



**YERINGTON CITY COUNCIL
MONDAY, JULY 27TH 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 27th 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=Dc89jDEAUumicWChLj1oV5quXjYkgS.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 #42086 through #42150 totaling \$609,075.37

4.b For Possible Action: Discussion and Possible Approval of minutes from the July 13th, 2026 regular meeting.

4.c For Possible Action: Approval of New, Renewal and Name Change Business License Applications

A. Lawrence Riley dba LBR76, LLC dba Riley Plumbing & HTG, LTD, Plumbing & HVAC Services, 960 Riverview Dr Gardnerville, NV 89460-New

B. David Maynard dba Gradex Construction Company, General Contractor, 800 Bennie Lane Ste. A Reno, NV 89512-New Single Project

C. James Farley dba SILEgacy Floor Finishing, Inc., Flooring Contractor, 1315 Financial Blvd Reno, NV 89502-Single Project Renewal

D. Greta Smith dba The Smith Mercantile, Fruit & Produce Stand, 120 Star View Ln Smith, NV 89430-New

E. Rob Stoddard dba Santa Ynez Valley Construction Company, Residential Construction, 2243 Park Pl. Ste. A Minden, NV 89423-New

F. Susan Cox dba Ferguson Enterprises, LLC, Distributor of Plumbing Products, 1095 S. Rock Blvd Reno, NV 89502-New

G. Mario & Patricia Bullentini dba Martin Iron Works, Inc., Steel Fabrication & Erection, 530 E. 4th St Reno, NV 89512-Change from Single Project to Permanent

H. Christopher Kincaid dba MK Gasco, LLC, Convenience Store & Gas Station, 423 N. Main St Yerington, NV 89447-New

I. Brian Stotelmeyer dba T-Mobile West, LLC, Telecommunications, 235 N. Main St Yerington, NV 89447-New

J. Steve & Mark Anderson & Colleen Kotrba dba Vinco, Inc., Specialty Telecommunications, 4137 Wagon Trail Ave Las Vegas, NV 89118-New

K. Andres Paez, Brock Clayson & Angie Johnston dba Infinity Windows, LLC, Windows, Doors & Sliding Installation, 1315 Greg St #104 Sparks, NV 89431-New

L. Holly & Rob McCall dba H & R, LLC-On the Hook Fish and Chips, Mobile Food Truck, 570 Taylor Way Ste. 3 North Salt Lake City, UT 84054-New

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

5. **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.
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 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.
8. **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.
9. **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.
10. **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)
11. **For Possible Action:** Discussion and Possible Action to Approve an expenditure of \$29,740.00 from RTC funds to repair damaged streets and sidewalks on Pizen Switch Rd. This item was heard and approved by the RTC Board on July 9, 2026.
12. **For Possible Action:** Discussion and Possible Action to Approve a Lease for Hangar #315 at the Yerington Municipal Airport between the City of Yerington and Richard Wolf.
13. **For Possible Action:** Discussion and Possible Action to Approve a Lease for Hangar #208 at the Yerington Municipal Airport between the City of Yerington and Jason Haley.
14. **For Possible Action:** Discussion and Possible Action to approve the City of Yerington's FY 2025-2026 Debt Management Policy.
15. **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.

16. **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.*

17. **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

18. **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.

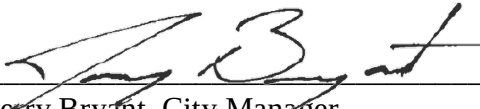
If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing 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 22nd day of July 2026, in compliance with NRS 241.020.



Jerry Bryant, City Manager
City of Yerington

7/22/2026

Date

4a

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

Checks **42086** through **42150** totaling **\$609,075.37**

Accounts Payable: \$506,893.20

Payroll: \$61,661.16

Transmittals: \$40,521.01

AP:

7.14.26
(29) 42091-42129
(21) 42130-42150 (13)

P/R:

7.16.26
(4) 42086-42089
(22) 7092601-7092622

Trans:

