



YERINGTON CITY COUNCIL

MONDAY, JULY 13TH 2026

10:00 A.M.

Yerington City Hall 14 E. Goldfield Ave. Yerington, NV 89447

The Yerington City Council will conduct a public meeting on the 13th day of July, 2026, beginning at 10:00 a.m. at 14 East Goldfield Ave. 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:** *Any matter pertinent to the City of Yerington should be shared under this item. Items appearing in the Consent Agenda (item 4) should be discussed at this time. Comments related to an item appearing on the agenda will be heard when that agenda item is called. 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.*
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 #42038 through #42085 totaling \$216,668.98

4.b For Possible Action: Discussion and Possible Approval of minutes from the June 22nd, 2026 regular meeting.

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

5. **For Presentation Only:** Presentation by Hudbay Minerals, with an update on the Mason Project and the status of events. Presented by Head of Mason Project, Chantae Lessard
6. **For Possible Action:** Discussion and Possible Action to approve an application for a 12-month extension request for a Temporary Water Right Diversion to the Nevada State Engineer, to serve as backup supply to the proposed wells under applications 94749 and 94750. Water under this application will be utilized for construction needs for the Libra Solar Project, including dust suppression and soil compaction.
7. **For Possible Action:** Discussion and Possible Action to approve Resolution No. 2026-10; a Resolution of the City Council of Yerington, Nevada Providing for the Transfer of the City's 2026 Private Activity Bond Volume Cap to the Nevada Rural Housing Authority in the amount of \$234,757.13; and Other Matters Related Thereto.
8. **For Possible Action:** Discussion and Possible Action to Approve a Reversion to Acreage application regarding APN 001-311-02 & 001-491-08(located near Main St. and Bell St. in Yerington). This application was filed by Greg Chico, PLS on behalf of YMV Development, LLC. This item was recommended for approval by the Yerington Planning Commission at their June 24, 2026 meeting.
9. **For Possible Action:** Discussion and Possible Action to Approve a request from the Yerington Municipal Court to modify the panel of Municipal Judge Pro-Tems and establish their compensation rate for daily pretrial release and arraignments.

10. **For Possible Action:** Discussion and Possible Action to Approve a Letter of Support from the City of Yerington urging the Nevada State Legislature to declare the Onion as the official Nevada State Vegetable.
11. **For Presentation Only:** Review and Discussion of the City of Yerington 2025 Master Plan, Chapter 5, titled Economic Development. (Requested by Mayor John J. Garry)
12. **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.
13. **Public Comment:** *Any matter pertinent to the City of Yerington should be shared under this item. 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.*
14. **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

15. **Adjournment.**

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 reasonable 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.

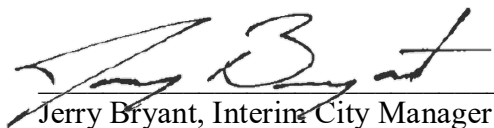
NOTICE:

1. Agenda items listed above 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 that pertains to an item appearing on the agenda will be heard at the time of the agenda item being called. Public comment at the time of an agenda item must pertain to the specific agenda item being discussed.
7. 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).

Supporting documentation for the items on the agenda is available to members of the public at www.yerington.net, by request at the City Manager's Office (14 E. Goldfield Ave., Yerington, NV), by phone (775)463-3511, or by email requests to stacys@yerington.net.

I, Jerry Bryant, do hereby certify that the foregoing agenda was duly posted at Yerington City Hall located at 14 East Goldfield Avenue, online at the Nevada State Department of Administration web site at notice.nv.gov and the City of Yerington website at www.yerington.net by the 8th day of July 2026, in compliance with NRS 241.020.



Jerry Bryant, Interim City Manager
City of Yerington

07/07/2026

Date

4a

For Discussion and Possible Action: Discussion and Approval of Bills Previously Submitted for Payment as Follows:

Checks **42038** through **42085** totaling **\$216,668.98**

Accounts Payable: \$74,805.93

Payroll: \$91,837.22

Transmittals: \$50,025.83

AP:

6.17.2026
(15) 42038 - 42052

6.24.2026
(13) 42059 - 42071

6.30.26
(14) 42072 - 42085

PR:

6.22.2026
(5) 42053 - 42057
(27) 6252601 - 6252634

TRANS:

6.22.26
(2) 6222601 - 6222602
(1) 42058

6.26.26
(1) 6262601

July 13th Meeting
June 15 - July 5, 2026

CITY OF YERINGTON

Check Register - BIG Council report
Check Issue Dates: 6/15/2026 - 7/5/2026Page: 1
Jul 07, 2026 08:21AM

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
41983									
06/26	06/17/2026	41983	1566	LYON COUNTY CLERK TREASURER	JUNE 2026 P	PUBLIC DEFENDER CON	01-53-15-7031	2,500.00-	2,500.00- V
Total 41983:									2,500.00-
42038									
06/26	06/17/2026	42038	7138	ACADEMIC CHOIR APPAREL	29914	JUDGES ROBE	01-53-15-7011	460.00	460.00
Total 42038:									460.00
42039									
06/26	06/17/2026	42039	7140	ALVES, ROBERT	26 CR 00005	BAIL REFUND	01-00-00-2226	1,795.00	1,795.00
Total 42039:									1,795.00
42040									
06/26	06/17/2026	42040	7139	BRIDGE STREET PROPERTIES	12527501/125	WATER	00-00-00-1075	277.30	277.30
Total 42040:									277.30
42041									
06/26	06/17/2026	42041	7035	BURROFF AND ASSOCIATES, LTD	3016272	BROWN 32426	01-52-20-7032	350.00	350.00
Total 42041:									350.00
42042									
06/26	06/17/2026	42042	6409	CANON FINANCIAL SERVICES, INC.	43334174	COPIER LEASE	01-52-20-7041	561.75	561.75
Total 42042:									561.75
42043									
06/26	06/17/2026	42043	2058	FRONTIER	60726PW	TELEPHONE	03-54-25-7033	213.60	213.60
Total 42043:									213.60

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
42044	06/26	06/17/2026	42044	6866	HDR ENGINEERING INC	1200833029	CALIFORNIA WELL	02-55-25-9057	4,443.83
Total 42044:									4,443.83
42045	06/26	06/17/2026	42045	1566	LYON COUNTY CLERK TREASURER	JUNE 2026 P	PUBLIC DEFENDER CON	01-53-15-7031	2,530.00
Total 42045:									2,530.00
42046	06/26	06/17/2026	42046	1902	NV ENERGY	475438-0526	POWER	03-54-25-7033	9,172.43
06/26	06/17/2026	42046	1902	NV ENERGY	475616-0626	POWER	01-55-27-7033	881.85	881.85
Total 42046:									10,054.28
42047	06/26	06/17/2026	42047	6695	OSKAR SEPTIC SERVICES, LLC	007373	SERVICES	01-56-35-7011	550.00
Total 42047:									550.00
42048	06/26	06/17/2026	42048	6994	PERI, MORGAN	30007107	WATER DEPOSIT	02-00-00-2230	56.94
Total 42048:									56.94
42049	06/26	06/17/2026	42049	1938	SOUTHWEST GAS CORP	61026PD	UTILITIES	01-52-20-7033	30.24
Total 42049:									30.24
42050	06/26	06/17/2026	42050	1406	WELLS FARGO BANK-REMIT. CNTR	60526CLANT	SHAWN-CREDIT CARD	01-52-20-7011	1,438.81
Total 42050:									1,438.81
42051	06/26	06/17/2026	42051	1406	WELLS FARGO BANK-REMIT. CNTR	60526STEVE	STACY-CREDIT CARD	01-59-35-7011	449.00

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 42051:									449.00
42052									
06/26	06/17/2026	42052	2088	WESTERN NEVADA SUPPLY	12311275	SUPPLIES	02-54-25-7011	466.93	466.93
Total 42052:									466.93
42059									
06/26	06/24/2026	42059	1020	AFLAC	323306	AFLAC INSURANCE	00-00-00-2015	383.96	383.96
Total 42059:									383.96
42060									
06/26	06/24/2026	42060	7035	BURROFF AND ASSOCIATES, LTD	3037216	CLANTON	01-52-20-7032	665.00	665.00
Total 42060:									665.00
42061									
06/26	06/24/2026	42061	7023	CALIFORNIA STATE DISBURSEMENT	JERRY BRYA	200000001054567	00-00-00-2027	1,889.00	1,889.00
Total 42061:									1,889.00
42062									
06/26	06/24/2026	42062	6629	CHARLES, JACOB	30012801	WATER	00-00-00-1075	117.90	117.90
Total 42062:									117.90
42063									
06/26	06/24/2026	42063	1170	CHARTER COMMUNICATIONS	176104001061	PD- INTERNET	01-52-20-7033	220.00	220.00
Total 42063:									220.00
42064									
06/26	06/24/2026	42064	1062	FLYERS ENERGY, LLC	CFS-4640635	PD FUEL	01-52-20-7049	1,661.00	1,661.00
Total 42064:									1,661.00

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
42065	06/26	06/24/2026	42065	7141	JONES-RODRIGUEZ, SANDRA	PARK DEP RE PARK DEPOSIT REFUND	01-20-00-3179	200.00	200.00
Total 42065:									200.00
42066	06/26	06/24/2026	42066	7142	SHEEHE, ALISON	10117024 WATER	00-00-00-1075	84.97	84.97
Total 42066:									84.97
42067	06/26	06/24/2026	42067	1974	STUDIO 33	4940 SUPPLIES	01-59-35-7011	1,035.00	1,035.00
Total 42067:									1,035.00
42068	06/26	06/24/2026	42068	1886	THATCHER COMPANY OF NEVADA, IN	202640010255 WATER TREATMENT PLA	03-54-25-7061	3,812.34	3,812.34
Total 42068:									3,812.34
42069	06/26	06/24/2026	42069	1886	THATCHER COMPANY OF NEVADA, IN	202640010255 WATER TREATMENT PLA	03-54-25-7061	11,200.60	11,200.60
Total 42069:									11,200.60
42070	06/26	06/24/2026	42070	1406	WELLS FARGO BANK-REMIT. CNTR	60526BECKE DENNIS CREDIT CARD	02-54-25-7040	133.00	133.00
Total 42070:									133.00
42071	06/26	06/24/2026	42071	1406	WELLS FARGO BANK-REMIT. CNTR	60526LARSO MICHELE-CREDIT CARD	02-54-25-7033	81.99	81.99
Total 42071:									81.99
42072	06/26	06/30/2026	42072	6544	AT&T MOBILITY	28735520515 PD CELLULAR SERVICE	01-52-20-7033	317.92	317.92

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
Total 42072:									

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
Total 42079:									
									10,315.13
42080									
06/26	06/30/2026	42080	1902	NV ENERGY	312572-0626	POWER	03-54-25-7033	249.05	249.05
06/26	06/30/2026	42080	1902	NV ENERGY	512345-0626	POWER	03-54-25-7033	72.81	72.81
06/26	06/30/2026	42080	1902	NV ENERGY	513290-0626	POWER	03-54-25-7033	90.39	90.39
06/26	06/30/2026	42080	1902	NV ENERGY	533854-0626	POWER	01-55-27-7033	266.57	266.57
06/26	06/30/2026	42080	1902	NV ENERGY	546699-0626	POWER	03-54-25-7033	77.49	77.49
06/26	06/30/2026	42080	1902	NV ENERGY	706659-0626	POWER	02-54-25-7033	40.47	40.47
Total 42080:									796.78
42081									
06/26	06/30/2026	42081	7144	SANTA VNEZ VALLEY CONSTRUCTIO	312 COPPER	WATER METER PIT REFU	02-15-00-3187	937.81	937.81
06/26	06/30/2026	42081	7144	SANTA VNEZ VALLEY CONSTRUCTIO	313 COPPER	WATER METER PIT REFU	02-15-00-3187	937.81	937.81
06/26	06/30/2026	42081	7144	SANTA VNEZ VALLEY CONSTRUCTIO	315 COPPER	WATER METER PIT REFU	02-15-00-3187	937.81	937.81
06/26	06/30/2026	42081	7144	SANTA VNEZ VALLEY CONSTRUCTIO	316 COPPER	WATER METER PIT REFU	02-15-00-3187	937.81	937.81
06/26	06/30/2026	42081	7144	SANTA VNEZ VALLEY CONSTRUCTIO	318 COPPER	WATER METER PIT REFU	02-15-00-3187	937.81	937.81
Total 42081:									4,689.05
42082									
06/26	06/30/2026	42082	1980	STURTEVANT, HELEN	PER DIEM 71	TRAINING	01-52-20-7040	105.00	105.00
Total 42082:									105.00
42083									
06/26	06/30/2026	42083	2060	VERIZON WIRELESS	6146695077	WIRELESS SERVICE	01-59-35-7033	325.89	325.89
Total 42083:									325.89
42084									
06/26	06/30/2026	42084	2060	VERIZON WIRELESS	6146716856	WIRELESS SERVICE	01-59-35-7033	382.29	382.29
Total 42084:									382.29
42085									
06/26	06/30/2026	42085	2094	WILD WEST CHEVROLET	6039066	SERVICES	01-52-20-7044	2,862.28	2,862.28

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
06/26	06/30/2026	42085	2094	WILD WEST CHEVROLET	6039175	SERVICES	01-52-20-7044	1,055.75	1,055.75
Total 42085:									3,918.03
Grand Totals:									74,805.93

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
00-00-00-1075	480.17	.00	480.17
00-00-00-2015	383.96	.00	383.96
00-00-00-2027	1,889.00	.00	1,889.00
00-00-00-2200	.00	2,753.13-	2,753.13-
01-00-00-2200	2,500.00	25,040.35-	22,540.35-
01-00-00-2226	1,795.00	.00	1,795.00
01-20-00-3179	400.00	.00	400.00
01-51-14-7011	371.74	.00	371.74
01-51-14-7033	240.40	.00	240.40
01-51-14-7041	151.61	.00	151.61
01-52-20-7011	421.74	.00	421.74
01-52-20-7032	1,015.00	.00	1,015.00
01-52-20-7033	1,092.97	.00	1,092.97
01-52-20-7040	1,493.81	.00	1,493.81
01-52-20-7041	106.94	.00	106.94
01-52-20-7044	3,918.03	.00	3,918.03
01-52-20-7049	1,661.00	.00	1,661.00
01-53-15-7011	890.78	.00	890.78
01-53-15-7031	2,530.00	2,500.00-	30.00
01-54-26-7011	4,271.76	.00	4,271.76
01-54-26-7033	59.02	.00	59.02
01-55-27-7011	371.76	.00	371.76
01-55-27-7033	546.05	.00	546.05
01-56-35-7011	550.00	.00	550.00
01-57-25-7034	2,501.50	.00	2,501.50
01-59-35-7011	371.76	.00	371.76
01-59-35-7033	279.48	.00	279.48

GL Account	Debit	Credit	Proof
02-00-00-2200	.00	16,554.91-	16,554.91-
02-00-00-2230	56.94	.00	56.94
02-15-00-3187	4,689.05	.00	4,689.05
02-54-25-7011	1,582.18	.00	1,582.18
02-54-25-7033	5,623.31	.00	5,623.31
02-54-25-7040	8.00	.00	8.00
02-54-25-7041	151.60	.00	151.60
02-55-25-9057	4,443.83	.00	4,443.83
03-00-00-2200	.00	32,957.54-	32,957.54-
03-54-25-7011	11,430.38	.00	11,430.38
03-54-25-7027	717.50	.00	717.50
03-54-25-7033	5,645.12	.00	5,645.12
03-54-25-7041	151.60	.00	151.60
03-54-25-7061	15,012.94	.00	15,012.94
Grand Totals:	79,805.93	79,805.93-	.00

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

GL Account	Debit	Credit	Proof
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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
06/21/2026	PC	06/25/2026	42053	Smith, David W.	602		00-00-00-102	664.92-	
06/21/2026	PC	06/25/2026	42054	Talamante, Thomas	605		00-00-00-102	638.30-	
06/21/2026	PC	06/25/2026	42055	Galvin, Matt	660		00-00-00-102	345.76-	
06/21/2026	PC	06/25/2026	42056	Draper, Gavin	680		00-00-00-102	755.25-	
06/21/2026	PC	06/25/2026	42057	Zimmerman, Mark	693		00-00-00-102	1,255.85-	
06/21/2026	PC	06/25/2026	6252601	Adams, Jarrod	582		00-00-00-102	3,110.28-	D
06/21/2026	PC	06/25/2026	6252602	Beaton, Nicholas	692		00-00-00-102	368.97-	D
06/21/2026	PC	06/25/2026	6252603	Becker, Dennis	20		00-00-00-102	2,551.87-	D
06/21/2026	PC	06/25/2026	6252604	Bryant, Jeremy	647		00-00-00-102	2,511.05-	D
06/21/2026	PC	06/25/2026	6252605	Clanton, Shawn J.	695		00-00-00-102	3,505.50-	D
06/21/2026	PC	06/25/2026	6252606	Coombs, Brandon	31		00-00-00-102	3,680.31-	D
06/21/2026	PC	06/25/2026	6252607	Durst Jr, Ronald	676		00-00-00-102	1,830.86-	D
06/21/2026	PC	06/25/2026	6252608	Garry, John Joseph	61		00-00-00-102	739.65-	D
06/21/2026	PC	06/25/2026	6252609	Gutierrez, Tommy	659		00-00-00-102	3,353.75-	D
06/21/2026	PC	06/25/2026	6252610	Haas, Stephanie	678		00-00-00-102	3,601.56-	D
06/21/2026	PC	06/25/2026	6252611	Hansen, Crystal	699		00-00-00-102	1,264.16-	D
06/21/2026	PC	06/25/2026	6252612	Haro-Reynaga Jr., Gustavo	689		00-00-00-102	1,675.60-	D
06/21/2026	PC	06/25/2026	6252613	Jennerjohn, Richard	650		00-00-00-102	2,836.35-	D
06/21/2026	PC	06/25/2026	6252614	Larsen, Stacey	644		00-00-00-102	1,689.53-	D
06/21/2026	PC	06/25/2026	6252615	Larson, Michele	667		00-00-00-102	1,753.40-	D
06/21/2026	PC	06/25/2026	6252616	Lopez, Omar	686		00-00-00-102	368.97-	D
06/21/2026	PC	06/25/2026	6252617	Lopez, Savannah	698		00-00-00-102	1,383.94-	D
06/21/2026	PC	06/25/2026	6252618	Martin, Shane	648		00-00-00-102	368.97-	D
06/21/2026	PC	06/25/2026	6252619	Mays, Brittany	684		00-00-00-102	1,359.71-	D
06/21/2026	PC	06/25/2026	6252620	McNeill, Sean	683		00-00-00-102	2,663.13-	D
06/21/2026	PC	06/25/2026	6252621	Ruiz, Francisco	658		00-00-00-102	1,140.44-	D
06/21/2026	PC	06/25/2026	6252622	Shapiro, Paul	687		00-00-00-102	3,055.50-	D
06/21/2026	PC	06/25/2026	6252623	Smith, Brian	681		00-00-00-102	3,438.70-	D
06/21/2026	PC	06/25/2026	6252624	Stevenson, Stacy	682		00-00-00-102	2,163.49-	D
06/21/2026	PC	06/25/2026	6252625	Sturtevant, Helen M.	163		00-00-00-102	1,706.31-	D
06/21/2026	PC	06/25/2026	6252626	Tamayo, Ricardo	694		00-00-00-102	55.41-	D
06/21/2026	PC	06/25/2026	6252627	Wisner, Nicholas	177		00-00-00-102	3,031.38-	D
06/21/2026	PC	06/25/2026	6252628	Adams, Jarrod	582		00-00-00-102	3,169.63-	D
06/21/2026	PC	06/25/2026	6252629	Brown, Jeremiah	652		00-00-00-102	4,312.50-	D
06/21/2026	PC	06/25/2026	6252630	Coombs, Brandon	31		00-00-00-102	43.91-	D
06/21/2026	PC	06/25/2026	6252631	Haas, Stephanie	678		00-00-00-102	2,103.55-	D
06/21/2026	PC	06/25/2026	6252632	Jennerjohn, Richard	650		00-00-00-102	9,851.50-	D
06/21/2026	PC	06/25/2026	6252633	Smith, Brian	681		00-00-00-102	2,183.27-	D
06/21/2026	PC	06/25/2026	6252634	Wisner, Nicholas	177		00-00-00-102	11,303.99-	D
Grand Totals:								91,837.22-	

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
06/21/2026	CDPT	06/22/2026	42058	PUBLIC EMPLOYEES RETIREME	2	Retirement - Council Pay Period:	00-00-00-102	29,002.75-	
06/07/2026	CDPT	06/16/2026	682602	IRS Tax Deposit Wells Fargo	1	Tax Deposit Federal Withholding T	00-00-00-102	45.48-	
06/21/2026	CDPT	06/22/2026	6222601	IRS Tax Deposit Wells Fargo	1	Tax Deposit Federal Withholding T	00-00-00-102	10,448.38-	
06/21/2026	CDPT	06/22/2026	6222602	YERINGTON POLICE OFFICERS	6	Police Dues Pay Period: 06/21/20	00-00-00-102	381.50-	
06/21/2026	CDPT	06/26/2026	6262601	IRS Tax Deposit Wells Fargo	1	Tax Deposit Federal Withholding T	00-00-00-102	10,147.72-	
Grand Totals:								50,025.83-	

Signature Lines

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Includes the following check types:

Transmittal

Includes unprinted checks

4b

Yerington City Council Meeting
June 22, 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 and Shane Martin
City Attorney Charles Zumpft
Interim City Manager Jerry Bryant
City Clerk Stacy Stevenson
Public Works Director Paul Shapiro

Absent: Council Member Matt Galvin and Chief of Police Shawn Clanton

Guests: Bob Lucey, Tina Pederson LP Insurance, Wayne Carlson POOL, Leah Wilkinson, Robin Biggs, MVFD Chief Scott Draper

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

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 Mayor Garry.

2. Public Comments

Mayor Garry asked for comments and no comments were made at this time.

3. Agenda Approval

Mayor Garry stated the agenda would be approved as presented unless there were any objections or corrections. Interim City Manager Bryant stated that item #5 is struck from the Agenda. Mayor Garry asked for comments, no comments were made at this time and the agenda was approved with no objections.

4. Consent Agenda

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

4.a For Possible Action: Discussion and approval of bills previously submitted for payment as follows: Checks #41969 through #42037 totaling \$228,990.18

4.b For Possible Action: Discussion and Possible Approval of minutes from the June 8th, 2026

4.c For Possible Action: Approval of New, Renewal and Name Change Business Licenses Applications ITEMS A –F

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

6. For Possible Action: Discussion and Possible Action to approve Room Tax Grant Applications A through C. These Applications come recommended for approval by the Yerington Room Tax Board, who heard these items at the June 5, 2026 regularly scheduled meeting.

- A. Lyon County Fair, Rodeo, Livestock Show & Auction - \$10,000.00
- B. Great Basin Lavender Association - \$1,000.00
- C. Mason Valley Beekeepers - \$5,000.00

City Manager Bryant stated that these applications were brought before the Room Tax Board on June 5, 2026. Councilman Galvin is part of that board that recommended these applications. There is enough funding to cover all the requests. Councilman Martin made a motion to approve item number 6 as presented, seconded by Councilman Lopez. Mayor Garry asked for public comments, no comments were made and the motion was approved unanimously.

7. For Possible Action: Discussion and Possible Action to approve Room Tax Grant Applications A and B. These Applications come recommended for approval by the Yerington Room Tax Board, who heard these items at the June 5, 2026 regularly scheduled meeting.

- A. Yerington Theater for the Arts - \$2,500.00
- B. Boys & Girls Club of Mason Valley – Night in the Country Music Festival - \$15,000.00

City Manager stated that these items were heard as well by the Room Tax Board on June 5, 2026. There may be a disclosure required in these with regards to Councilman Beaton. I thought it was in our best interest for public transparency to separate these items on the agenda. Councilman Beaton stated that he felt it was in his best interest to abstain from these items, but with Councilman Galvin's absence my abstaining would lose our quorum. Councilman Beaton disclosed that he is the President of the Yerington Theatre for the Arts and Chief Development Officer for the Boys & Girls Club of Mason Valley. Councilman Beaton stated that he does not gain financially from either of these grants. Councilman Martin made a motion to approve item number 7 as presented, seconded by Councilman Lopez. Mayor Garry asked for public comments, no comments were made and the motion was approved unanimously.

8. For Possible Action: Discussion and Possible Action to Approve an 11-month contract, effective August 1, 2026, expiring June 30, 2027, with Porter Group, LLC, for federal government affairs consulting services. The contract amount is \$66,000 (\$6,000/month).

Bob Lucey with Porter Group gave a brief federal update. Mr. Lucey stated that he served at Washoe county for 7 years and the Porter Group has strong representation in Washington DC with a mix of individuals with years of experience. Porter Group relies on their partners in Washington DC. Lyon County is a large county, but not population wise. He believes the focus on future developments and plans is critical. The team in Washington DC consists of Congressman Jon C. Porter, J. Chris Porter, Jr., Stephanie Walker, Benjamin Rosenbaum, Bradley Soylan and himself. Mr. Lucey stated that this week he's had great conversations with Senators. Porter Group is working with the County then the municipalities. Rep. Amodei is still working to get a vote on his Northern Nevada land bill: there is a lot of negotiating/ discussions behind the scenes.

Republicans used the reconciliation process to find the ICE and border control portions of the Department of Homeland Security (DHS) through the end of the president's term. Discussion of a third reconciliation bill that would be focused on government efficiency. Other parts of the DHS bill will continue to be debated/funded through the regular yearly appropriations process. Since this has never been done, there are procedural questions on the appropriations. While the opposing party of the president historically picks up seats in the midterm elections, redistricting wars have drastically reduced the number of swing seats in Congress. Yerington can really benefit from this. Councilman Beaton thanked Mr. Lucey for all his work and stated that it's going to be exciting. An agreement was made a year ago. City Manager Bryant stated that the contract before you is a contract for eleven months for \$66,000 at \$6,000.00 a month and that there is an extension that the City of Yerington can execute when the agreement is up. Mayor Garry stated that Porter Group has done some amazing work for the City of Yerington. Councilman Lopez made a motion to approve item number eight as presented, seconded by Councilman Martin. Mayor Garry asked for public comments, no comments were made and the motion was approved unanimously.

9. For Possible Action: Discussion and Possible Action to approve a renewal proposal from Nevada Public Agency Insurance Pool (POOL) and Approval for Payment from Fiscal Year 2026-2027 funds.

City Manager Bryant stated that we have Wayne Carlson and Tina Pederson to present here today. This is an annual item that pops up every year and this is our annual renewal.

Tina Pederson stated that there are some changes this year. Property insurance was increased. You, as a member, have say on what the insurance provides. Article 22 has been amended to state that any member giving 120-day notice of withdrawal waives the two-thirds penalty fee. Now I'll talk about the savings. There is an overall decrease of -13.23%. Payroll went down -14.65%. The overall premium this year is \$161,606.02. Wayne Carlson stated that the POOL, as a whole, goes in with \$900 million. The City of Yerington has an excellent track record. Last year and this year the city had a reduction in rates. Equipment breakdown offers an addition \$50 million due to their long-term relationship. The carrier we worked with for Cyber Security discontinued it. POOL found another great insurance carrier. Half a million for cybercrime. Going into the market with a broad look at business. Cyber security experts give you recommendations on handling these threats with hackers getting more sophisticated. City of Yerington has been in the program with the POOL for over 20 years. Ms. Pederson stated that Nevada Public Agency Insurance Pool developed a coin. Ms. Pederson gave coins to Council and Department heads. Ms. Pederson finished off by stated how E Learnings are essential to keep the City of Yerington safe and guarded. Councilman Beaton made a motion to approve item number nine as presented, seconded by Councilman Lopez. Mayor Garry asked for public comments, no comments were made and the motion was approved unanimously.

10. For Possible Action: Discussion and Possible Action to Approve a Collective Bargaining Agreement between the City of Yerington and the Yerington Police Officers Association for period July 1, 2026 through June 30, 2027

Interim City Manager Bryant stated that this agreement has a couple significant updates on this CBA which is a one-year agreement ending June 30, 2027. It also eliminates the grade levels of

pay scale. That was the biggest success on both on the part of the city as well as the Police Department. Last item we have here is the employer paid dependent care up to \$250.00 maximum per officer if they elect to use that. City Manager Bryant stated he would take any questions at this time. Councilman Martin stated he had a few questions. Councilman Martin asked about the holiday straight time asking if they are paid 8 hours. City Manager Bryant stated that if the holiday falls on their regularly scheduled day off, the officers will receive 12 hours straight time depicting their scheduled shifts at 12 hours. Currently they are paid 8 straight hours of holiday pay on their regularly scheduled day off. This will mirror their shifts of 12 hours. Councilman Beaton asked how many officers realistically get holiday pay. City Manager Bryant stated that all of them get holiday pay whether it's worked or not worked. Councilman Lopez asked if the officers were all in agreement with this. City Manager Bryant stated they are all in agreeance to this. Councilman Martin asked why the SRO officer is still listed in this agreement and City Manager Bryant stated that the City of Yerington is hopeful that, in the future, the Yerington Schools will retain the Yerington Police Department as their SRO. This way it is already in the agreement if the school chooses to use the Yerington Police Department. Councilman Martin asked if the Education Incentive Pay will be back dated and City Manager Bryant stated this will go into effect July 1, 2026 and nothing will be back dated or back paid. This is an agreement moving forward. Councilman Beaton asked about the Lieutenant in the CBA and wanted to know if we are looking for a Lieutenant or if this is also added so the agreement does not need to change in the case we get a Lieutenant. City Manager Bryant stated that yes, this is also there like the SRO position in the CBA. The City of Yerington is trying to lay the frame work when the budget allows. Councilman Beaton stated there is a lot of great stuff in this agreement for our current officers. We're asking everyone to do more with less people and this agreement rewards them for that while keeping in our budget restraints. Councilman Beaton made a motion to approve item number ten as presented, seconded by Councilman Martin. Mayor Garry asked for public comments, no comments were made and the motion was approved unanimously.

City Manager Bryant stated that before moving forward on this item we have a hand raised on zoom for public comment. Ms. Leah Wilkinson stated she did not want to stir up any trouble, but had a question with the financial challenges the city is facing, how would the city be affected financially by contracting with the Lyon County Sherrieff's Office for law enforcement versus us funding our own Police force as we do now. Mayor Garry stated that this in not relevant to the CBA and would have to be placed as an item on the agenda to be discussed at a later time.

11. For Possible Action: Discussion and Possible Action to Adopt Resolution 2026-08 authorizing the transfer of funds for FY2025-2026 from various line items, including contingency, within the General Fund, as authorized by NRS 354.598005.

City Manager Bryant stated that this is to do some year-end cleanup with some transfer of contingency funds. This would moving some funds to the PD due to the amount of over whelming vehicle repairs that have taken part this last year which was about 350% to budget. We have done some significant repairs to our police vehicles this year. We are partnering with Porter Group for replacement of some police vehicle to try and cure that. This transfer of contingency funds to the police department in order to resolve an existing back-pay issue that were hoping to be resolved by this week. We also have a little amount of funds moving over to the animal shelter where we

did some additional upgrades this year. Councilman Beaton asked if what the amount of our contingency funds we are using. How much did we dip into our contingency funds last year? City Manager Bryant stated that we are basically utilizing the entire contingency. Councilman Martin asked if the RTC funds were still \$676,428.00 or did we get a new number. City Manager Bryant stated that we did receive a new number closer to \$850,000. We are not turning our backs on the streets, they will get fixed in time. Right now, we are using band aids and patches to improve the roads. We are trying to spend smarter. Councilman Martin made a motion to approve item number eleven as presented, seconded by Councilman Martin. Mayor Garry asked for public comment. Robin Biggs stated there is a lack of transparency. Mayor Garry let her that comments need to be relevant to the agenda item and stated we cannot get off track. The motion was approved unanimously.

12. For Possible Action: Discussion and Possible Action to Adopt Resolution 2026-09 authorizing the transfer of funds for FY2025-2026 from various line items within the Water Fund, as authorized by NRS 354.598005.

City Manager stated that before you is the water fund budget. This item is not required by law because we are simply moving funds around in the water fund to the other. We currently have 2 items within our water funds which makes up the water fund which we roughly have \$2.9 million from the budget year we are about to close. We have budgeted \$800,000.00 to water fund for the California Well completion. City Manager Bryant stated that it is roughly \$800,000.00 to the main water fund. City Attorney Zumpft stated there is a typo regarding the amount on the resolution Councilman Beaton made a motion the amend proposed resolution to change the number \$80,000.00 to \$800,000.00, seconded by Councilman Martin. The motion was approved unanimously. Councilman Beaton made a motion to approve the amended resolution, seconded by Councilman Lopez. Mayor Garry asked for public comment. No comments were made at this time and the motion was approved unanimously.

13. For Possible Action: Discussion and Possible Action to Approve a Contract for Judicial Services between the City of Yerington and Brandi Jensen for an amount of \$2,500 per month with an effective date of July 1, 2026.

City Manager Bryant stated that this is a budgeted item. We are simply proposing we amend the contract to \$2,500.00 a month from \$2,000.00 a month. That is in line with what we pay our Public Defender. City Manager Bryant stated that we probably have the most underpaid Municipal Judge in the state who puts in a lot of work and a lot of hours. Councilman Martin agreed. Councilman Martin made a motion to approve item number thirteen as presented, seconded by Councilman Lopez. Mayor Garry asked for public comments, no comments were made and the motion was approved unanimously.

14. For Possible Action: Discussion and Possible Action to Approve a Contract for Building Inspector Services between the City of Yerington and Top Notch Construction and Development, Inc. for an amount of \$2,000 per month with an effective date of July 1, 2026.

City Manager Bryant stated this is an agreement with Top Notch Construction which is Steve Douglas. I propose we amend the agreement to \$2,000 a month from \$1,500. Once again, we have

one of the best yet underpaid Building Inspector. We are preparing for an increase in Building Department requests. Councilman Beaton wanted to give a shout out to Steve Douglas as we have more developers coming in and looking at building homes and we have fast tracked the process for them with being months and months ahead of other municipalities among us. Councilman Martin made a motion to approve item number fourteen as presented, seconded by Councilman Lopez. Mayor Garry asked for public comments Public Works Director Shapiro stated that Mr. Douglas, along with his wife, are doing an amazing job and the motion was approved unanimously.

15. For Possible Action: Discussion and Possible Action to Approve the 12-month performance evaluation of Interim City Manager, Jerry Bryant, as required in the employment agreement for Mr. Bryant.

Interim City Manager Bryant stated that this is his 12-month evaluation with the council. He stated that when he was appointed to this position on June 18, 2025 it was to be a one-year term with a 6-month evaluation and a yearly evaluation. The evaluation overall score is 4.75 for the annual evaluation. There were 10 categories on which to be evaluated. Blessed to say I have a very good relationship with the council. Councilman Beaton read some of the comments from Interim Manager Bryant's evaluation. He also stated how much he appreciates working with Interim City Manager Bryant. Councilman Martin stated that Jerry is doing a great job. Councilman Lopez also agreed and stated that he is doing a very great job. City Attorney Zumpft stated that Interim City Manager Bryant is very good to work with and makes his job simple and to the point. Mayor Garry added that when Jerry first stepped into this position we had some reservations at the time of his appointment, but has realized that Interim City Manager Bryant is more than willing to get out and seek answers if he doesn't know the answer right away. Mayor Garry would like to see Interim City Manager Bryant seek more formal trainings. Councilman Lopez made a motion to approve item number fifteen as presented, seconded by Councilman Lopez. Mayor Garry asked for public comment. Public Works Director Paul Shapiro stated that Jerry is extremely diligent getting things done, he is super easy to work with and did a fantastic job on the budget this year. MVFD Chief, Scott Draper, stated that what Jerry has done with the City is amazing and the transparency is 100%. What Mr. Bryant, along with the council is doing so much more with less and it is fantastic. Ms. Wilkinson stated that in the last 12 months there has been an amazing confidence in the Interim City Manager Bryant. His weekly updates on Facebook are great, he's a community member and all of the leadership around the community and see the improvements he has made. Mr. Bryant is great at returning communication and the city should be proud of the level of integrity it gets with him as an employee. The motion was approved unanimously.

16. For Possible Action: Discussion and Possible Action to Approve an employment Agreement between the City of Yerington and Jerry Bryant to serve as City Manager.

City Attorney Zumpft stated that he has reviewed the agreement and from a legal prospective acceptable. Mr. Zumpft clarified that he did not work on this agreement, but has reviewed it. There's a couple of typos, but that does not affect the body of this contract. Mr. Zumpft stated that his job is exploring unsavory things. He wanted to bring the attention to #4 on page 2- Early termination provision of the contract. Provision A talks about termination for cause allows 90 days written termination stated that City Council can relieve the employee of his duties. Mr. Zumpft wanted to point out a couple of different opportunities allowing 90 days of pay upon termination.

In the case of theft or criminal activity. His suggestion is amending the contract. Councilman Beaton made a motion to amend item 4 a. of item 16 to read in the event the City Council terminates this agreement for cause, the employee shall receive 90 days written notice of the termination in the event the termination cause is for criminal conduct related to city business, the employee shall not be entitled to further compensation, seconded by Councilman Lopez. Mayor Garry asked for public comments, no comments were made and the motion was approved unanimously.

Councilman Martin made a motion to accept item number 16 as amended, seconded by Councilman Lopez. Mayor Garry asked for public comments, no comments were made and the motion was approved unanimously.

17. Agenda Requests

18. Public Comment

19. Department Reports

City Attorney Charles Zumpft: Nothing to report

Public Works Director Shapiro: Just a quick update. We are working down by Sandy and Bridge, working on potholes and parks irrigation. The systems are old and fortunately Scott Draper has helped.

City Manager Bryant: Planning Commission meeting is this week. Progress continues on the mural outside. We have notices out for code enforcement. I have been walking door to door and 90% of the people were welcoming. Thank you to the citizens working on these issues.

City Clerk Stevenson: Kids Day in the Park was amazing and the City staff had so much fun participating.

Councilman Beaton: I attended graduations and also Kids Day in the Park. Please don't park on your pothole so we can fix them. Congrats to Jerry. I only wanted to be on council if he was the City Manager.

Councilman Lopez: Nothing to report.

Councilman Martin: Senior baseball is this week.

Mayor Garry: I was invited to a ribbon cutting at Hunter's Place. It is a beautiful facility. Public is welcome to go out there anytime. I was going to bring a coin for Tommy and Travis Crowder, but forgot it at home.

There being no further business, the meeting was adjourned at 11:50 am .

Mayor of the City of Yerington

ATTEST:

City Clerk of the City of Yerington

5

TSX & NYSE / **HBM**

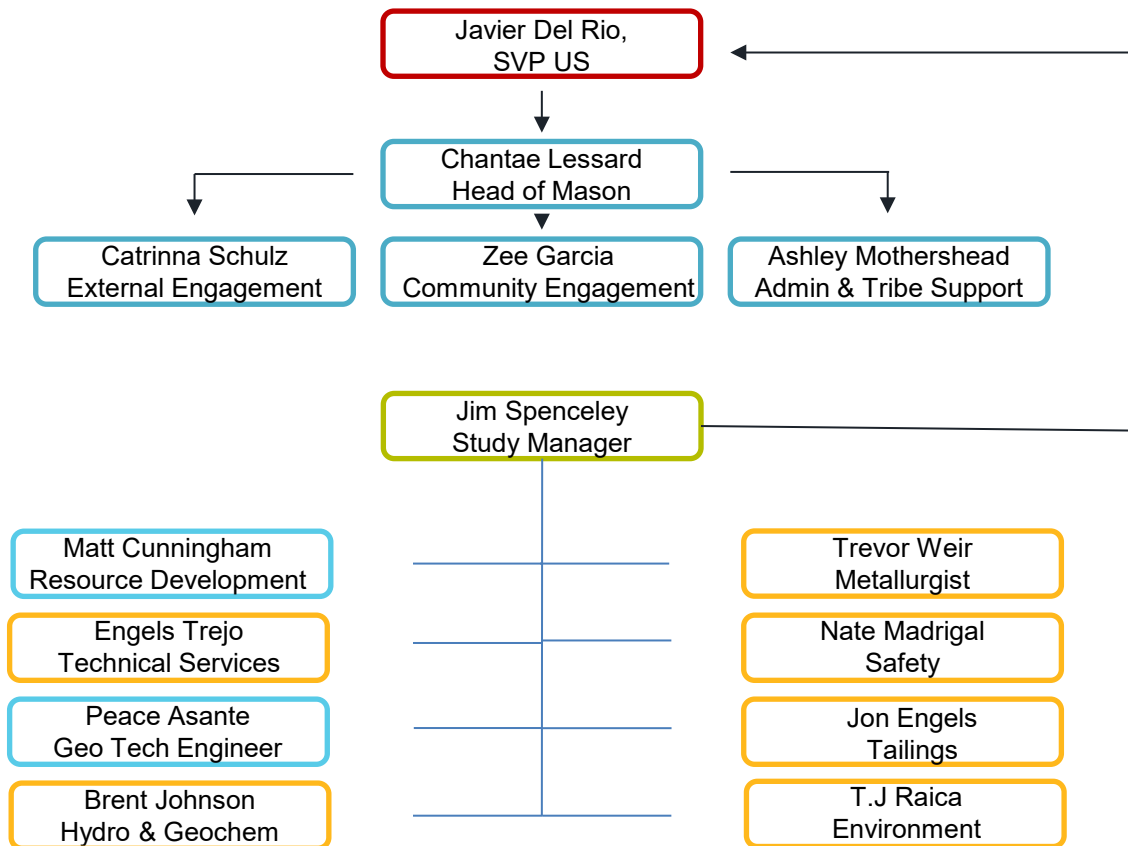
HUDBAY

**Mason Resources Update
Yerington City Council**

July 13, 2026

Project Team

- Senior VP US
- Mason
- Copper World
- Consultant



Hudbay's U.S. Opportunities

HUDBAY MINERALS

IS POISED TO BECOME NORTH AMERICA'S 3RD LARGEST COPPER PRODUCER AFTER ACQUISITION OF ARIZONAN SONORAN

CACTUS	MASON	COPPER WORLD
FULLY PERMITTED	GREENFIELD DEVELOPMENT	FULLY PERMITTED

The graphic features a dark, textured background with a large circular image of a desert landscape. Below the title, there is a table-like structure with three columns, each representing a mine. Each column includes a name, a status, a circular landscape image, and a map of the state showing the mine's location.

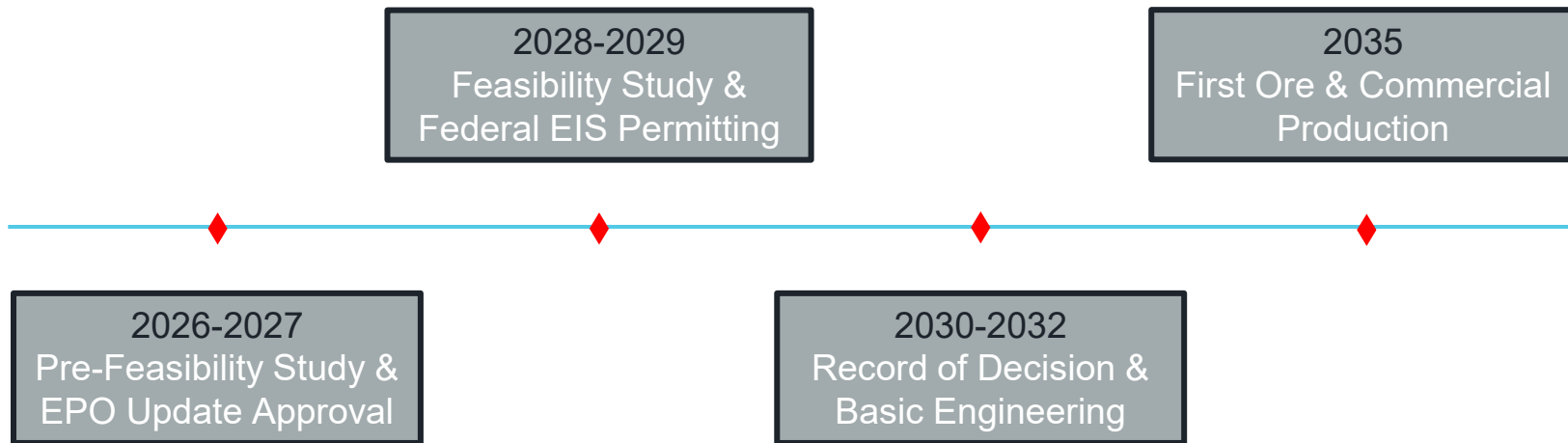
Key Asset Portfolio

Mason (Nevada): +28 Year Mine Life,

Copper World (Arizona): Near-term development with +20 Year Mine Life

Cactus Mine (Arizona): 22-year redevelopment plan

Mason Project Roadmap



***Subject to Change**

Mason Project Scale

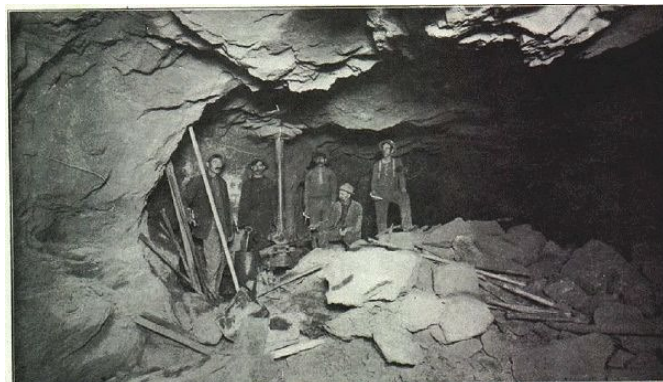
THE COPPER WE NEED.
MINED RESPONSIBLY.

Mason is one of the largest undeveloped copper resources in the Americas. It is a large greenfield copper deposit located in the historic Yerington District.

- ✓ Measured and Indicated Estimated Resources: 2.4 billion short tons
- ✓ Project Mine Life: 28 Years
- ✓ Scale: Potential to be the 3rd largest U.S. Copper Mine

District Mining History

High grade underground mining



Stooloo in Mason Valley Mine.



The Yerington Mining District has had periods of activity since the 1870's.

Bluestone and Mason Valley Mines, within the current Mason land package, produced high-grade copper from the 1880s to the early 1900s.

Anaconda operated the large-tonnage open-pit Yerington Mine from 1951 to 1978.

Arimetco heap-leached 95 m lbs. of copper from previously "sub-grade" materials and from the small open pit MacArthur Mine 1989-1999.

The Yerington and MacArthur mines are both outside of the Mason property.

HUDBAY

Mason Project History

Hudbay 2018-2025



Hudbay acquired the Mason Project in December 2018.

Hudbay's project is not yesterday's mine; it is a modern asset designed in accordance with contemporary environmental guidelines.

Through 2025, HB fieldwork focused on regional work and potential upside satellite targets.

- Airborne and ground geophysics
- Geochemical surface sampling.
- Drilling exploration targets within 5 miles of the Mason deposit.

HUDBAY

Mason Mine Layout

***Subject to Change**

Project Overview

- ✓ Traditional open-pit shovel/truck operation
- ✓ Flotation of minerals for Cu & Mo concentrates

Operations & Equipment

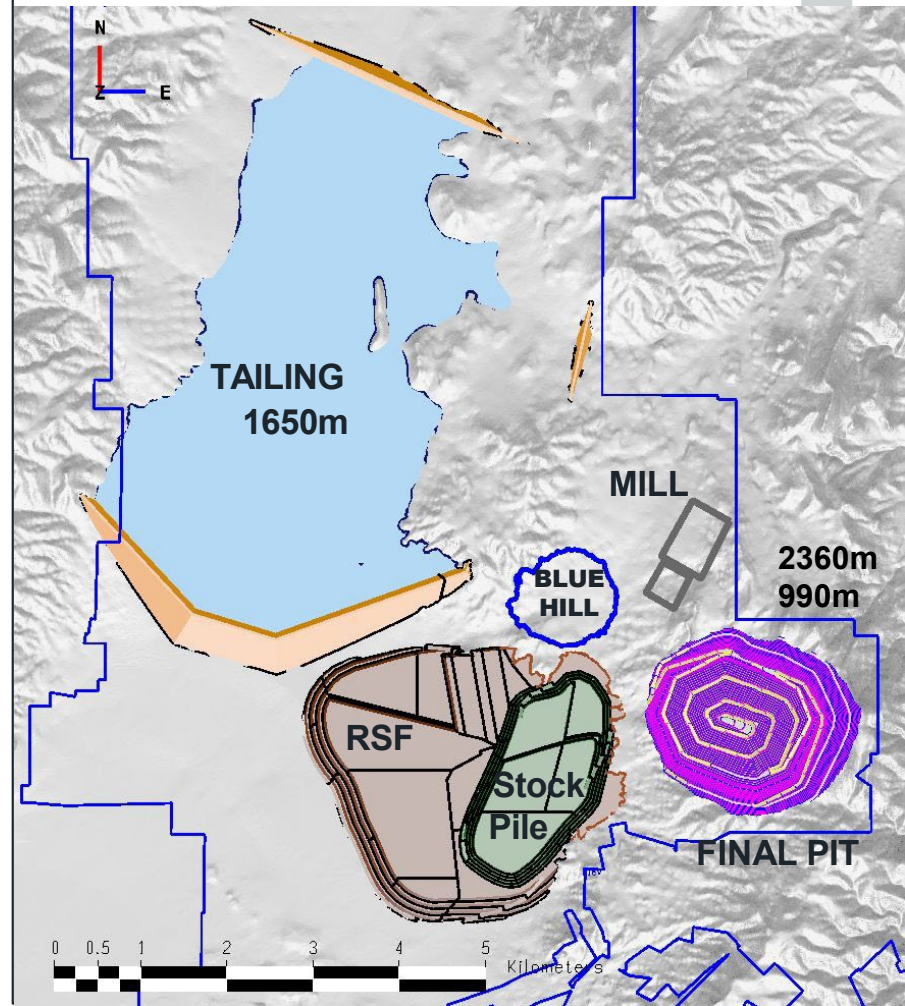
- ✓ Rotary drills
- ✓ Electric mining shovels
- ✓ Hydrologic shovels
- ✓ Front-end loaders
- ✓ Off-highway haul trucks

Pit Dimension & Components

- ✓ ~ 2360 m diameter, 990m depth
- ✓ Process plant, rock storage facility, tailings management facility

Production & Life of Mine

- ✓ 28-year mine life
- ✓ Throughput ramping up to 120,000 tons per day



TSX & NYSE: HBM

HUDBAY

HUDBAY MINERALS

- TSX & NYSE: HBM

Mason Geology

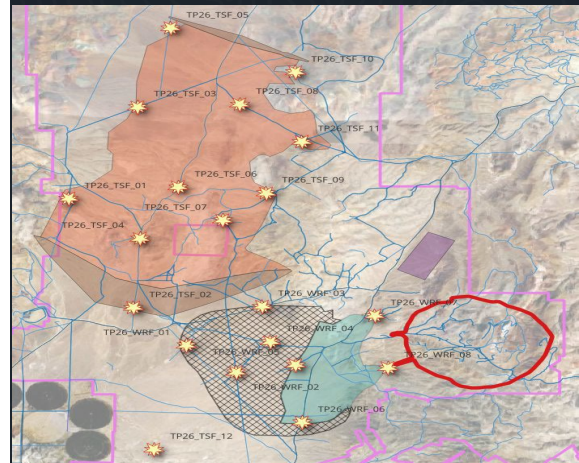
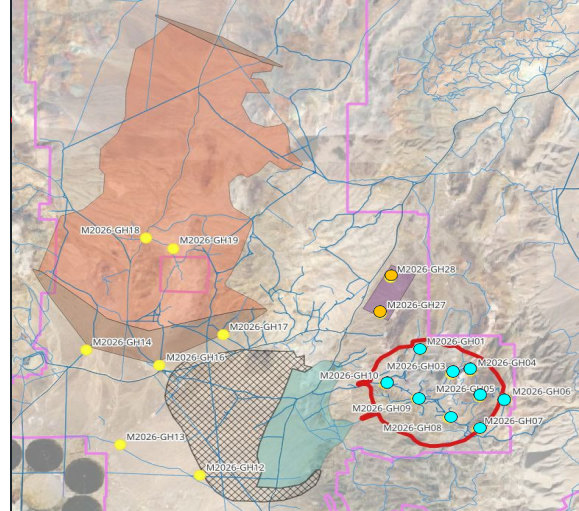
Further derisking planned for 2026

Sonic Drilling

- ✓ 9 geotech/ holes totaling roughly 1,500'
- ✓ Standard Penetration Tests (SPT) to be performed
- ✓ Drilling to start in mid July.

Test Pits

- ✓ 20 test pits for ground characteristics in TSF and WRF
- ✓ Work can begin as early as July



Environmental and Baseline Data

Engagement before activity is insurance for our shared future. We are committed to transparency and robust data collection.

Hydrogeologic Model

We are modeling the Smith Valley Basin to better understand potential impacts to groundwater and its connection to the Walker River – Smith and Mason Valley

Environmental Surveys

Ongoing localized monitoring of native wildlife, vegetation, and soil conditions to establish baselines.

Air Quality

Continuous regional air sampling to gather data before full construction will be initiated.

Hydrology MOU: Shared basin-wide modeling.

- ✓ Seeps and Springs Study
- ✓ Piezometers, monitoring wells, aquifer testing
- ✓ West Walker River Stream Efficiency Study

- ✓ Cultural Resource Inventory
- ✓ Biological Survey
- ✓ Bird Survey
- ✓ Lined Tailings Storage Facility
- ✓ Concurrent reclamation plans to restore land use

Water and Land Strategy

- ✓ Finalized purchase of 3,087 acres
- ✓ Approximately 7,600 acre-feet per annum secured to support project operations without impacting the Smith Valley basin
- ✓ Investigating water assets for future use. If needed, we will adjust our production rate to match water availability.

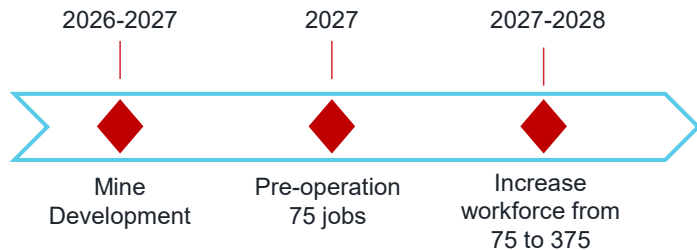


We understand that the Smith Valley Basin is overallocated. Water used for mining purposes will be from existing water rights.

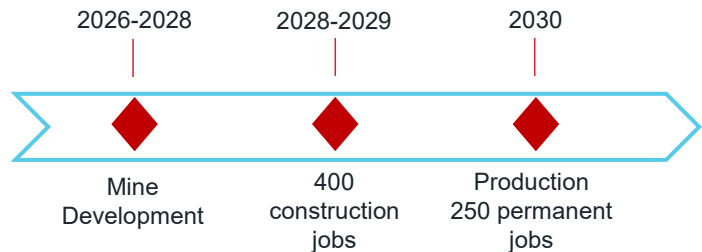
Competing Projects in the Region

Competition for resources, including people, water, land, and housing

Southwest Critical Materials (Pumpkin Hollow)



Lion Copper and Gold

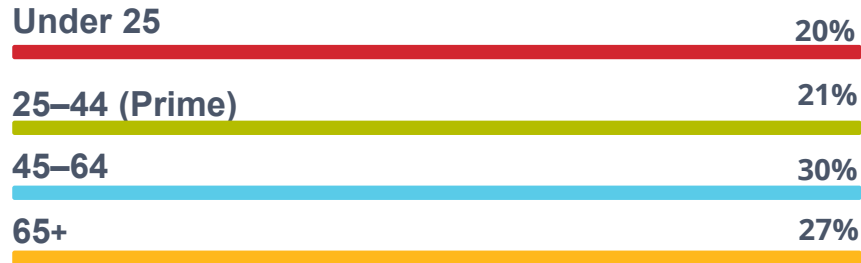


Data Centers		
Monarch Data Center Campus (Copia Power)		Tract-Silver Springs Technology Park
		Microsoft Data Center Campus
Solar Projects		
Fort Churchill Solar Array		BLM Public Land Solar
Energy Projects		
Greenlinks		SOLV Energy Project

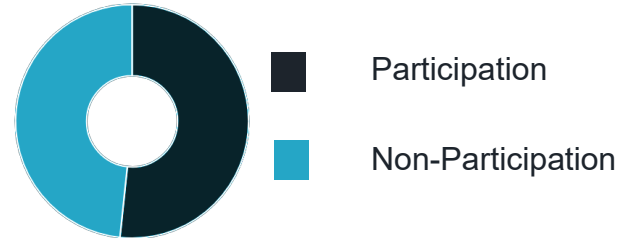
Quick overview of labor

INDICATOR	YERINGTON	LYON COUNTY	DOUGLAS COUNTY
Population	~3,150	~62,000	~49,623
Median Household Income	~\$58,000	~\$80,000	~\$90,754
Median Age	~51 years	~42 years	~54 years
Labor Force Participation	~46%	~57%	~52%

WORKFORCE AGE COMPOSITION



LABOR FORCE PARTICIPATION



Socio-Economic Baseline

The study will be conducted by ERM

Scoping and Stakeholder Mapping (2026)

- ✓ Stakeholder Mapping
- ✓ Quantitative & Qualitative Research
- ✓ Baseline Report – Identifying potential social risks and opportunities

Economic Impact Analysis (2027)

- ✓ Measure and quantify economic contribution
- ✓ Local & State

Socio-economic Impact Assessment (2027)

- ✓ Identify and evaluate potential social impacts
- ✓ Develop management measures to mitigate negative impacts and enhance benefits

Economic Impact

INVESTMENT

\$2.1 Billion

MASON PROJECT
CONSTRUCTION

~\$10 Billion

ON WAGES,
SUPPLIES, AND
SERVICES OVER
MINE LIFE

JOBS

500-600 > 3,000

DIRECT
HIGH-PAYING JOBS

TOTAL JOBS
Incl. INDIRECT
JOBS

HUNDREDS OF MILLIONS IN LOCAL PROPERTY, INCOME, AND OTHER TAXES

Federal Environmental Legislation & Regulations

1872 Mining Law

- ✓ Clean Air Act
- ✓ Environmental Quality Improvement Act
- ✓ Federal Water Pollution Control
- ✓ Endangered Species Act
- ✓ Safe Drinking Water Act
- ✓ Hazardous Materials Transportation Act
- ✓ Resource Conservation & Recovery Act
- ✓ Toxic Substances Control Act
- ✓ Clean Water Act
- ✓ Surface Mining Control & Reclamation Act
- ✓ National Environmental Policy Act
- ✓ National Ambient Air Quality Standards
- ✓ New Source Performance Standards
- ✓ Hazardous Air Pollutant Standards
- ✓ The Federal Land Policy & Management Act
- ✓ Fish & Wildlife Conservation Act
- ✓ Endangered Species Act Amended
- ✓ Hazardous & Solid Waste Amended
- ✓ Safe Drinking Water Act Amended
- ✓ Superfund Amendments & Reauthorization Act
- ✓ Water Quality Act Amended
- ✓ Comprehensive Environmental Response, Compensation and Liability Act

1970-79

1980-89

Federal Environmental Legislation & Regulations

- ✓ Clean Air Act Amended
- ✓ Environmental Justice Executive Order 12898
- ✓ Safe Drinking Water Act Amended
- ✓ Emergency Planning & Community Right to Know (TRI)
- ✓ BLM Surface Management Rule (Bonding)
- ✓ Modernized USFS Locatable Minerals Rule (Mitigate degradation and streamline operations)
- ✓ Energy Policy Act of 2005 & 2007 Amended
- ✓ The Bipartisan Infrastructure Law (Clean-up of Abandoned Mines)
- ✓ The Inflation Reduction Act (Domestic Critical Minerals)

1990-97

2000-2010

2010-2026

Permitting and Governance

Agency Level	Primary Permits/Roles	Status/Timeline
Federal (BLM)	Mine Plan of Operations, Environmental Impact Statement, NEPA, Record of Decision	Preparation Phase (6 – 8 yrs)
State (Nevada)	Water Pollution Control, Air Quality, Dam Permits	Engineering Support (2029 – 2032)
Local (County)	Infrastructure Cooperation, Workforce Development	Ongoing Engagement

Tribal Communities Near the Mason Project

Honoring Sovereignty, Securing Stewardship: Partnership from Day One

TRIBE	LOCATION	ENROLLED	PROXIMITY TO PROJECT
Yerington Paiute Tribe	Yerington, NV	~350–400	3–5 miles from project area
Walker River Paiute Tribe	Schurz, Nevada	~900	22 miles from project area
Washoe Tribe of NV & CA	Gardnerville, NV	~1,400–1,500	59 miles from project area
Reno-Sparks Indian Colony	Reno, Sparks, Hungry Valley, NV	~1,300–1,373	82 miles from project area

Key To Our Success



Establish multiple lines of communication



Establish the most effective approach for engagement



Identify “show-stoppers” early



Work together to find solutions



Express your concerns early and directly

Working Together



Stay Up-to-Date:

masonprojectnv.com



Follow Us on Facebook at:

[@HudbayMason](https://www.facebook.com/HudbayMason)



Email us at:

Mason.general.inquiries@hudbayminerals.com



Call us:

(520) 345-3596

6

APPLICATION FOR PERMISSION TO CHANGE POINT OF DIVERSION, MANNER OF USE AND PLACE OF USE OF THE PUBLIC WATERS OF THE STATE OF NEVADA HERETOFORE APPROPRIATED

THIS SPACE FOR OFFICE USE ONLY	
Date of filing in State Engineer's Office _____	
Returned to applicant for correction _____	
Corrected application filed _____	Map filed _____

The applicant City of Yerington
14 Joe Parr Way of Yerington
Street Address or PO Box City or Town
Nevada, 89447 pauls@yerington.net
State and ZIP Code E-mail Address

hereby make(s) application for permission to change the

☐ Point of diversion
 ☒ Place of use
 ☒ Manner of use
 ☒ of a portion

of water heretofore appropriated under (Identify existing rights by Permit, Certificate, Proof or Claim Nos. If Decreed, give title of Decree and identify right in Decree.)

Permit 65299

1. The source of water is Underground (Mason Well)
Name of stream, lake, underground, spring or other sources.
2. The amount of water to be changed 0.6907 cfs, not to exceed 500.0 afa
Give diversion rate in cubic feet per second (CFS) AND duty in acre-feet annually (AFA).
3. The water to be used for Construction
Irrigation, power, mining, commercial, etc. If for stock, state number and kind of animals. Must limit to one major use
4. The water heretofore used for Municipal
If for stock, state number and kind of animals.
5. The water is to be diverted at the following point (Describe as being within a 40-acre subdivision of public survey and by course and distance to a found section corner. If on unsurveyed land, it should be stated.)
NW¼ NE¼, Section 33, T.13N., R.25E., M.D.M., or at a point from which the N¼ corner of said Section 33 bears N. 82° 22' 07" W., a distance of 834.35 feet.
Please refer to the supporting map on file under Application 65295, dated July 21, 1999.
6. The existing point of diversion is located within (If point of diversion is not changed, do not answer.)
No Change.

7. Proposed place of use (Describe by legal subdivisions. If for irrigation, state number of acres to be irrigated.)

Please See Attachment A

Please refer to the supporting map on file under 94666T, dated August 21, 2025.

8. Existing place of use (Describe by legal subdivisions. If changing place of use and/or manner of use of irrigation permit, describe acreage to be removed from irrigation.)

Please See Attachment B

Please refer to the supporting map on file under Application 65295, dated July 21, 1999.

9. Proposed use will be from January 1 to December 31 of each year.
Month and Day Month and Day

10. Existing use permitted from January 1 to December 31 of each year.
Month and Day Month and Day

11. Description of proposed works. (Under the provision of NRS 535.010 you may be required to submit plans and specifications of your diversion or storage works.) (State manner in which water is to be diverted, i.e., diversion structure, ditches, pipes and flumes or drilled well, pump and motor, etc.)

Existing 14-inch diameter well, cased to a depth of 220 feet, equipped with a pump, motor, and totalizing meter. Please see Well Log 10616

12. Estimated cost of works Existing

13. Estimated time required to construct works Existing (Please see Well Log 10616)

If well completed, describe well.

14. Estimated time required to complete the application of water to beneficial use Not Applicable.

15. Provide a detailed description of the proposed project and its water usage (use attachments if necessary): (Failure to provide a detailed description may cause a delay in processing.)

Water under this application will be utilized for construction needs for the Libra Solar Project. This includes, but is not limited to, soil compaction, dust suppression, and general construction needs within their project site, as well as within the City, should any road maintenance in relation to the project be needed. This application and source is intended to serve as a backup supply for the project in the event that the proposed wells under Applications 94749 and 94750 are not capable of producing the entire duty requested under said applications.

16. Miscellaneous remarks:

This temporary application does not request additional duty to what is already being requested under Applications 94749 and 94750. It is the intention of the applicant that this application and Applications 94749 and 94750 be tied together for a total combined duty of 500 acre-feet annually.

E-mail Address

Phone No. Ext.

**APPLICATION MUST BE SIGNED
BY THE APPLICANT OR AGENT**

Type or print name clearly

Signature, applicant or agent

Company Name

Street Address or PO Box

City, State, ZIP Code

Attachment "A"
Item #7 – Proposed Place of Use

T.15N., R.25E., M.D.M.

Sections 24 and 25

T.15N., R.26E., M.D.M.

Sections 19, 20, 27, 28, 29, 33, 34, and 35

T.14N., R.25E., M.D.M.

Sections 1 through 36

T.14N., R.26E., M.D.M.

Sections 1 through 36

T.14N., R.27E., M.D.M.

Section 31

T.13N., R.25E., M.D.M.

Sections 1 through 36

T.13N., R.26E., M.D.M.

Sections 1 through 36

T.13N., R.27E., M.D.M.

Sections 6, 7, 8, 17, 20, 28, 29, and 32

T.12N., R.25E., M.D.M.

Sections 1 through 18, and 25

T.12N., R.26E., M.D.M.

Sections 1 through 18, 29, 30, 32, and 33

T.12N., R.27E., M.D.M.

Sections 4, 5, 9, 15, 16, 17, 20, 21, 22, 23, 25, 26, 27, 28, 29, 31, 32, 33, 34, 35, and 36

T.11N., R.26E., M.D.M.

Sections 1 through 4

T.11N., R.27E., M.D.M.

Section 6

Attachment "B"
Item #8 – Existing Place of Use
To Accompany Application to Change Permit 65299

T,12N., R.25E., M.D.M.

W $\frac{1}{2}$, W $\frac{1}{2}$ E $\frac{1}{2}$, Section 4

T.13N., R.25E., M.D.M.

Portion of SW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 2

E $\frac{1}{2}$ SE $\frac{1}{4}$, Section 9

S $\frac{1}{2}$, Section 10

W $\frac{1}{2}$, W $\frac{1}{2}$ E $\frac{1}{2}$, Section 11

W $\frac{1}{2}$, Section 14

All of Section 15

E $\frac{1}{2}$ E $\frac{1}{2}$, Section 16

SE $\frac{1}{4}$, E $\frac{1}{2}$ NE $\frac{1}{4}$, Section 21

All of Section 22

W $\frac{1}{2}$, Section 23

W $\frac{1}{2}$, Section 26

All of Section 27

E $\frac{1}{2}$ W $\frac{1}{2}$, E $\frac{1}{2}$, Section 28

All of Section 33

All of Section 34

W $\frac{1}{2}$, Section 35

7

RESOLUTION No. 2026-10

RESOLUTION OF THE CITY COUNCIL OF YERINGTON, NEVADA PROVIDING FOR THE TRANSFER OF THE CITY'S 2026 PRIVATE ACTIVITY BOND VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS RELATED THERE TO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes (“NRS”) and Chapter 348A of the Nevada Administrative Code (“NAC”), there has been allocated to the Yerington, Lyon County, Nevada (the “City,” “County” and “State,” respectively), the amount of \$234,757.13 in tax-exempt private activity bond volume cap for year 2026 (the “2026 Bond Cap”); and

WHEREAS, the Nevada Rural Housing Authority (the “NRHA”), has requested that the City transfer its 2026 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income (“Single Family Programs”); and

WHEREAS, the City is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the City may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2026 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State; and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA’s area of operation as “any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more.”

NOW, THEREFORE, the City Council of the City does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the City hereby transfers its 2026 Bond Cap in the amount of \$234,757.13 to the NRHA for its Single Family Programs.

Section 3. Use of 2026 Bond Cap. The NRHA will use the 2026 Bond Cap for single family purposes in calendar year 2026 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of City. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the “Director”) may contact Robert Switzer, City Manager, City of Yerington, regarding this Resolution at (775) 463-3511 or by email at Manager@Yerington.Net or in writing 102 S. Main Street, Yerington, Nevada 89447.

Section 5. Additional Action. The Mayor and Clerk of the City are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2026 Bond Cap, and carry out the duties of the City hereunder, including the execution of all certificates pertaining to the transfer as required by NAC Ch. 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2026 Bond Cap.

Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance of the NRHA regarding this Resolution at (775) 886-7913 or by email at sheusser@NVRural.Org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the City. This Resolution is not to be construed as a pledge of the faith and credit of or by the City, or of any agency, instrumentality, or subdivision of the City. Nothing in this Resolution obligates or authorizes the City to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this ____ day of _____, 2026.

YERINGTON, NEVADA

By _____
John J. Garry, Mayor

ATTEST:

By _____
Stacey Stevenson, City Clerk

CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Stacy Stevenson, am the duly chosen and qualified City Clerk of Yerington, Nevada (the “City”) and in the performance of my duties as City Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code (“NAC”), that the private activity bond volume cap allocated to the City in the amount of \$234,757.13 has been transferred as follows:

\$234,757.13 has been transferred pursuant to NAC 348A.180 from the City, a local government, located in Lyon County to the Nevada Rural Housing Authority, a local government, located within Lyon County for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

YERINGTON, NEVADA

By _____
Stacey Stevenson, Interim City Clerk

cc: Ashley Jimenez, Nevada Rural Housing Authority



Nevada Rural Housing's Mission is to promote, provide and finance affordable housing opportunities for all rural Nevadans.

June 2, 2026
John J. Garry
Mayor, City of Yerington
102 S. Main Street
Yerington, NV 89447

Re: Request for Private Activity Bond Cap

Dear Mayor Garry:

Nevada Rural Housing (NRH) respectfully requests the transfer of any unused 2026 Private Activity Bond Cap (PABC) allocation available to your entity.

For many years, your partnership has helped support affordable homeownership opportunities for rural Nevada families through mortgage revenue bond financing, below-market interest rates and down payment assistance programs. In today's housing market, these tools remain critically important for working families across rural Nevada.

Enclosed is a brief Community Partnership Report highlighting the impact your support has helped make possible both statewide and within your community.

Transferring unused bond cap to NRH does not financially obligate your locality in any way. It simply allows these resources to be used to expand affordable homeownership opportunities throughout rural Nevada.

Also enclosed for your convenience:

- Draft Resolution
- Transfer Certificate

Please schedule this item for consideration at an upcoming meeting as either a consent or action item, depending on your entity's requirements.

Within five (5) days of approval, please email executed documents to gjimenez@nvrural.org and mail originals to:

Attn: Mark Pasek
Nevada Department of Business & Industry
3300 W. Sahara Ave., Suite 425
Las Vegas, NV 89102

Thank you again for your continued partnership and support of rural Nevada housing opportunities.

With Sincere Gratitude,

A handwritten signature in blue ink that reads "William L. Brewer".

William L. Brewer
Executive Director

Enclosures: 3 (Report, Resolution, Transfer Certificate)





**Rural Housing.
Real Impact.**

**COMMUNITY PARTNERSHIP REPORT &
PRIVATE ACTIVITY BOND CAP REQUEST**

CITY OF YERINGTON • 2026



...er than all I love the best,
Right in the heart of the golden west
Home means Nevada to me

NEVADA RURAL HOUSING AT A GLANCE

Nevada Rural Housing was created in 1973 with a mission to promote, provide and finance affordable housing opportunities for rural Nevadans.

Today, NRH serves Nevada's 15 rural counties and the rural portions of Clark and Washoe counties — a service area spanning more than 110,000 square miles.

As Nevada's rural housing agency, NRH provides:

- Affordable homeownership programs
- Down payment assistance
- Rental assistance services
- Property development and management
- Housing education and outreach

Our work is guided by a mission-first philosophy rooted in partnership, innovation and long-term rural investment.



\$2.5 BILLION

mortgages since 2006

\$69 MILLION

in down payment assistance

11,000 BUYERS

assisted since 2006

\$180 MILLION

invested through development

1,300

renters assisted annually

851 UNITS

developed/preserved

590+ UNITS

planned through 2027

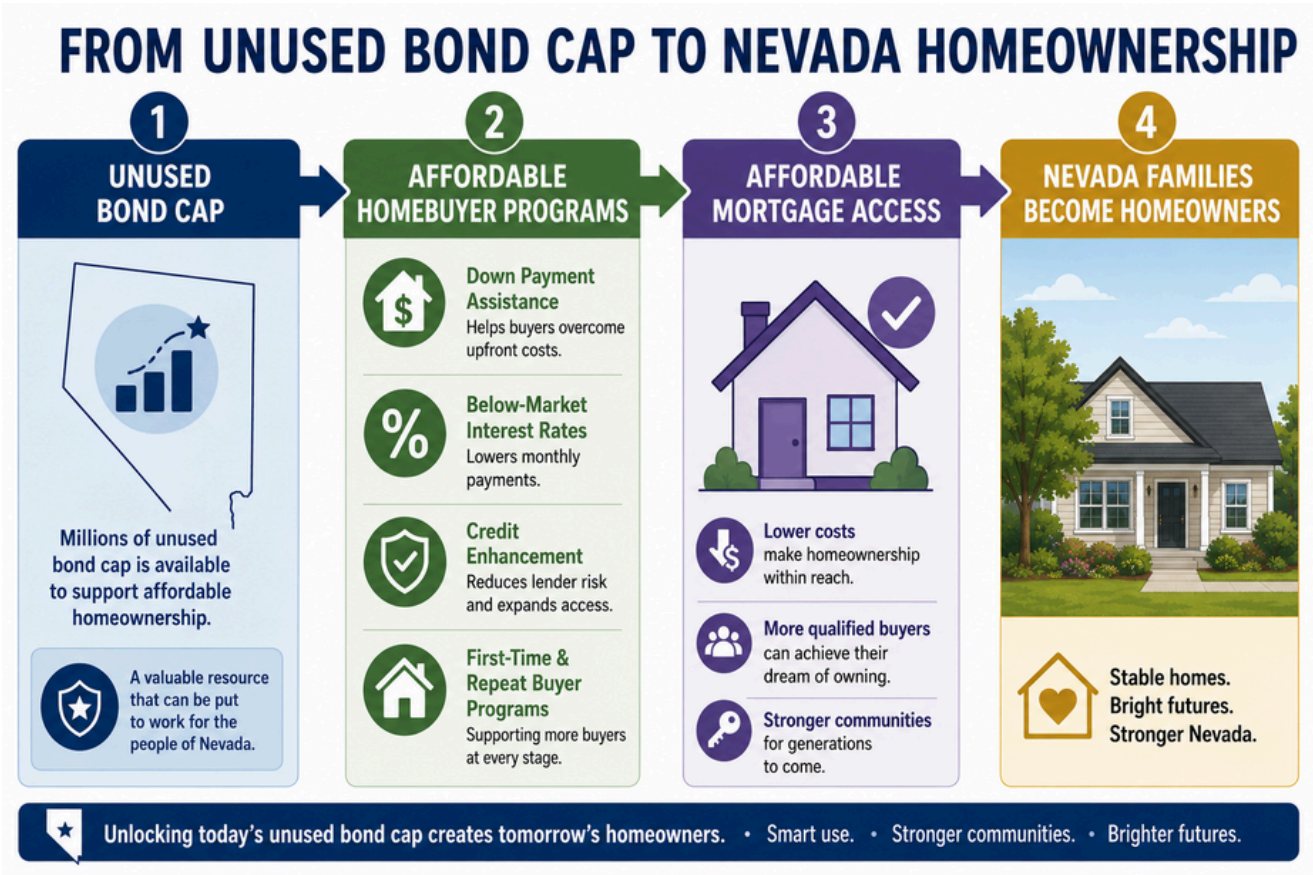
812 DOORS

managed in 9 communities



How Local Partnership Expands Homeownership Opportunity

Unused Private Activity Bond Cap provides critical financing capacity for Nevada Rural Housing's affordable homeownership programs. These tools are especially important in today's housing market, where rising interest rates and home prices continue to challenge working families across rural Nevada. Your partnership helps ensure these opportunities remain available for rural homebuyers throughout the state.



While Private Activity Bond Cap directly supports homeownership financing tools, these programs also strengthen Nevada Rural Housing's broader mission of expanding housing opportunity across rural Nevada communities.

“The Launchpad Program really gave us the opportunity to find the house that we loved and we wanted – we didn’t have to compromise on anything.”

**- The Christer Family,
Nevada Rural Homebuyers**



Building Pathways to Homeownership Across Rural Nevada

For the past 20 years, Nevada Rural Housing has worked alongside local governments, community leaders, lenders, and housing partners to expand homeownership opportunities across rural Nevada. Today, that work reaches homebuyers through three distinct programs: Home At Last®, Rural Rocks®, and Launchpad®. Together, these programs help address the diverse needs of Nevada households, from first-time buyers purchasing their first home to essential workers serving their communities and families seeking affordable financing solutions in a challenging housing market.

A critical piece of that work is Private Activity Bond Cap (PABC).

PABC activates the financing tools needed to support mortgage revenue bond programs such as Launchpad, allowing Nevada Rural Housing to offer below-market interest rates and down payment assistance that help make homeownership attainable for working families. Through the continued support of Nevada's cities and counties, Launchpad 2.0 and millions of dollars in available mortgage financing remain available today for rural homebuyers.

PROGRAM IMPACT THROUGH OUR PARTNERSHIP WITH THE CITY OF YERINGTON

Since 2006:

- \$11.7 million in mortgages
- 63 homebuyers assisted
- \$254,317 in down payment assistance
- \$304,000 in est. federal tax savings
- \$2.9 million TOTAL in private activity bond cap transfers

This Year:

- \$606,384 in mortgages to 2 homebuyers

*Your continued partnership supports
homeownership opportunity for rural
Nevada families.*

LUNCHPAD
Homeownership Program by Nevada Rural Housing





***"I love the area. I love the community.
And this home is OURS!"***

Real Families. Real Opportunity.

HOMEOWNERSHIP IN HER OWN WORDS

For Gabby, homeownership meant more than purchasing a house. It meant creating stability for her family, reducing her daily commute, and putting down roots in a community she loves.

As a single mother of two boys, Gabby was looking for a home that would bring her closer to work, family, and friends while providing a place where her children could thrive. Through Nevada Rural Housing's Home At Last® program, she was able to achieve that goal.

Gabby describes the process as straightforward and accessible. The program was easy to find, easy to use, and did not add time to her home purchase. Today, she and her sons are enjoying the benefits of homeownership and the sense of belonging that comes with being part of a community they are proud to call home.

Her story reflects the impact Nevada Rural Housing's programs continue to have for families across rural Nevada.

"I was shocked with how fast the process went, from making the offer to getting my keys, it took 30 days. The process was easy and it was convenient. This was truly the perfect fit for me because we didn't have to sacrifice on anything."

- Gabby, Nevada Rural Homeowner



BEYOND HOMEOWNERSHIP

Building Stronger Rural Communities Through Partnership

When Lincoln County faced the challenge of a deteriorating and partially burned property in the heart of Pioche, county leaders partnered with Nevada Rural Housing to create a long-term housing solution. Working together from concept to completion, the partnership transformed the site into Pioche Apartments, a nationally recognized affordable housing community that will serve residents for generations to come.



Pioche Apartments, Opened December 2025

WHAT PARTNERSHIP CAN BUILD

Housing challenges look different in every community, but lasting solutions often begin the same way: through partnership.

By combining local leadership, community vision, and housing expertise, communities can create solutions that strengthen neighborhoods, expand housing opportunity, and invest in the future.

Pioche Apartments is one example of what that partnership can achieve.

PROJECT HIGHLIGHTS

- 32 Affordable Housing Units
- Redevelopment of a Blighted Property
- Solar Integration
- Fiber Internet Connectivity
- Owner-Paid Utilities
- 25 Voucher-Supported Households
- HOME Award of Excellence Recipient

GROWING IMPACT ACROSS NEVADA

Over the past 50 years, Nevada Rural Housing has developed or preserved more than 800 affordable housing units throughout rural Nevada.

Today, nearly 600 additional units are planned or in development, reflecting growing housing demand, stronger partnerships, and continued investment in rural communities across the state. Many of these projects began with conversations between local leaders and Nevada Rural Housing about community housing needs and opportunities.

Rural Housing Impact by the Numbers

- 50+ Years Serving Rural Nevada
- 851 Units Developed or Preserved
- 590+ Units Planned or In Development
- Nationally Recognized Housing Initiatives
- Partnerships Across Rural Nevada

Partnership Starts Locally

Strong housing outcomes don't happen by accident. They happen when communities, leaders, and housing partners work together to connect residents with opportunities and identify solutions that meet local needs.



Nevada Rural Housing invests heavily in outreach, education, and community engagement throughout rural Nevada, but local partnerships help ensure those resources reach the people who need them most.

Whether supporting homeownership outreach, connecting residents with housing resources, or exploring long-term housing solutions, partnership remains one of the most effective tools for expanding housing opportunity.

PARTNERSHIP OPPORTUNITIES

- Community events and presentations
- Employer outreach initiatives
- Housing resource fairs
- Chamber and economic development events
- Housing needs discussions
- Development and redevelopment opportunities
- Community-specific marketing campaigns

TO SUPPORT THESE EFFORTS, NRH PROVIDES:

- Community-specific flyers and outreach materials
- Rural Rocks® promotional materials
- Event participation and presentation support
- QR code and digital engagement tools
- Social media graphics and content
- Homebuyer education resources

REACHING RURAL NEVADANS WHERE THEY ARE

Nevada Rural Housing promotes housing opportunities across its 110,000-square-mile service area through:

- Paid digital advertising
- Social media campaigns
- Google Search and display advertising
- Radio and streaming audio advertising
- Community events and presentations
- Earned media and public relations efforts
- Partnerships with lenders, Realtors®, employers, and local organizations



THE TEAM

When more families can find affordable rental units or purchase a home of their own, we all benefit through stronger, more stable and economically vital communities. We know we have an important (and sometimes difficult) mission. We push the limits because rural Nevadans and we, ourselves, expect great things. The Nevada Rural Housing team is comprised of employees, commissioners, vendors and partners – all on the mission to promote, provide and finance affordable housing opportunities for all rural Nevadans.

Specific to our homeownership programs, NRH has a powerhouse crew at the ready, including members with a variety of backgrounds and experience. From housing to transportation, finance to government, this group has the chops and heart to get the job done ... and is supported by one of the best Board of Commissioners on the planet (if we do say so ourselves).



Bill Brewer

Executive Director

Bill's first job in the housing business was almost 40 years ago when he began working for the Farmers Home Administration (FmHA). In 1994, he became the first Housing Program Director for the new Nevada State Office of FmHA, which subsequently became the state office of the United States Department of Agriculture (USDA) Rural Development. During his tenure as Program Director at USDA, Bill was responsible for the investment of more than \$1 billion in rural Nevada, assisting hundreds of families with their dream of homeownership and providing decent, safe, and affordable rental housing to seniors and families throughout rural Nevada.



Katie Coleman

Communications Director/
Homeownership Programs Co-Lead

Katie brings a blend of private and public agency experience to NRH. She has a wide portfolio of organizational experience ranging from small tech startups to government agencies, publicly traded corporations and highly regulated industries. With her experience comes a passion she shares with NRH's team and its partners: connecting Nevadans with the tools and resources they need to live happy, healthy and safe lives. Her areas of expertise include: Strategic Communications Planning, Cross-Channel Marketing, Data-Fueled Brand Development, Corporate and Executive Communications, Integrated Public Relations and Content Marketing and Community Outreach Strategies.



Kevin Hickey

Homeownership Programs
Manager/ Co-Lead

Plucked from the sky (after he retired from the airline industry after 25 years in the biz) and pulled into rural Nevada housing, Kevin joined the Homeownership Programs crew to provide lender, real estate agent and homebuyer support. Kevin is a people person first who thrives on connection and relationships, which made him a perfect fit for the role. He has since expanded his responsibilities and now manages NRH's homeownership programs, helping the team dream up the next big thing that will help rural Nevadans realize their dreams of becoming homeowners. Kevin earned his master's degree from the University of Nevada, Las Vegas in Crisis and Emergency Management, and is a fifth-generation Nevadan born and raised in Gardnerville.



Shawn Heusser

Finance Director/
Homeownership Programs Co-Lead

In his role as Director of Finance, Shawn is responsible to help ensure NRH is a good steward of available funding to carry out our mission to promote, provide, and finance affordable housing for all rural Nevadans. With an extensive background in the public sector, he brings his comprehensive insight in not only financial management practices, but overseeing programs that serve his community. From his 18 years as the Deputy Legislative Auditor at the Nevada Legislative Counsel Bureau and four years as the Director of Finance and Facilities/Business Services at Lyon County School District, he has implemented and managed programs and his staff through rigorous and comprehensive analysis of laws, regulations, program operations, budgets and other operational data.

THE TEAM



Chris Mora

Digital Communications
Manager

Chris is considered the guy who can do anything at NRH – ask anyone! Chris manages the shop's digital marketing efforts to help promote our brand, programs, initiatives ... and then a whole lot more. "Think up stuff and try to do it." That's what he says he does. We think, "Move mountains" is more like it. Before joining the agency, Chris owned Destinations Consulting Group, LLC, which, in partnership with South Korea's National Tourism Organization, developed communications strategies to brand South Korea as a luxury travel destination within the U.S. and Latin America. One who truly understands the feeling of home (and how to communicate it to others), Chris sees his home as a place to "season" with family memories and traditions. A true master.



Shelby deBraga

Digital Communications
Specialist

If Shelby weren't busy delivering NRH's mission through creative digital storytelling, she might be scooping up every animal she could for her dream animal sanctuary! An animal lover, rural Nevada lover and all-around people lover, Shelby brings a vibrancy, creativity and dedication to the Communications team that elevates our work to wonderful places. Prior to NRH, she worked as Marketing Manager at Kaia FIT Sierra. For Shelby, 'home' means catching the sunsets cozy'd up on the couch with her loved ones – her husband, daughter, son and fur babies.



Raychel Roylance

Digital Communications
Coordinator

When Raychel isn't tackling data projects, she's helping drive efficiency and innovation across NRH through technology and process automation. A former NRH intern and now an all-around rockstar on the team, she leverages her expertise in information systems and workflow optimization to support the organization's mission. She brings her penchant for digital technology along with her creativity and style to help get the word out to homebuyers across rural Nevada about the various opportunities for homeownership.

NEVADA RURAL HOUSING BOARD OF COMMISSIONERS



JONI EASTLEY
COMMISSIONER



MIKE GILES
COMMISSIONER



ROGER MANCEBO
VICE CHAIR



ROSE COOK
CHAIR



ZETHKA FOUNTAS
RESIDENT COMMISSIONER

SEE THE MISSION IN ACTION



VISIT US AT NVRURAL.ORG



THIS INSTITUTION IS AN EQUAL OPPORTUNITY
PROVIDER AND EMPLOYER



8



**REVERSION TO ACREAGE
CITY OF YERINGTON
14 E. Goldfield Ave
YERINGTON, NV 89447
(775) 463-3511**

Owner: YMV Development LLC Applicant: Greg Chico, PLS
Address: 0 Bell St Address: 517 W Bridge St Suite G
City/State/Zip: Yerington NV 89447 City/State/Zip: Yerington, NV 89447
Telephone: 971-998-4068 Telephone: 775-745-5922

LEGAL DESCRIPTION OF PROPERTY

Assessor's Parcel Number: 001-311-02 & 001-491-08

If within a subdivision, Name: _____ Lot _____ Block _____

Section 23 Township 13N Range 25E MDB&M.

REQUIRED ITEMS FOR APPLICATION

1. Map of proposed reversion which contains the same survey dimensions as recorded on the subdivision map, parcel map or map of division into larger parcels.
2. One map set to be a minimum size of eleven inches by seventeen inches (11" x 17")
3. List Containing Names and Addresses of Abutting Property Owners: (City staff will procure this list.)
4. Utility Statements for abandonment.
5. Application Fee: The fee shall be \$1,000.00 payable at the time of filing application.
Legal Description: Please attach a detailed mete and bounds description of subject property.
6. Property Tax: Showing taxes are paid current on subject property.

OWNER'S CERTIFICATE

Nora Stevens - Manager

I YMV Development LLC, Owner in fee of the described property, state that this application for Reversion to Acreage has been made with my full knowledge and consent and the facts stated above are true to the best of my knowledge.

Nora Stevens
Signature of Owner

State of Nevada)

County of Lyon)

On the 27th day of May, 20 26 personally appeared before me

Jessica C. Rader a Notary Public, Nora Stevens
(Name of Notary)

who acknowledged that he executed the above instrument.

Jessica C. Rader
Notary Public Seal:



APPLICANT'S CERTIFICATE

All the facts as stated herein are correct to the best of my knowledge and belief.

[Signature]
Signature of Applicant

State of Nevada)

County of Lyon)

On the 28 day of May, 20 26 personally appeared before me

Lizbeth Geary a Notary Public, Greg Chico
(Name of Notary)

who acknowledged that he executed the above instrument.

Lizbeth Geary
Notary Public Seal:



OWNER'S CERTIFICATE

Fred Dolsen - Manager

I YMV Development LLC, Owner in fee of the described property, state that this application for Reversion to Acreage has been made with my full knowledge and consent and the facts stated above are true to the best of my knowledge.

Fred Dolsen
Signature of Owner

State of Nevada)

County of Lyon)

On the 27th day of May, 20 26 personally appeared before me

Jessica Rader a Notary Public, Fred Dolsen
(Name of Notary)

who acknowledged that he executed the above instrument.

Jessica C. Rader
Notary Public

Seal:



APPLICANT'S CERTIFICATE

All the facts as stated herein are correct to the best of my knowledge and belief.

Signature of Applicant

State of _____)

County of _____)

On the _____ day of _____, 20____ personally appeared before me

(Name of Notary) a Notary Public, _____

who acknowledged that he executed the above instrument.

Notary Public

Seal:

CITY OF YERINGTON
102 SOUTH MAIN STREET
YERINGTON, NV 89447
(775) 463-2729

LYON COUNTY CLERK'S OFFICE

PROPERTY TAX: Signature required from the County Clerk's Office showing property taxes are currently paid on subject property.

I, Sandy Shipley, hereby certify that all required property taxes are currently paid on Assessor's Parcel Number(s): 001-311-02 & 001-491-08

➤ _____
➤ _____
➤ _____
➤ _____
➤ _____
➤ _____

Dated this 27 day of May, 20 26.

Sandy Shipley - Deputy
LYON COUNTY CLERK

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED
YMC DEVELOPMENT LLC, A NEVADA LIMITED LIABILITY COMPANY
ARE THE OWNER(S) OF THE TRACT OF LAND REPRESENTED HEREON AND HEREBY CONSENT
TO THE PREPARATION OF RECORDATION OF THIS MAP AND DO HEREBY DEDICATE AND SET ASIDE ALL EASEMENTS AS
SHOWN.

FREDERICK J DOLSEN, MANAGER OF YMV DEVELOPMENT LLC, A NEVADA LIMITED LIABILITY COMPANY.

STATE OF NEVADA

COUNTY OF LYON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2026 BY

FREDERICK J DOLSEN, MANAGER OF YMV DEVELOPMENT LLC, A NEVADA LIMITED LIABILITY COMPANY AS MANAGER.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____.

NORA C STEVENS, MANAGER OF YMV DEVELOPMENT LLC, A NEVADA LIMITED LIABILITY COMPANY.

STATE OF NEVADA

COUNTY OF LYON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2026 BY

NORA C STEVENS, MANAGER OF YMV DEVELOPMENT LLC, A NEVADA LIMITED LIABILITY COMPANY. AS MANAGER.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____.

PLANNING COMMISSION CERTIFICATE

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF YERINGTON, NEVADA AT
THEIR OFFICIAL MEETING ON THE _____ DAY OF _____, 2026.

PLANNING COMMISSION CHAIRMAN

CITY COUNCIL'S APPROVAL

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF YERINGTON, NEVADA AT THEIR
OFFICIAL MEETING ON THE _____ DAY OF _____, 2026.

JOHN GARRY
CITY OF YERINGTON MAYOR

ATTEST:
CITY CLERK

WALKER RIVER IRRIGATION DISTRICT CERTIFICATE

THE IRRIGATION AND DRAINAGE EASEMENTS SHOWN ON THIS MAP HAVE BEEN CHECKED AND APPROVED,
TOGETHER WITH A REVIEW AND CONFIRMATION OF _____ APPURTENANT WATER RIGHTS ACRES
WITHIN THE BOUNDARIES OF THE WALKER RIVER IRRIGATION DISTRICT.

BY:
NAME: GENERAL MANAGER

DATE:

COUNTY CLERK/TREASURER'S CERTIFICATE

I STACI LINDBERG, LYON COUNTY CLERK/TREASURER, HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE
COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS AND THAT ALL TAXES FOR THE FISCAL YEAR HAVE BEEN PAID ON
THE PROPERTY THAT IS THE SUBJECT OF THIS MAP

ASSESSORS PARCEL NUMBERS 001-311-02 AND 001-491-08

STACI LINDBERG
LYON COUNTY CLERK/TREASURER

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT YMV DEVELOPMENT LLC IS THE
ONLY OWNER OF RECORD OF SAID LAND; THERE ARE NO SECURITY INTERESTS IN SAID LAND; AND THAT THERE ARE NO
LIENS OF RECORD AGAINST SAID LAND FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR
ASSESSMENTS COLLECTED;

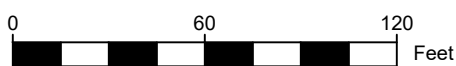
STEWART TITLE COMPANY

SIGNATURE PRINT NAME/TITLE DATE:

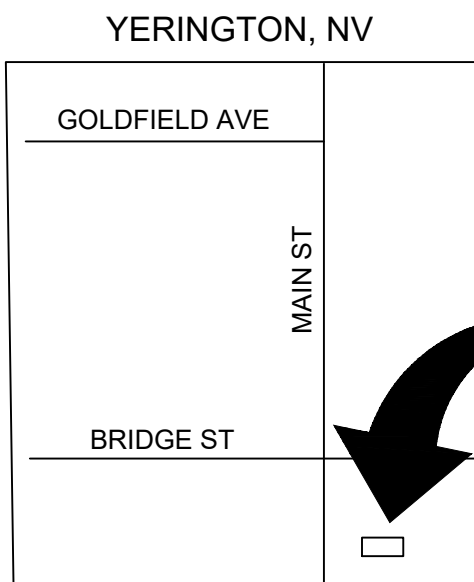
REFERENCES:

- QUITCLAIM DEED NO. 683327, RECORDED JUNE 27TH, 2024, OFFICIAL RECORDS - LYON COUNTY, NEVADA
- QUITCLAIM DEED NO. 683326, RECORDED JUNE 27TH, 2024, OFFICIAL RECORDS - LYON COUNTY, NEVADA
- RECORD OF SURVEY NO. 674191 RECORDED SEPTEMBER 21ST, 2023 OFFICIAL RECORDS - LYON COUNTY, NEVADA
- PARCEL MAP NO. 672419, RECORDED AUGUST 1ST, 2023, OFFICIAL RECORDS - LYON COUNTY, NEVADA
- PRELIMINARY TITLE REPORT PREPARED BY STEWART TITLE FILE NO 2904320, DATED APRIL 20TH, 2026.

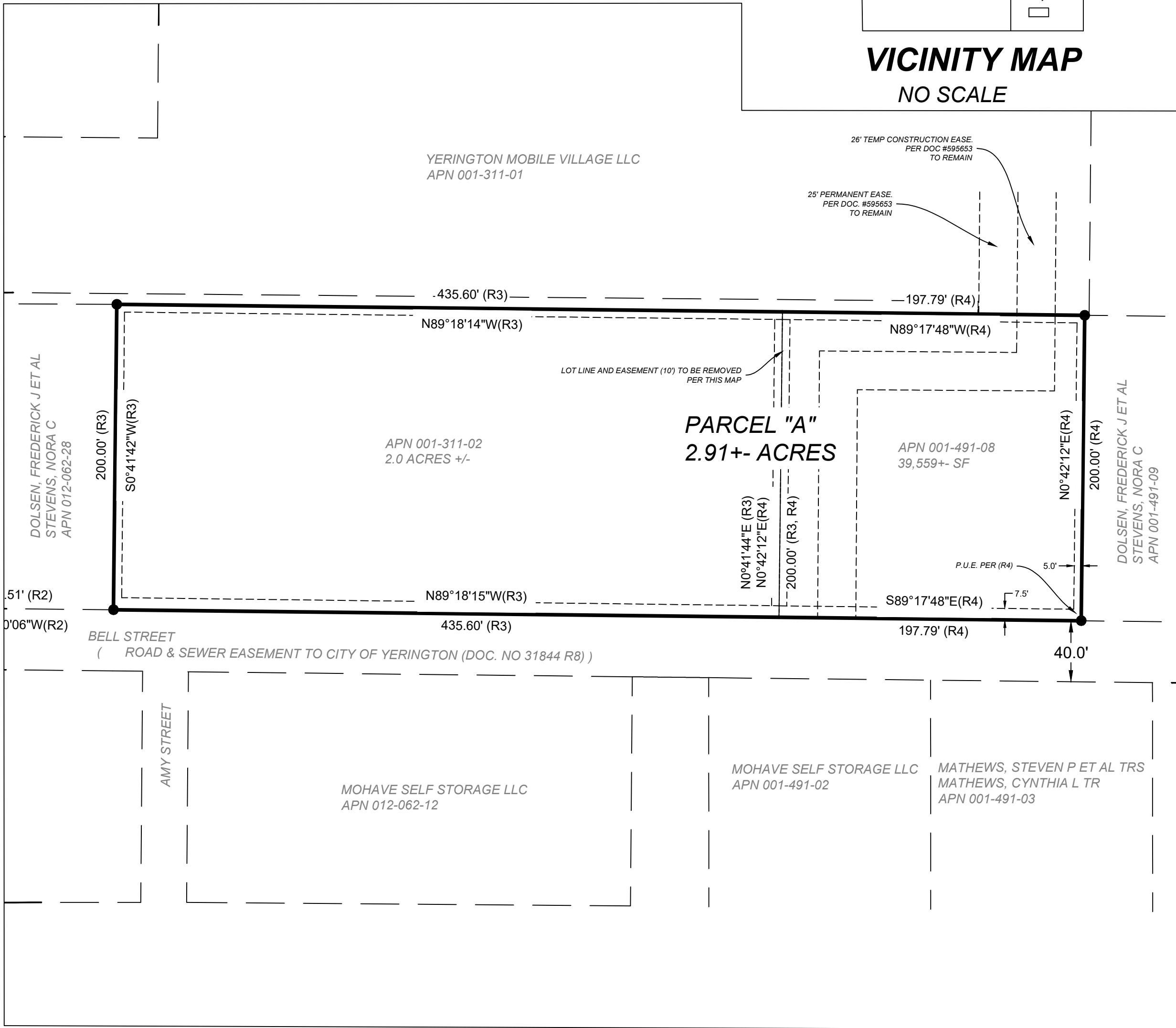
TOTAL
AREA SURVEYED
2.91+- ACRES



GRAPHIC SCALE 1' = 60'



VICINITY MAP
NO SCALE



SURVEYOR'S CERTIFICATE

I, GREGORY J. CHICO, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY
THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT
SUPERVISION AT THE INSTANCE OF YMV DEVELOPMENT LLC.
- THE LANDS SURVEYED LIE WITHIN PORTIONS OF THE LAND DESCRIBED OF: PARCEL A SHOWN ON
PARCEL MAP DOC #672419 AND THE LANDS SHOWN ON RECORD OF SURVEY DOC#674191 LYON
COUNTY RECORDS, WHICH ARE IN A PORTION OF THE NW 1/4 OF SECTION 23, TOWNSHIP 13
NORTH, RANGE 25 EAST, M.D.B.&M.
- THIS PLAT WAS PREPARED ON MAY 19TH, 2026
- THIS MAP HAS BEEN PREPARED FROM INFORMATION FOUND ON MAP #672419 & 674191,
RECORDED ON AUGUST 1ST, 2023 AND SEPTEMBER 21ST, 2023 IN THE OFFICE OF THE LYON
COUNTY RECORDER AND I ASSUME NO RESPONSIBILITY FOR THEIR CORRECTNESS OR ANY ANY
EXISTING MONUMENTS FOUND.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUES AND ANY LOCAL ORDINANCES IN
EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

GREGORY J. CHICO, NEVADA PLS 30749

NRS 278.4955(6) COMPLIANT LEGAL DESCRIPTION

PARCEL "A"

BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 13 NORTH,
RANGE 25 EAST, M.D.B.&M. BEING LANDS SHOWN ON PARCEL MAP DOC #672419 AND
THE LANDS SHOWN ON RECORD OF SURVEY DOC#674191 LYON COUNTY RECORDS,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 23 CORNER; THENCE
SOUTH 12°57'31" EAST A DISTANCE OF 1357.11 FEET TO THE NORTHWEST LOT
CORNER AND THE POINT OF BEGINNING.

THENCE NORTH 89°18'14" WEST A DISTANCE OF 435.60 FEET

THENCE NORTH 89°17'48" WEST A DISTANCE OF 197.79 FEET TO THE NORTHEAST LOT
CORNER

THENCE SOUTH 00°42'12" WEST A DISTANCE OF 200.00 FEET TO THE SOUTHEAST LOT
CORNER

THENCE NORTH 89°17'48" WEST A DISTANCE OF 197.79 FEET

THENCE NORTH 89°18'15" WEST A DISTANCE OF 435.60 FEET TO THE SOUTHWEST LOT
CORNER

THENCE NORTH 00°41'42" EAST A DISTANCE OF 200.00 FEET TO THE NORTHWEST LOT
CORNER; ALSO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2.91+- ACRES MORE OR LESS.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS ARE IDENTICAL TO THAT SHOWN ON PARCEL MAP #672419,
HOLDING THE SECTION LINE BETWEEN SECTION 22 & 23 T13 R25E M.D.B.&M.

LEGEND:

- PARCEL CORNER (NOTHING SET)
- SUBJECT LOT LINE (TYPICAL)
- - - - EASEMENT LINE (TYPICAL)
- ADJACENT LOT LINE
- (R3) REFERENCE NUMBER

UTILITY COMPANY CERTIFICATE

THE UNDERSIGNED UTILITY COMPANIES HAVE REVIEWED THIS MAP AND FIND THAT THE
UTILITY EASEMENTS DESIGNATED AND SHOWN ARE ADEQUATE.

SIERRA PACIFIC POWER COMPANY
DBA NV ENERGY

BY:
TITLE:

FRONTIER COMMUNICATIONS

BY:
TITLE:

CITY OF YERINGTON PUBLIC WORKS

BY:
TITLE:

SOUTHWEST GAS CORPORATION

BY:
TITLE:

CHARTER COMMUNICATIONS

BY:
TITLE:

CITY ENGINEER CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT FOR THE REVERSION TO
ACREAGE OF: PARCEL A SHOWN ON PARCEL MAP DOC #672419 AND THE LANDS
SHOWN ON RECORD OF SURVEY DOC#674191 LYON COUNTY RECORDS, WHICH
ARE IN A PORTION OF THE NW 1/4 OF SECTION 23, TOWNSHIP 13 NORTH, RANGE
25 EAST, M.D.B.&M. AND AM SATISFIED THAT IT IS TECHNICALLY CORRECT

CITY ENGINEER DATE:

G. I. S. CERTIFICATE

A DIGITAL COPY OF THIS MAP HAS BEEN PROVIDED TO THE LYON COUNTY GIS DEPARTMENT

DATED THE _____ DAY OF _____.

BY: _____ TITLE: _____

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF _____

ON THIS _____ DAY OF _____, 2026 AT _____ MINUTES PAST _____ O'CLOCK _____
IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

FEE _____ COUNTY RECORDER

FILE NO. _____ DEPUTY

REVERSION TO ACREAGE PLAT MAP
FOR
YMV DEVELOPMENT LLC

OF: PARCEL A SHOWN ON PARCEL MAP DOC #672419 AND THE LANDS
SHOWN ON RECORD OF SURVEY DOC#674191 LYON COUNTY RECORDS,
WHICH ARE IN A PORTION OF THE NW 1/4 OF SECTION 23, TOWNSHIP 13
NORTH, RANGE 25 EAST, M.D.B.&M.

YERINGTON LYON COUNTY NEVADA

CHICO LAND
SURVEYS LTD

903 LAKEVIEW DR.
DAYTON, NV 89403
(775)-745-5922

JOB NO.	26051901	DRAWN BY:	GJC	DWG NO:	051926
DATE:	05/19/2026	CHECKED BY:	GJC	SHEET:	1 OF 1



Closure Calculations

YMV Development LLC

Prepared on: 5/28/2026

REVERSION TO ACREAGE OF PARCEL A SHOWN ON PARCEL MAP DOC #672419 AND THE LANDS SHOWN ON RECORD OF SURVEY DOC#674191 LYON COUNTY RECORDS, WHICH ARE IN A PORTION OF THE NW 1/4 OF SECTION 23, TOWNSHIP 13 NORTH, RANGE 25 EAST, M.D.B.&M

North: 14789081.6805' East: 3085701.7979'

Segment #1 : Line

Course: N0° 41' 42"E Length: 200.00'

North: 14789281.6658' East: 3085704.2238'

Segment #2 : Line

Course: S89° 18' 13"E Length: 435.63'

North: 14789276.3712' East: 3086139.8216'

Segment #3 : Line

Course: S89° 17' 48"E Length: 197.79'

North: 14789273.9433' East: 3086337.5967'

Segment #4 : Line

Course: S0° 42' 12"W Length: 200.00'

North: 14789073.9584' East: 3086335.1417'

Segment #5 : Line

Course: N89° 17' 48"W Length: 197.79'

North: 14789076.3863' East: 3086137.3666'

Segment #6 : Line

Course: N89° 18' 15"W Length: 435.60'

North: 14789081.6763' East: 3085701.7987'

Perimeter: 1666.82' Area: 126682.16 Sq. Ft.

Error Closure: 0.0043 Course: S11° 28' 54"E

Error North: -0.00423 East: 0.00086

Precision 1: 387630.23

Prepared by: Greg Chico, PLS
Chico Land Survey's Ltd.
greg@chicolandsurveys.com



5-28-26



Preliminary Title Report

File No.: 2904320

Prepared by:

Stewart Title Company

5390 Kietzke Ln.101

Reno, NV 89511

(775) 332-7100

In conjunction with escrow:

N/A



Stewart Title Company
5390 Kietzke Ln.101
Reno, NV 89511

Original
PRELIMINARY REPORT

Our Order No.:	2904320	Sales Price:	N/A
Proposed Buyer/Borrower:	YMV DEVELOPMENT LLC	Loan Amount:	N/A
Seller:	N/A		

Property Address: 0 Bell Street, Yerington, NV 89447

Proposed Lender: N/A

Today's Date: April 20, 2026

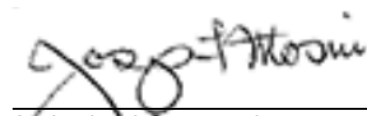
In response to the above referenced application for a policy of title insurance, Stewart Title Guaranty Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth in Exhibit A attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.


Authorized Countersignature
Joe Mosinski, Title Officer

Dated as of March 30, 2026 at 8:00AM

When replying, please contact:

Joe.Mosinski@Stewart.com
(775) 327-8448

PRELIMINARY REPORT

The form of Policy of Title Insurance contemplated by this report is:

☒ Preliminary Report Only

☐

SCHEDULE A

The estate or interest in the land hereinafter described or referred to covered by this report is:

FEE SIMPLE

Title to said estate or interest at the date hereof is vested in:

[YMV Development LLC](#)

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Lyon, described as follows:

Parcel 1:

Beginning at a point on the Southerly limits of the City of Yerington, which bears South 13°19'14" East, 1357.30 feet from the Northwest corner of Section 23, Township 13 North, Range 25 East, M.D.B.&M; proceed thence South 89°40' East, 435.6 feet along said Southerly city limits to the Northeast corner of the parcel;

Thence South 00°20' West, 200.00 feet to the Southeast corner of the parcel;

Thence North 89°40' West, 435.6 feet to the Southwest corner;

Thence North 00°20' East, 200.00 feet to the point of beginning.

Being in the Southwest 1/4 of Northwest 1/4, Section 23, Township 13 North, Range 25 East.

NOTE: The above metes and bounds description being the same as that for "Parcel 3" appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Lyon County, Nevada on February 24, 2003, as Instrument No. [291253](#), of Official Records.

APN: [001-311-02](#)

Parcel 2:

Parcel A of the PARCEL MAP FOR HARRY & ANN SMITH FAMILY TRUST, said map recorded in the office of the County Recorder of Lyon County, State of Nevada, on August 1, 2023, as Instrument No. [672419](#), Official Records.

APN: [001-491-08](#)

SCHEDULE B

At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy or policies would be as follows:

1. Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. (a) Unpatented mining claims, (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; whether or not the matters excepted under (a), (b) or (c) are shown by the public records, (d) Indian tribal codes or regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
4. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
5. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
7. Any lien or right to a lien for services, labor, equipment or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
8. Water rights, claims or title to water, whether or not shown by the public records.
9. The lien, if any, of supplemental taxes, assessed pursuant to the provision of the Nevada Revised Statutes.
10. Any liens that may be created for delinquent waste management charges pursuant to NRS 444.520.
11. Rights of way for any existing roads, trails, canals, streams, ditches, drain ditches, pipe, pole or transmission lines traversing said premises.
12. Any liens that may be created for Delinquent Water and Sewer Charges by reason of said premises lying within the Lyon County Utilities District. Contact the following for sewer and/or Tax Assessment information: Lyon County Utilities Department (775) 246-6220; Lyon County Treasurer (775) 463-6501. Delinquent amounts may be added to and collected through the secured real property tax roll of the Lyon County Assessor's Office and included in the tax installments referenced above.
13. Taxes for the fiscal year 2025 to 2026 have been paid in full in the amount of \$791.07
Assessors Parcel No.: 001-311-02

14. Taxes for the fiscal year 2025 to 2026 have been paid in full in the amount of \$350.00
Assessors Parcel No.: 001-491-08
15. Any additional liens which may be levied by reason of said premises being within the City of Yerington Water and Sewer.
16. Rights of way for Main Street and Bell Street, and any easements pertaining thereto, including but not limited to any prescriptive or implied rights and/or easements.
- (Affects on Parcel 1)
17. Subject to any rights and/or provisions of the General Highway Act for improvements, repair or landscaping to the public highway located along the boundary of the Land.
- (Affects on Parcel 1)
18. Mineral rights, reservations, easements and exclusions in the patent from the United States of America recorded April 9, 1951, Book 36, Page 445
Instrument No. [58882](#), of Official Records.
- (Affects on Parcel 1 and 2)
19. An easement affecting a portion of said land for the purpose stated herein, and incidental purposes
In favor of: Walker River Irrigation District,
For: Right of Way,
Recorded: August 30, 1948 in Book 35, Page 379
Instrument No. [56127](#), Official Records.
- (Affects on Parcel 2)
20. An easement affecting a portion of said land for the purpose stated herein, and incidental purposes
In favor of: Continental Telephone CO of CA and Continental Telephone CO of NV,
For: Continental Telephone Company of California, dba Continental Telephone Company of Nevada, a California,
Recorded: June 9, 1975,
Instrument No. [22563](#), Official Records.
- (Affects on Parcel 1)
21. Terms, Covenants, Conditions, Restrictions, Easements and Provisions in that certain instrument entitled "Easement Agreement and Deed", recorded March 30, 2010 as Instrument No. [595653](#) of Official Records.
- (Affects on Parcel 2)
22. Easements, dedications, reservations, provisions, recitals, building set back lines, and any other matters as provided for or delineated on Parcel Map, recorded August 1, 2023, as Instrument No. [672419](#), Official Records of Lyon County, Nevada.
- (Affects on Parcel 2)
23. The effect of the following Record of Survey
Performed By: Frederick Dolsen and Nora Stevens
Recorded: September 21, 2023
Instrument No.: [674191](#), Of Official Records.
- (Affects on Parcel 1)

24. Any facts that may be disclosed by an ALTA/NSPS survey of said land.
25. Rights of parties in possession of the subject property by reason of unrecorded leases, if any.

NOTE: This report is being issued for information purposes only, no liability assumed.

END OF EXCEPTIONS

REQUIREMENTS AND NOTES

1. Show that restrictions or restrictive covenants have not been violated.
2. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest, mortgage or lien to be issued.
3. Furnish proof of payment of all bills for labor and material furnished or to be furnished in connection with improvements erected or to be erected.
4. Pay the premiums, fees and charges for the policy.
5. Pay all taxes, charges, and assessments affecting the land that are due and payable.
6. Documents satisfactory to us creating the interest in the land and the mortgage to be insured must be signed delivered and recorded.
7. Tell us in writing the name of any one not referred to in this Prelim who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
8. Record instrument(s) conveying or encumbering the estate or interest to be insured, briefly described:

Documents necessary to close the within transaction

9. After the review of all the required documents, the Company reserves the right to add additional items and/or make additional requirements prior to the issuances of any policy of title insurance.
10. Note: According to the public records the following has/have been the only Deed(s) of record conveying the property described in this report during the previous 24 months..

A Grant, Bargain, Sale Deed executed by Anthony Summers, a widow to Frederick Dolsen and Nora Stevens, husband and wife as joint tenants with right of survivorship, recorded August 31, 2015, as Instrument No. [540659](#), in the Office of the County Recorder, Lyon County, Nevada..

A Quitclaim Deed executed by Frederick Dolsen and Nora Stevens to Frederick J. Dolsen and Nora C. Stevens as trustees of The Dolsen-Stevens Family Trust under trust, agreement dated June 19, 2024, recorded June 24, 2024 as Instrument No. [683197](#), in the Office of the County Recorder, Lyon County, Nevada..

A Quitclaim Deed executed by Frederick J. Dolsen and Nora C. Stevens as trustees of The Dolsen-Stevens Family Trust under trust agreement dated June 19, 2024 to YMV Development LLC, recorded June 27, 2024 as Instrument No. [683327](#), in the Office of the County Recorder, Lyon County, Nevada.

(All Deed affects on Parcel 1)

11. Note: According to the public records the following has/have been the only Deed(s) of record conveying the property described in this report during the previous 24 months..

A Grant, Bargain, Sale Deed executed by Harry Smith and Ann Smith, Trustees of the Harry and Ann Smith Family Trust to Nora Cecile Stevens, a married woman as her sole and separate property, recorded November 13, 2023 as Instrument No. [675858](#), in the Office of the County Recorder, Lyon County, Nevada..

An Affidavit of Scrivener's Error, recorded May 15, 2024 as Instrument No. [681704](#), in the Office

of the County Recorder, Lyon County, Nevada..

A Grant, Bargain, Sale Deed executed by Fredrick John Dolsen, a married man to Nora Cecile Stevens, a married woman as her sole and separate property, recorded November 13, 2023 as Instrument No. [675859](#), in the Office of the County Recorder, Lyon County, Nevada..

An Affidavit of Scrivener's Error, recorded May 15, 2024 as Instrument No. [681705](#), in the Office of the County Recorder, Lyon County, Nevada..

A Quitclaim Deed executed by Nora Cecile Stevens to Frederick J. Dolsen and Nora C. Stevens as trustees of The Dolsen-Stevens Family Trust under trust agreement dated June 19, 2024, recorded June 24, 2024 as Instrument No. [683198](#), in the Office of the County Recorder, Lyon County, Nevada..

A Quitclaim Deed executed by Frederick J. Dolsen and Nora C. Stevens as Trustees of the Dolsen-Stevens Family Trust under Trust Agreement dated June 19, 2024 to YMV Development LLC, recorded June 27, 2024 as Instrument No. [683326](#), in the Office of the County Recorder, Lyon County, Nevada.

(All Deed affects on Parcel 2)

END OF REQUIREMENTS AND NOTES

STEWART INFORMATION SERVICES CORPORATION GRAMM-LEACH BLILEY PRIVACY NOTICE

This Stewart Information Services Corporation Privacy Notice ("Notice") explains how we and our affiliates and majority-owned subsidiary companies (collectively, "Stewart," "our," or "we") collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of your information. Pursuant to Title V of the Gramm-Leach Bliley Act ("GLBA") and other Federal and state laws and regulations applicable to financial institutions, consumers have the right to limit some, but not all sharing of their personal information. Please read this Notice carefully to understand how Stewart uses your personal information.

The types of personal information Stewart collects, and shares depends on the product or service you have requested.

Stewart may collect the following categories of personal and financial information from you throughout your transaction:

1. Identifiers: Real name, alias, online IP address if accessing company websites, email address, account name, unique online identifier, or other similar identifiers.
2. Demographic Information: Marital status, gender, date of birth.
3. Personal Information and Personal Financial Information: Full name, signature, social security number, address, driver's license number, passport number, telephone number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, credit reports, or any other information necessary to complete the transaction.

Stewart may collect personal information about you from:

1. Publicly available information from government records.
2. Information we receive directly from you or your agent(s), such as your lender or real estate broker.
3. Information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Stewart may use your personal information for the following purposes:

1. To provide products and services to you in connection with a transaction.
2. To improve our products and services.
3. To communicate with you about our affiliates', and others' products and services, jointly or independently.

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers, or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules, and regulations.
- Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, processing payments.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, your realtor, broker, or a lender). Stewart may disclose your personal information to non-affiliated third-party service providers and vendors to render services to complete your transaction.

We share your personal information with the following categories of third parties:

- Non-affiliated service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- To enable Stewart to prevent criminal activity, fraud, material misrepresentation, or nondisclosure.
- Stewart's affiliated and subsidiary companies.
- Parties involved in litigation and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations, taxing authorities, if required in the transaction.
- Federal and State Regulators, law enforcement and other government entities to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

The law does not require your prior authorization or consent and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or browsing information with non-affiliated third parties, except as required or permitted by law.

Right to Limit Use of Your Personal Information

You have the right to opt-out of sharing of your personal information among our affiliates to directly market to you. To opt-out of sharing your information with affiliates for direct marketing, you may send an "opt out" request to OptOut@stewart.com, or contact us through other available methods provided under "Contact Information" in this Notice. We do not share your Personal Information with nonaffiliates for their use to directly market to you without your consent.

How Stewart Protects Your Personal Information

Stewart maintains physical, technical, and administrative safeguards and policies to protect your personal information.

Contact Information

If you have specific questions or comments about this Notice, the ways in which Stewart collects and uses your information described herein, or your choices and rights regarding such use, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270
Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

STEWART INFORMATION SERVICES CORPORATION PRIVACY NOTICE FOR CALIFORNIA RESIDENTS

Stewart Information Services Corporation and its affiliates and majority-owned subsidiary companies (collectively, "Stewart," "our," or "we") respect and are committed to protecting your privacy. Pursuant to the California Consumer Privacy Act of 2018 ("CCPA") and the California Privacy Rights Act of 2020 ("CPRA"), we are providing this **Privacy Notice** ("CCPA Notice"). This CCPA Notice explains how we collect, use, and disclose personal information, when and to whom we disclose such information, and the rights you, as a California resident have regarding your Personal Information. This CCPA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users, consumers, and others who reside in the State of California or are considered California Residents as defined in the CCPA ("consumers" or "you"). All terms defined in the CCPA & CPRA have the same meaning when used in this Notice.

Personal and Sensitive Personal Information Stewart Collects

Stewart has collected the following categories of personal and sensitive personal information from consumers within the last twelve (12) months:

A. Identifiers. A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.

B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)). A name, signature, Social Security number, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information.

C. Protected classification characteristics under California or federal law. Age, race, color, ancestry, national origin, citizenship, marital status, sex (including gender, gender identity, gender expression), veteran or military status.

D. Commercial information. Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.

E. Internet or other similar network activity. Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.

F. Geolocation data

Stewart obtains the categories of personal and sensitive information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees, or their agents (For example, realtors, lenders, attorneys, brokers, etc.)
- Directly and indirectly from activity on Stewart's website or other applications.
- From third parties that interact with Stewart in connection with the services we provide.

Use of Personal and Sensitive Personal Information

Stewart may use or disclose the personal or sensitive information we collect for one or more of the following purposes:

- a. To fulfill or meet the reason for which the information is provided.
- b. To provide, support, personalize, and develop our website, products, and services.
- c. To create, maintain, customize, and secure your account with Stewart.
- d. To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- e. To prevent and/or process claims.
- f. To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- g. As necessary or appropriate to protect the rights, property or safety of Stewart, our customers, or others.
- h. To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- i. To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
- j. To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- k. To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- l. Auditing for compliance with federal and state laws, rules, and regulations.
- m. Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
- n. To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal or sensitive information or use the personal or sensitive information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender).

We share your personal information with the following categories of third parties:

- a. Service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- b. Affiliated Companies.
- c. Parties involved in litigation and attorneys, as required by law.
- d. Financial rating organizations, rating bureaus and trade associations.
- e. Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information:

Category A: Identifiers

Category B: California Customer Records personal information categories

Category C: Protected classification characteristics under California or federal law

Category D: Commercial Information

Category E: Internet or other similar network activity

Category F: Non-public education information

A. Your Consumer Rights and Choices Under CCPA and CPRA

The CCPA and CPRA provide consumers (California residents as defined in the CCPA) with specific rights regarding their personal information. This section describes your rights and explains how to exercise those rights.

i. Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

ii. Deletion Request Rights

You have the right to request that Stewart delete any personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.
2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.
3. Debug products to identify and repair errors that impair existing intended functionality.
4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.
5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 *seq.*).
6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.
7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.
8. Comply with a legal obligation.
9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

iii. Opt-Out of Information Sharing and Selling

Stewart does not share or sell information to third parties, as the terms are defined under the CCPA and CPRA. Stewart only shares your personal information as commercially necessary and in accordance with this CCPA Notice.

iv. Correction of Inaccurate Information

You have the right to request that Stewart correct any inaccurate information maintained about.

v. Limit the Use of Sensitive Personal Information

You have the right to limit how your sensitive personal information, as defined in the CCPA and CPRA is disclosed or shared with third parties.

Exercising Your Rights Under CCPA and CPRA

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described herein, your choices and rights regarding such use, or wish to exercise your rights under California law, please submit a verifiable consumer request to us by the available means provided below:

1. Emailing us at OptOut@stewart.com; or
2. Visiting <https://www.stewart.com/en/quick-links/ccpa-request.html>

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child, if applicable.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.
- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA rights. Unless permitted by the CCPA, we will not:

- Deny you goods or services.
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Record Retention

Your personal information will not be kept for longer than is necessary for the business purpose for which it is collected and processed. We will retain your personal information and records based on established record retention policies pursuant to California law and in compliance with all federal and state retention obligations. Additionally, we will retain your personal information to comply with applicable laws, regulations, and legal processes (such as responding to subpoenas or court orders), and to respond to legal claims, resolve disputes, and comply with legal or regulatory recordkeeping requirements.

Changes to This CCPA Notice

Stewart reserves the right to amend this CCPA Notice at our discretion and at any time. When we make changes to this CCPA Notice, we will post the updated Notice on Stewart's website and update the Notice's effective date.

Link to Privacy Notice

<https://www.stewart.com/en/privacy.html>

Contact Information

Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

9

City of Yerington

14 E. Goldfield Ave.
Yerington, NV 89447
www.yerington.net



July 3, 2026

Dear Mayor and Yerington City Council,

Pursuant to NRS 5.023, the Yerington City Council shall select a number of individuals that it determines appropriate to comprise a panel of substitute municipal judges. On behalf of Yerington Municipal Judge Brandi Jensen, I respectfully request our panel to be updated to include the following individuals:

- Brent Kolvet
- Aaron Mouritsen
- LeAnn Schumann
- **Lori Matheus**
- All Municipal Court Judges
- All Senior Judges who have received a commission from the Supreme Court to serve as a Senior Judge
- **Pete Spinuzzi**
- **Doug Kassebaum**
- **Camille Vecchiarelli**
- **Terry Graham**
- All Justices of the Peace

Compensation for the Judge Pro Tem is established by the City Council. The current approved rate of compensation is \$490.00 per day, or \$245.00 for a half day. **The court further requests establishing an hourly rate of \$54.35. This is to better accommodate the mandated daily pretrial release and arraignment hearings that were established in Assembly Bill 424 of the 2021 Nevada Legislature sessions.**

Compensation for a Senior Judge is established by Nevada Supreme Court Rule 12, and is an amount proportional to the gross monthly salary of the judge that they are assigned.

Thank you for your consideration of this request. I am happy to answer any questions you may have regarding this matter.

Sincerely,

Jerry Bryant
City Manager
City of Yerington

10

City of Yerington

14 E. Goldfield Ave.
Yerington, NV 89447
www.yerington.net

July 13, 2026



RE: Support for Designating the Onion as Nevada's Official State Vegetable

To the Honorable Members of the Nevada State Legislature,

On behalf of the Yerington City Council and the citizens of Yerington, we are writing to express our enthusiastic and formal support for the legislative initiative to designate the onion as Nevada's official State Vegetable during the upcoming 2027 legislative session.

Agriculture is the bedrock of Lyon County and the Mason Valley, driving our local economy and shaping our community's identity for generations. Yerington is proudly home to premier agricultural operations, including Mason Valley Heritage Ag, Nevada Onion, Peri & Sons Farms, alongside numerous dedicated multi-generational farming families. Our region acts as a vital food producer not just for the Silver State, but for the entire nation. Formally recognizing the onion serves as a well-deserved tribute to our hard-working agricultural workforce.

The Yerington City Council foresees significant benefits from this designation, including:

- **Economic Growth & Agritourism:** This designation will anchor a localized agritourism campaign, drawing visitors to rural Nevada for farm tours, culinary events, and local festivals that directly stimulate our small businesses.
- **Marketing & Branding Value:** A distinct "State Vegetable" designation provides invaluable marketing leverage for local growers to elevate and promote premium, Nevada-grown products nationwide.
- **Educational Outreach:** This initiative creates robust opportunities to partner with youth leadership organizations like the FFA and 4-H, strengthening the connection between younger generations, public education, and sustainable local food sources.
- **Community Advocacy:** This is a unifying, common-sense effort to champion our rural farming communities at no cost to Nevada taxpayers.

The City of Yerington stands proudly alongside the Yerington Chamber of Commerce and our local agricultural partners in advocating for this bill. We kindly urge your full consideration and support of this designation in the 2027 session to shine a well-deserved spotlight on rural Nevada's agricultural triumphs.

Thank you for your time, consideration, and continued dedication to the economic vitality of our state.

Sincerely,

John J. Garry
Mayor, City of Yerington

BOBBY B. ONION!

VOTE FOR NEVADA'S STATE VEGETABLE!



A GRASSROOTS LEADER!

AGRITOURISM & YOUTH ADVOCACY
FROM WHITEBOARD TO CARSON CITY!



ENDORSED BY THE YERINGTON CHAMBER OF COMMERCE



YERINGTON CHAMBER OF COMMERCE

Official Council Briefing • Agenda Item: Formal Support for the 2027 Legislative State Vegetable Initiative

To:	Mayor and Yerington City Council Members	Date:	July 13, 2026
From:	Catrinna Schulz, President	Subject:	Resolution of Support for Designating the Onion as Nevada's Official State Vegetable

Executive Summary

The Yerington Chamber of Commerce requests the City Council's formal endorsement via resolution to designate the onion as Nevada's official State Vegetable for the upcoming 2027 Legislative Session. What began as a local grassroots concept has been formalized into a comprehensive Chamber Economic Development Initiative aimed at launching a long-term rural agritourism campaign. This bill is structured to drive direct consumer foot traffic to Yerington's main street businesses, promote local agricultural leadership, and empower community youth through a high-visibility civic and educational partnership.

The "Bobby B. Onion" Origin: Deep Roots in Yerington Education

This initiative possesses authentic, local historical roots. The campaign's educational framework was originally born from a whiteboard drawing during my tenure at the Nevada Department of Agriculture (NDA). This drawing was professionally graphic-designed into the character "Bobby B. Onion".

Bobby B. Onion served as the centerpiece for regional agricultural literacy campaigns during reading weeks at Yerington, Schurz, and Hawthorne Elementary schools. Using the custom-tailored curriculum and book *What an Onion Wants to Be*, students learned exactly where their food grows and the economic value of Mason Valley's agricultural workforce. This campaign revitalizes that proven infrastructure to scale agricultural advocacy statewide.

Driving Main Street Foot Traffic & Agritourism Blueprint

While securing the official state symbol is a powerful point of community pride, the primary operational focus is economic resilience. The Chamber will leverage the permanent state designation as a marketing hook to implement an aggressive rural tourism corridor strategy:

- **The State Onion & Harvest Festival:** Establishing a premier annual festival hosted right here in Lyon County to anchor northern Nevada agritourism.
- **Public Art & Community Branding:** Launching a public art installation utilizing business-sponsored, large-scale artistically decorated onions—modeled after the highly successful "Boots in Elko" campaign—placing themed statues outside participating local storefronts.



- **Capturing Highway Traffic:** Creating designated farm tour routes and agritourism maps designed to capture visitor traffic and guide them directly into brick-and-mortar mainstays such as the Red Rooster Emporium, Bound and Wrapped Books, and surrounding local dining and hospitality storefronts.

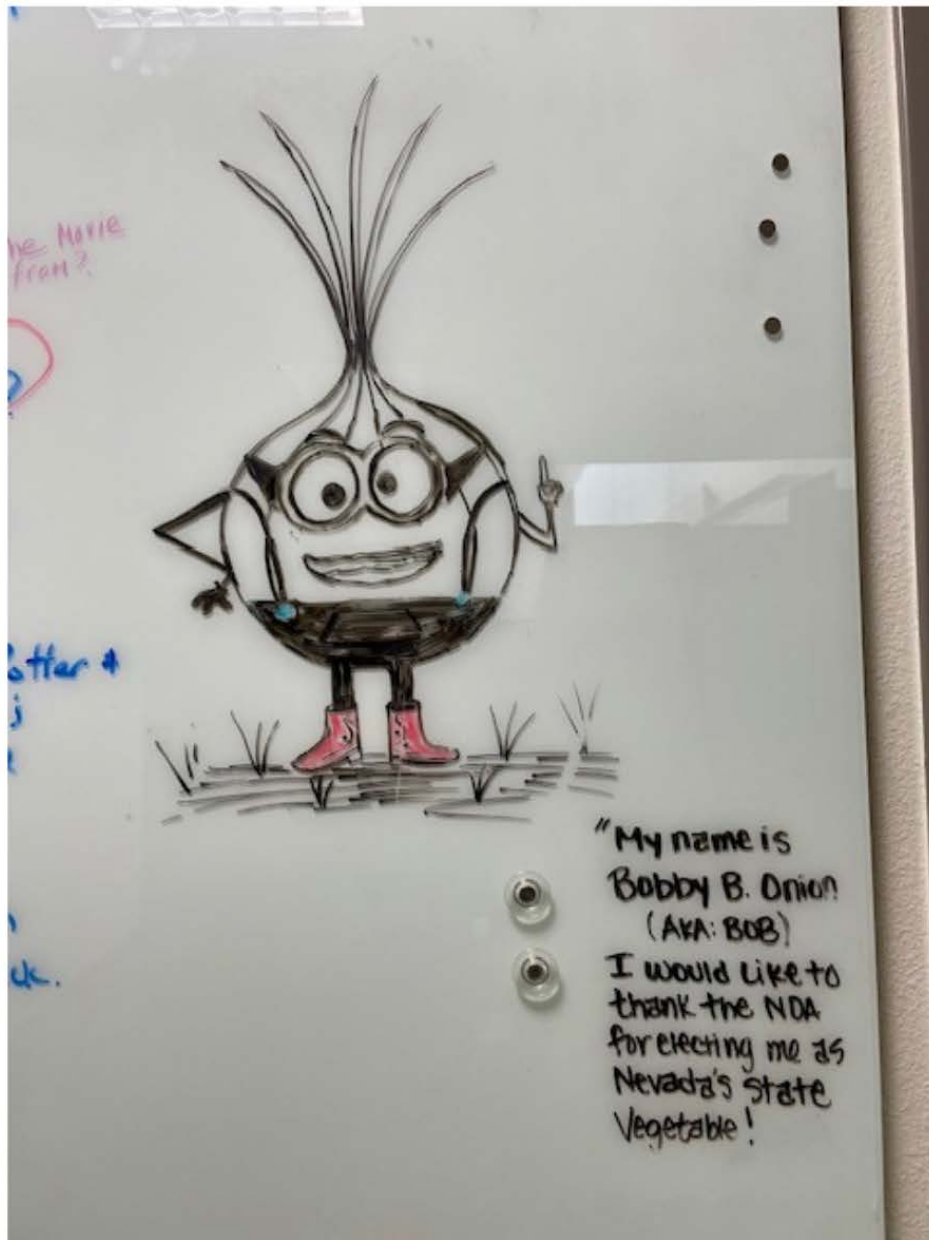
Youth Civics & Leadership in Action

In alignment with Travis Crowder, CEO of the Mason Valley Boys & Girls Club, and Heather Dye, Executive Director of Nevada FFA, conversations have been initiated to put local youth at the forefront of this bill. Students will act as the primary lobbyists, traveling to Carson City to provide committee testimony, track the legislative process, and learn real-world civics. Historical precedent shows student-led symbol bills carry unrivaled bipartisan appeal and pass seamlessly.

Solidified Legislative & Regional Momentum

The Chamber has secured immense structural backing to ensure our local coalition handles the daily heavy lifting and lobbying logistics throughout the session:

- **Senator Robin Titus** Conversations have been initiated for her to become the Senate sponsor, and she currently has her research team reviewing the initiative's framework.
- **Assemblyman Blayne Osborn** Conversations have been initiated for him to become the primary sponsor on the Assembly side.
- **Assemblyman Greg Koenig** is a potential co-supporter, as he has utilized all his allotted bill draft requests for the upcoming session.
- **Assemblyman Gurr:** He has already submitted his bill draft request to designate the elderberry as Nevada's official State Fruit, and introductory discussions have been opened regarding his potential role as a co-sponsor for our initiative.
- **Regional Partners:** The Western Nevada Development District (WNDD), the Nevada Department of Agriculture (Ciara Ressel), and Garrett Tamagni from the Lt. Governor's Office are actively engaged to align the initiative with state-wide rural outreach and development.



"My name is
Bobby B. Onion
(AKA: BOB)
I would like to
thank the NDA
for electing me as
Nevada's State
Vegetable!"





Nevada
Department
of Agriculture



11

5.0 ECONOMIC DEVELOPMENT

5.1 Introduction

The economic landscape of Yerington has experienced significant shifts over the past few decades. Historically known for its mining industry, as well as agriculture and ranching, Yerington's economy has undergone a transition to a more diversified economic base including manufacturing, retail services, and recreation/entertainment. Agriculture remains a cornerstone of the local economy, with ranching and farming providing livelihoods and contributing to the area's economic stability. Small businesses in Yerington contribute to the local economy by providing essential services and goods and fostering a close-knit community atmosphere. However, the city faces challenges typical of rural areas, such as limited economic diversification and relatively lower levels of investment compared to urbanized areas of Nevada such as Carson City and Reno. To build on Yerington's economic foundation and encourage economic growth, the Economic Development Element offers a multifaceted strategy to diversify the economic base by helping grow small businesses, addressing shortcomings in existing infrastructure, investing in the human capital component of the community, and capitalizing on existing industries.

A recent development that could drastically impact the economic landscape of Yerington is the Tahoe-Reno Industrial Center (TRIC), which continues to expand. Located just a short drive north from Yerington in Storey County, the TRIC holds significant potential for advancing the City's economic development goals. By leveraging its strategic location and existing infrastructure, Yerington's proximity to the TRIC could help attract new businesses and industries. As companies seek to expand their operations, Yerington could serve as a location for housing for employees who travel to/from the TRIC, as well as an area for potential expansion of services. Economic spillover from the TRIC's growth could lead to increased investments in infrastructure, housing, and education within Yerington.

High on the priority list of economic development planning for rural communities should be the support, retention, and expansion of locally owned and operated business/industrial enterprises. According to a study conducted by the Chamber of Commerce of the United States, approximately 82 percent of the economic growth of an average American community results from the creation and expansion of locally owned and operated businesses. In Nevada, approximately 90 percent of new firms employ 20 or fewer employees. That size firm could easily fit into and grow with the Yerington community. Small businesses play a crucial role in the local economy and community fabric. As a city with a tight-knit population, these businesses not only provide essential goods and services but also serve as the backbone of the local economy. They offer unique products and personalized services that large chains often cannot match, fostering a sense of local pride and character. By supporting small businesses, residents contribute to a vibrant community atmosphere that enhances the overall quality of life in Yerington.

Moreover, small businesses in Yerington are instrumental in job creation and economic stability. They often hire local residents, contributing to lower unemployment rates and helping to retain the area's talent. These businesses also frequently engage in community initiatives and support local events, strengthening social bonds and encouraging a spirit of collaboration. As a result, small businesses are not just economic entities but are integral to the social and cultural vitality of Yerington, making them indispensable to the city's growth and sustainability. Supporting and retaining existing businesses should be at the forefront of Yerington's economic development.





Source: DOWL, 2024

Figure 8: Downtown Yerington

Economic development efforts in Yerington should be tailored to the City's capacity to influence the local economy. The City has a vital role in providing a business-friendly atmosphere. Specific actions the City can take include:

- Tailor its zoning regulations to reduce barriers for business development
- Provide streamlined development review
- Identify infrastructure needs and investing in infrastructure and utilities to reduce development costs for businesses
- Support development of a range of housing types, strong schools
- Promote the city's historic and cultural resources
- Revitalize downtown and supporting redevelopment efforts

- Support the development of occupational training programs and workforce development initiatives.

Yerington's economy is characterized by its historical ties to mining, a strong agricultural sector, and a growing focus on tourism and local business development. The City's efforts to diversify its economic base, improve infrastructure, and enhance workforce skills are pivotal for driving sustainable growth. While there are challenges to address, including the need for population growth and economic diversification, Yerington is making strides towards building a resilient and prosperous economic future.

5.2 Summary of Current Conditions and Trends

In support of the 2024 update to the Master Plan, the City completed a socioeconomic economic baseline indicator study (Appendix 1). The following discussion highlights key trends from the socioeconomic report that inform the economic development strategies in Section 4.3 and the goals and action strategies in Section 4.4. These employment trends underscore the dynamic nature of Yerington's economy and the evolving demands within different sectors. As Yerington continues to evolve, understanding these trends will be crucial for shaping strategies that support sustainable economic growth and address the community's needs.

5.2.1 Employment/Unemployment

Employment as measured by full-time employed individuals rose gradually in Yerington between 2012 and 2022, increasing by 10.8%. Total employed individuals, however, including both full-time and part-time decreased slightly by 4.5%. Following trends in Lyon County and Nevada (see Figure 9), the unemployment rate decreased significantly from 16.4% in 2012 coming out of the 2009-2011 recession to 5.1% in 2022. The notable increase in full-time employment combined with the steady decline of the unemployment rate suggests a positive shift in job stability within the town.

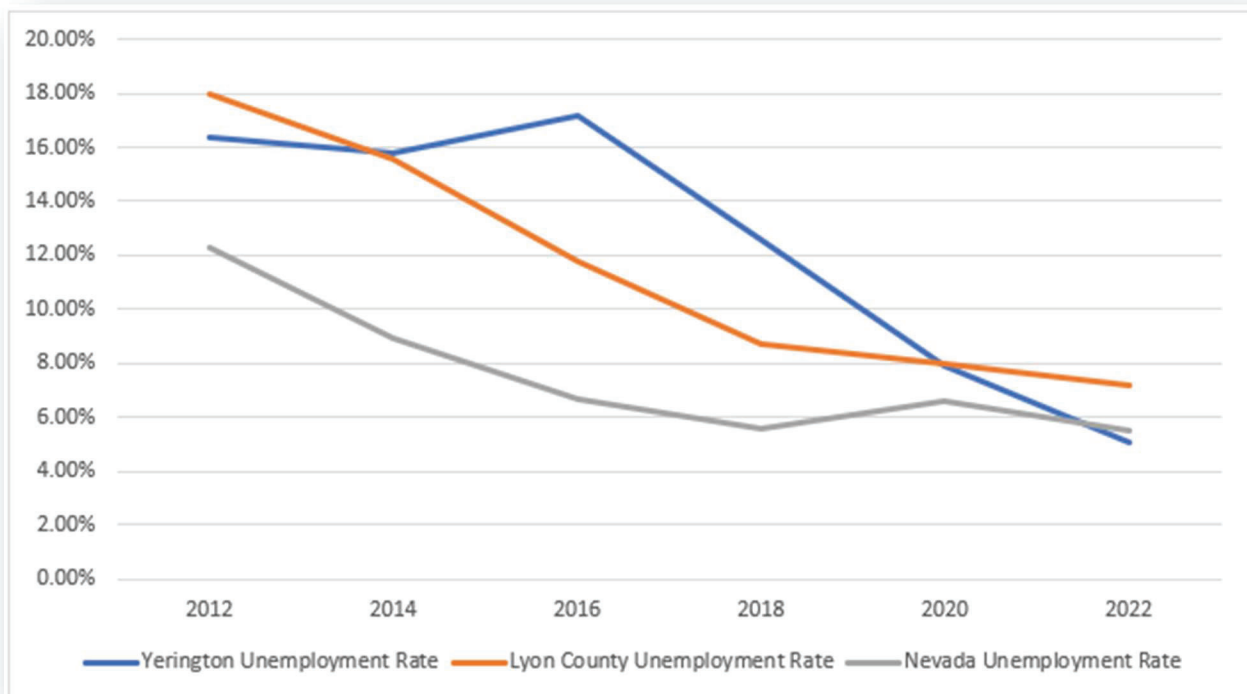


Figure 9: Unemployment Rates in Yerington, Lyon County, and Nevada, 2012-2022

5.2.2 Labor Force

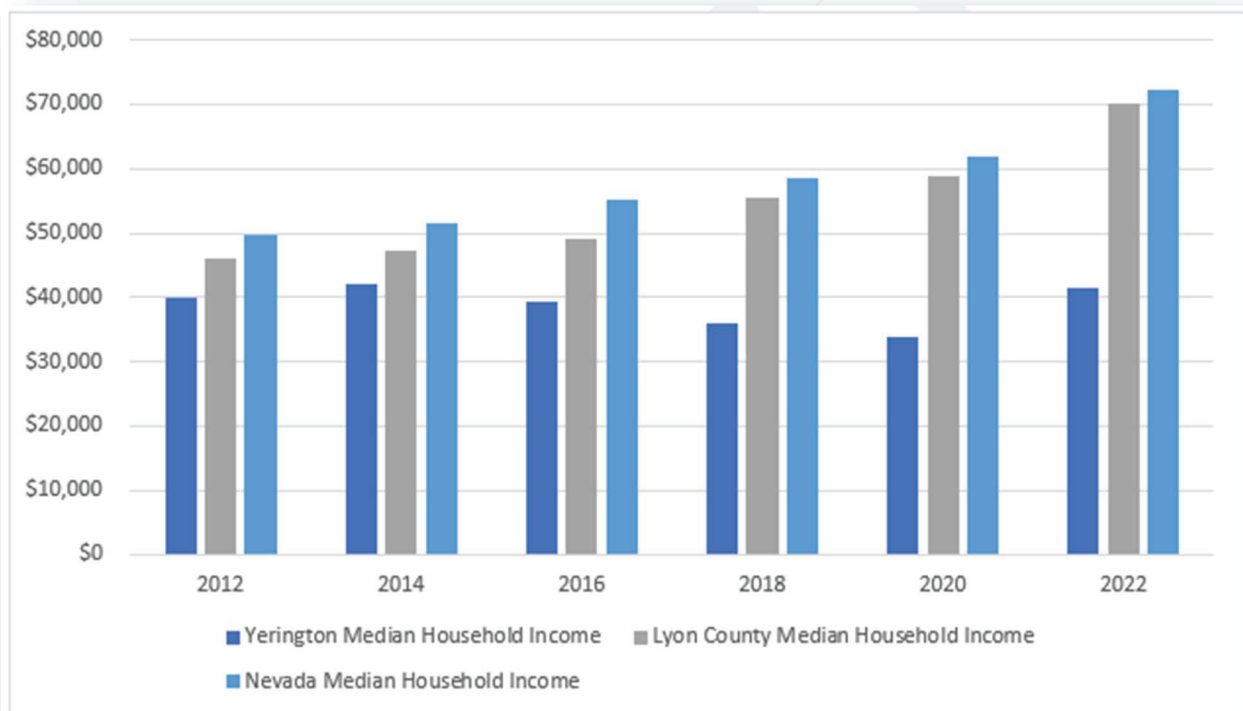
Yerington experienced a significant decrease in the labor force participation rate from approximately 54 percent to 42 percent, from 2012 to 2022 (Table 7), whereas Lyon County experienced a slight increase and Nevada as a whole experienced a small decrease during this period. Yerington's decreasing labor force participation rate began in 2020 with the COVID-19 pandemic. This decline in labor rate could be explained by a multitude of factors. The aging population of Yerington signals that a larger proportion of residents may be retiring, reducing the overall labor force participation rate.

Table 7: Labor Force Participation Rates in Yerington, Lyon County, and Nevada, 2012-2022

Labor Force	2012	2014	2016	2018	2020	2022
Yerington Labor Force Participation Rate	53.6%	55.1%	46.8%	53.3%	40.1%	41.9%
Lyon County Labor Force Participation Rate	57.1%	57.5%	55.2%	56.2%	56.2%	58.9%
Nevada Labor Force Participation Rate	65.1%	63.7%	63.3%	63.6%	63.4%	63.3%

5.2.3 Income

Income levels in Yerington for households (both family and non-family households), is significantly less than those of the county and state, with incomes between \$10,000 and \$30,000 less (Figure 10). Overall, incomes in Yerington lag behind those of Lyon County and Nevada and have grown more slowly indicating a lack of resilience to economic shocks and economic concentration across a few main sectors. Trends in median incomes could indicate fewer high-paying job opportunities and a less diverse job market when compared to Lyon County and Nevada – limited job prospects or lower demand for skilled labor can contribute to a slower growth in income for families, particularly when the community experiences a stagnation in population growth. Two bright spots are non-family household incomes which grew as quickly as Lyon County and Nevada from 2012-2022, possibly reflecting the in-migration of retirees into the community and increases in per capita income, which grew by 40 percent, equaling Nevada, but less than the 73 percent increase for Lyon County. These trends highlight significant disparities in income growth compared to Lyon County and the state of Nevada. The overall slower growth in median income, particularly for family households, raises concerns about the availability of high-paying jobs and economic opportunities in the City. These trends underscore the need for targeted economic development strategies to boost job diversity and income growth in Yerington.



Source: U.S. Census Bureau, American Community Survey

Figure 10: Median Household Income in Yerington, Lyon County, and Nevada, 2012-2022

5.2.4 Industry Sectors and Employers

Retail, agriculture, mining, finance and insurance, and health and education are the largest sectors in Yerington's economy. The health care, education, arts, and transportation sectors all lost employment from 2012-2022. Retail, finance/insurance and real estate, agriculture and mining all saw increases over the same time period. Significant changes across industry sectors reflect broader economic and consumer trends, with retail and finance/insurance sectors expanding markedly, whereas the arts, entertainment, and transportation sectors have declined. These shifts highlight the town's adaptation to changing economic conditions and consumer preferences, underscoring a transition towards industries with more robust growth potential, suggesting areas for future development and investment. Figure 11 depicts more detailed breakdown of employment by industry sector.

5.2.4.1 *Natural Resources and Mining*

Agriculture and mining jobs experienced an upward trend during the past two decades, with approximately 127 employees that worked in the agriculture, forestry, fishing, hunting, and mining industry in 2022. The top agriculture, forestry, fishing, hunting, and mining employers in the City include Peri and Sons, Nevada Copper Inc., Snyder Family Farms, and Nevada Fresh Pak. Two annexations to include large swaths of vacant land, currently considered for agricultural and mining uses, occurred since the 2005 master plan. This vacant agricultural and industrial land presents an opportunity to develop in the future to urbanized uses.

5.2.4.2 *Retail*

Private wage and salaried workers make up approximately 74.4% of the total employed population in Yerington. Among that population, retail employees comprised approximately 35.5% of the private wage and salary workforce. Retail has experienced a substantial increase in the composition of the total workforce population, jumping from 5.7% in 2012, to 26.4% in 2022. The top retail employers in Yerington are Raley's and True Value Hardware, with a variety of other national, regional, and local companies making up the remainder of retail employers.

5.2.4.3 *Government Services*

Some of the top employers in the city are the various government entities including the City of Yerington, Lyon County, and the Lyon County Sheriff's Department. As of 2022, approximately 23.3% of the employed population are classified as government workers. This figure experienced a sharp decline from 32.5% of the employed population in 2020, perhaps as a result of the COVID-19 pandemic impacting the availability of government jobs during a period of economic downturn. Government services can be expected to remain a top employer for Yerington and will fluctuate with the growth of the surrounding community. As the city grows or shrinks, so too will the amount of government employees.

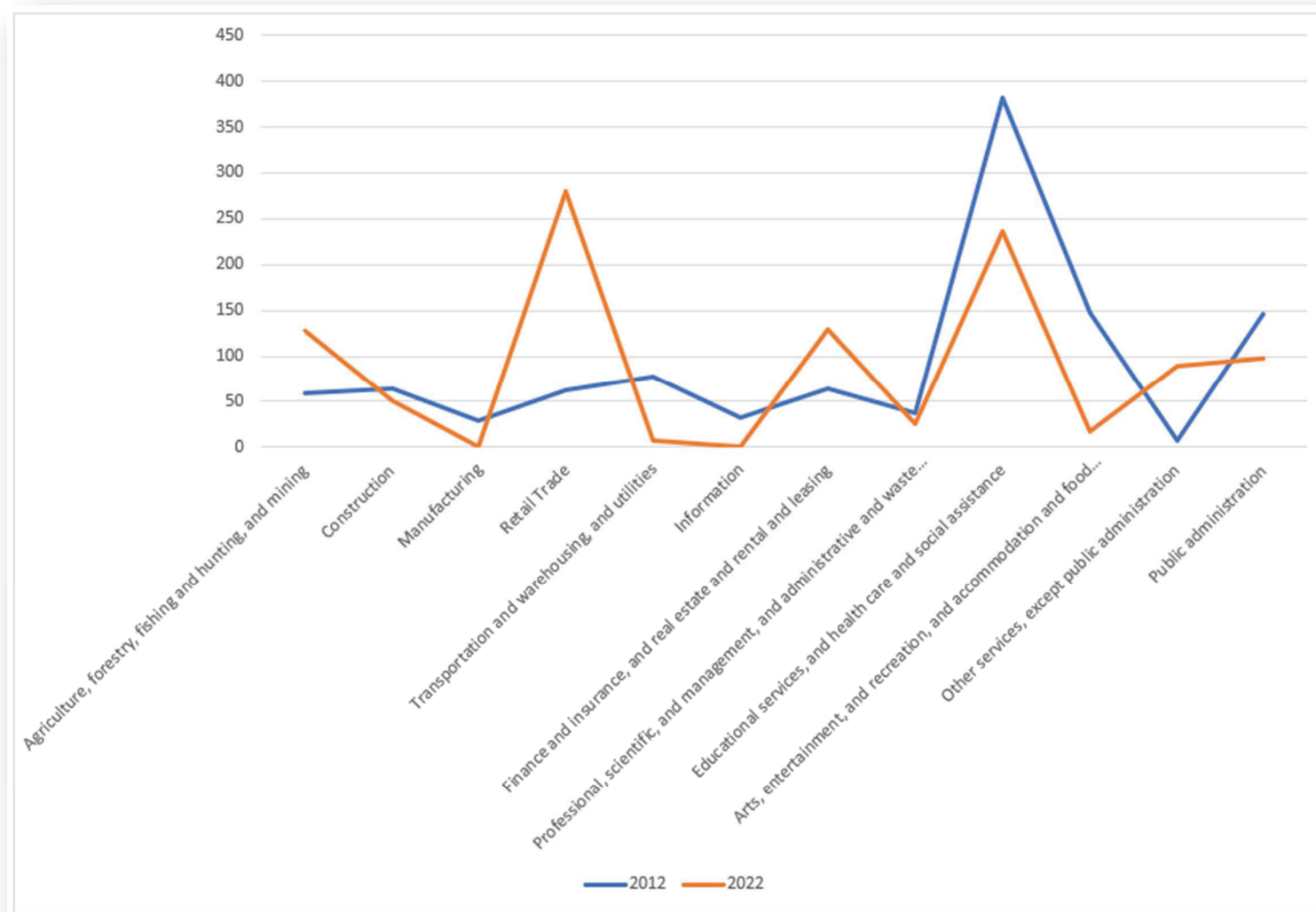
5.2.4.4 *Health Care and Social Assistance Support Occupations*

Approximately 10.57% of employment in Yerington is within the Health Care and Social Assistance industry. This is higher than the County's (9.31%) and the State's (9.43%) percentage of employment within this sector. It should be noted that this data was retrieved from the United States Census Bureau (USCB) ACS 5-year Estimates. Because these are estimates, a margin of error is included with the provided data (USCB 2022).

The top health care and social assistance service employer in 2021 in the City was the South Lyon Medical Center, which employs between 100 and 249 employees (Nevadaworkforce.com). Other smaller health care and social assistance employers in the City include Smith Valley Physician's Office, Home Health Services of Nevada Inc., Lincare Inc., and Just Like Home retirement home.

5.2.4.5 Recreation/Tourism/Hospitality

Business and jobs related to the tourism industry forecast a downward trend for Yerington. The city's most significant assets for drawing visitors include its' recreation, culture, and history. Recreationalists use Yerington as a base while visiting the Walker River State Recreation Area and enjoy the Yerington Trails for off-roading. The city's small-town roots draw historians and culturalists to its' historic downtown for the Lyon County museum and Yerington Theater for the Arts & Jeanne Dini Cultural Center (Travel Nevada 2024). The top visitor industry and tourism services locations in Yerington include Pioneer Crossing Casino, Dini's Lucky Club, Dotty's, Lyon County Museum, and Jeanne Dini Cultural Center. Tourism has been identified by stakeholders throughout the region as an industry with growth potential.



Source: U.S. Census Bureau, American Community Survey

Figure 11: Employment by Industry Sector, 2012-2022

5.3 Economic Development Strategies

The City of Yerington has collaborated with regional and local stakeholders to identify various economic development goals, and the strategies to achieve those goals. In an effort to get feedback from the community, local residents have been queried to voice their opinions on the current conditions of the local economy, and brainstorm ways to foster sustainable economic growth. Active public and private engagement were a major component in developing strategies and goals and serves as the backbone of this master plan. Based on the feedback received, multiple opportunity areas were identified as noted below:

- Agriculture/food processing and producing – With a strong agricultural presence already established, efforts should be made to attract new food processing and producing businesses to the city. Furthermore, as one of the largest producers of white onions in the country, there are potential agri-tourism events such as an onion festival that could be held to attract both locals and tourists.
- Fernley, NV inland port – As the inland port in Fernley, Nevada, continues to be developed, the whole region may benefit from expanded distribution and manufacturing opportunities. Due to its close proximity to Fernley, Yerington is strategically positioned to capitalize on this potential growth, and effectively and efficiently ship goods produced in the City elsewhere.
- Railways – existing rail infrastructure could help attract developers who would benefit from being strategically positioned along rail transportation routes. The City should take inventory of sites adjacent to existing rail lines to identify rail-dependent economic development opportunities and support marketing efforts to promote the development of rail-dependent development opportunities.
- The Fort Churchill NV energy corridor currently has available capacity for users requiring less than 15 megawatts of power in the region. The City should identify areas from which power can be reasonably provided and promote available electrical power capacity to users seeking to locate in the region.
- As the TRIC continues to grow, there may be opportunities to attract satellite offices and/or supportive uses to help serve the established businesses. Due to its close proximity to the TRIC, Yerington is strategically positioned to capitalize on an influx of both people and business.
- The existing Yerington Airport has the potential to expand and attract aviation training/classes to the region.
- Downtown expansion/revitalization – build up the downtown area to be an attractive place to live, work, and play. Invest in open space and beautification efforts to create an enticing environment in which people want to spend time.
- Redevelop golf course – either renovate and reopen the golf course, or redevelop the land to a needed use (housing, manufacturing, agriculture, etc.)
- Proximity to public lands and regional attractions – the Walker River State Recreation Area falls within the City and provides a wide range of outdoor activities including hiking, fishing, and kayaking. There is also a wide range of off-roading areas found within and surrounding Yerington. To capitalize on these incredible natural resources, tourism related development such as motels/hotels, restaurants, and equipment rentals should be further explored.

Coinciding with those opportunities are the constraints found within Yerington. Those constraints were identified as follows:

- Housing – there is a lack of available housing in the City. In order to attract employers, the City needs to have a variety of housing types available for potential workers.
- Power – currently, demand exceeds the current supply of power. Increased investment in energy infrastructure will be needed to support new businesses and developments.
- Workforce – in order to attract new employers, the available workforce must have the necessary skills to fill those job opportunities. Increased investment in workforce development will be instrumental in attracting employers, as well as helping to retain working age individuals. Furthermore, an increase in the number of working age individuals will be necessary to meet the future demand of potential new businesses. Yerington will need to be an attractive place to both live and work for new residents.

Capitalizing on these opportunities while finding solutions and workarounds for the identified constraints are crucial to the economic success of Yerington. Identifying and planning for future growth requires effective collaboration between the community, government, and developers. Guiding principles for Yerington’s economic development will focus on:

- Diversifying the economy;
- Leveraging natural resources and agriculture;
- Enhancing local infrastructure;
- Promoting the City’s historic and cultural resources to increase tourism;
- Encouraging the development of open space, parks, and other recreational amenities;
- Revitalizing the downtown area;
- Promoting a collaborative approach to economic development;
- Supporting redevelopment efforts;
- Utilizing existing technology to identify growth areas and infrastructure needs;
- Promoting environmental stewardship;
- Investment in “human capital” (e.g., workforce development programs, education, recreation opportunities, local arts)
- Incentivize and encourage a range of housing opportunities – affordable housing, multifamily housing, single family dwellings, single-occupancy rooms, etc.

One strategy that was consistently mentioned throughout all stakeholder engagements, is the need for investment in the “human capital” component of the City. Human capital reflects the economic value of a worker’s experience and skills, encompassing the education, training, health, and abilities that individuals bring to the workforce. Investment in human capital plays a crucial role in the productivity and performance of the local economy. This investment should be at the forefront of all future development and growth within Yerington and should focus on increased access to education and training opportunities, health care (both physical and mental), and recreational activities. A healthy community is a prosperous community, and Yerington’s success depends on the success of its residents. The City should focus on fostering connections with local colleges and employers to encourage the investment and development of workforce development programs. Furthermore, continued investment in public spaces and beautification of the

community will help to create a welcoming environment that is attractive and creates a sense of place in which local residents want to live, work, and play.

5.4 Goals and Action Strategies

As a smaller, rural community, the City of Yerington has a unique economic profile which provides a range of economic development and employment opportunities. Historically, Yerington has derived its economic success from its ability to provide resource jobs in agriculture and mining, and recreation for both local residents and tourists based on rich natural resources. To maintain and bolster the economic vitality of Yerington, the City recognizes the importance of revitalizing and developing the downtown area, attracting new keystone employers, enhancing existing infrastructure, and expanding available housing for both residents and tourists. The low cost of living in Yerington and its proximity to employment hubs such as the TRIC can be an attractive feature for both businesses looking to reduce overhead costs and individuals seeking affordable living.

Yerington faces challenges in attracting large-scale businesses and developing the needed infrastructure to accommodate the influx of resident's keystone employers bring. The city's growth potential hinges on its ability to provide infrastructure to create attractive development opportunities for both businesses and housing. It is essential to establish community economic development objectives and then implement action strategies to attain its goals.

Goal 1: Maintain and Enhance Established Employers and Local Businesses

- 1a) Provide resources and incentives for small businesses to thrive (e.g., grants, tax incentives, etc.).
- 1b) Support and promote agribusiness development by identifying land and infrastructure needed to serve these uses and planning events to celebrate the areas agriculture.
- 1c) Collaborate with local businesses and organizations to co-develop and fund community projects such as improved local infrastructure, festivals and events, and beautification efforts to create a more attractive environment.

Goal 2: Attract a Keystone Employer

- 2a) Identify businesses that complement existing economic engines and resources in the region (e.g., food manufacturing, data centers, etc.) and identify and promote their location in the community.
- 2b) Engage local stakeholders to identify the employment needs of the community.
- 2c) Update zoning and development standards that remove barriers for development of large-scale businesses.

Goal 3: Identify Priority Buildable Lands and Promote Real Estate Development

- 3a) Survey existing properties and create an inventory of available lands, including vacant lots, underutilized properties, and parcels with redevelopment potential.

- 3b) Conduct a development feasibility study for identified employment sites to assess permitted uses and development standards that should be changed.
- 3c) Use Geographic Information System (GIS) services to map and analyze existing land conditions, infrastructure availability, and proximity to key services.
- 3d) Incentivize mixed-use development, particularly in the downtown area.
- 3e) Evaluate land that has been annexed that is undevelopable or that has insufficient public infrastructure and consider alternative uses for these sites such as recreation and open space uses that may be supportive of other city economic development objectives.
- 3f) Consider and facilitate zone changes that support employment expansion within the city.
- 3g) Offer incentives for developers to build high-quality, energy-efficient housing.

Goal 4: Expand and Promote Tourism Opportunities

- 4a) Market attractions related to the city's environment, history, and recreational opportunities.
- 4b) Enhance and develop local parks, open spaces, trails, etc. to draw more tourism and provide amenities to local residents.
- 4c) Promote events and festivals related to the history and agricultural heritage of Yerington.
- 4d) Collaborate with the State of Nevada, the federal government, and local developers to develop campgrounds or outdoor recreation areas around existing off-roading destinations within the City limits.
- 4e) Encourage the expansion of temporary overnight accommodations such as park camping sites and RV ready spaces.
- 4f) Collaborate with the Walker River State Park to promote recreational and cultural activities in Yerington.
- 4g) Work with Yerington's Main Street committee to promote local artists, art organizations, and related cultural institutions.

Goal 5: Evaluate and Update City Zoning Standards

- 5a) Review existing zoning standards and identify criteria that limit or discourage development in priority economic development areas.
- 5b) Ensure that lands are appropriately zoned for the intended type of development.

Goal 6: Promote Downtown Revitalization

- 6a) Establish incentives such as density bonuses, expanded range of permitted uses, reduced parking requirements, etc.
- 6b) Encourage the development of housing in and around downtown by identifying opportunity sites, ensuring infrastructure exists to serve them, and removing regulatory barriers to their development.
- 6c) Invest in beautification projects to develop open spaces or parks which attract local residents to spend more time in the downtown area.
- 6d) Continue partnership with “Downtown America/Main Street” to assist in the core development of the downtown area.
- 6e) Work with NDOT to pursue downtown streetscape and road cross-section improvements that encourage pedestrian activity and enhance the aesthetics of the downtown environment.

Goal 7: Promote Redevelopment

- 7a) Explore loan and grant opportunities to assist with the cost of redevelopment (EPA, Department of Education, etc.)
- 7b) Explore the redevelopment of closed golf courses into subdivisions or other uses to support the community’s housing and business needs.

Goal 8: Expand and Enhance Local Infrastructure

- 8a) Identify and prioritize key road improvements to attract employers to priority employment sites.
- 8b) Coordinate with local power companies to help facilitate power access to future businesses.
- 8c) Review existing water and sewer infrastructure improvement needs to serve priority employment areas and identify critical infrastructure improvements.
- 8d) Update Public Facilities Master Plan to identify key corridors and areas of utility expansion in coordination with Nevada energy.
- 8e) Identify and promote buildable lands along existing rail corridors.

Goal 9: Develop Workforce Skills

- 9a) Partner with educational institutions like community colleges and training programs to ensure residents have the skills necessary for future job opportunities.
- 9b) Collaborate with local secondary and higher education programs for aviation training at the airport.

Goal 10: Strengthen Regional Partnerships

- 10a) Collaborate with local economic development groups to promote and develop the economic assets of the community.
- 10b) Explore opportunities for expansion to provide housing for TRIC commuter employees.

Goal 11: Develop Overnight Lodging and Permanent Housing to Accommodate New Employers and Tourism Activity

- 11a) Encourage the development and expansion of lodging to accommodate visitors.
- 11b) Encourage the development of new housing to attract potential employees.
- 11c) Examine short-term rental regulations and allowances for additional overnight lodging in the community.
- 11d) Encourage the development of Accessory Dwelling Units (ADUs).
- 11e) Work with the Nevada Housing Association for affordable housing investment opportunities.