7.16.26
(1) 7162601
(1) 42090

July 27th Meeting
July 6th - July 19th, 2026

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
42091									
07/26	07/14/2026	42091	6607	AMAZON CAPITAL SERVICES	14JF-YGWL-4	SUPPLIES	01-51-14-7011	121.49	121.49
07/26	07/14/2026	42091	6607	AMAZON CAPITAL SERVICES	16QC-HKT6-F	SUPPLIES	01-51-14-7011	872.10	872.10
07/26	07/14/2026	42091	6607	AMAZON CAPITAL SERVICES	17KH-31KV-3	SUPPLIES	01-51-14-7011	187.32	187.32
07/26	07/14/2026	42091	6607	AMAZON CAPITAL SERVICES	1967-LYRW-C	SUPPLIES	01-51-14-7011	62.95	62.95
07/26	07/14/2026	42091	6607	AMAZON CAPITAL SERVICES	19Q6-PFAY-H	SUPPLIES	01-51-14-7011	23.96	23.96
07/26	07/14/2026	42091	6607	AMAZON CAPITAL SERVICES	1GPO-1PLQ-	SUPPLIES	01-51-14-7011	103.78	103.78
07/26	07/14/2026	42091	6607	AMAZON CAPITAL SERVICES	1LQD-GVWD-	SUPPLIES	01-51-14-7011	115.89	115.89
07/26	07/14/2026	42091	6607	AMAZON CAPITAL SERVICES	1LVD-6CGG-6	SUPPLIES	01-52-20-7041	358.94	358.94
07/26	07/14/2026	42091	6607	AMAZON CAPITAL SERVICES	1WQ6-QP JL-7	SUPPLIES	02-54-25-7026	117.30	117.30
Total 42091:									1,963.73
42092									
07/26	07/14/2026	42092	1868	AT & T LONG DISTANCE	0283655605	LONG DISTANCE	03-54-25-7033	2.44	2.44
07/26	07/14/2026	42092	1868	AT & T LONG DISTANCE	1183159116	LONG DISTANCE	03-54-25-7033	5.95	5.95
07/26	07/14/2026	42092	1868	AT & T LONG DISTANCE	2181798672	LONG DISTANCE	03-54-25-7033	2.60	2.60
Total 42092:									10.99
42093									
07/26	07/14/2026	42093	7146	BIG T RECREATION	7211	MTN VIEW SLIDE	01-56-35-7011	2,094.31	2,094.31
Total 42093:									2,094.31
42094									
07/26	07/14/2026	42094	1086	BODENSTEIN, ERIC	JUNE 2026	Planning Commission	01-51-14-5113	25.00	25.00
Total 42094:									25.00
42095									
07/26	07/14/2026	42095	6804	CC COMMUNICATIONS	JUNE 2026	INTERNET/PHONES	01-51-14-7033	244.99	244.99
Total 42095:									244.99

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
42096									
07/26	07/14/2026	42096	7147	CLARK, SAVANNAH	16000000	WATER DEPOSIT	02-00-00-2230	98.52	98.52
Total 42096:									98.52
42097									
07/26	07/14/2026	42097	1273	DOUGLAS, STEVE	JUNE 2026 P	PLANNING COMMISSION	01-51-14-5113	25.00	25.00
Total 42097:									25.00
42098									
07/26	07/14/2026	42098	1062	FLYERS ENERGY, LLC	CFS-4650803	PD FUEL	01-52-20-7049	1,488.29	1,488.29
Total 42098:									1,488.29
42099									
07/26	07/14/2026	42099	2058	FRONTIER	62426FIRE	TELEPHONE	03-54-25-7033	638.53	638.53
07/26	07/14/2026	42099	2058	FRONTIER	62526CH	TELEPHONE	03-54-25-7033	316.23	316.23
Total 42099:									954.76
42100									
07/26	07/14/2026	42100	6866	HDR ENGINEERING INC	1200841010	CALIFORNIA WELL	02-55-25-9057	5,286.87	5,286.87
Total 42100:									5,286.87
42101									
07/26	07/14/2026	42101	2034	JIM MENESINI PETROLEUM, LLC	492833	RED DIESEL	02-54-25-7049	3,052.53	3,052.53
07/26	07/14/2026	42101	2034	JIM MENESINI PETROLEUM, LLC	MAY-JUNE 20	FUEL PW	02-54-25-7049	4,834.88	4,834.88
Total 42101:									7,887.41
42102									
07/26	07/14/2026	42102	2034	JIM MENESINI PETROLEUM, LLC	JUNE 2026 P	PD FUEL	01-52-20-7049	689.77	689.77
Total 42102:									689.77
42103									
07/26	07/14/2026	42103	7148	JONES, SANDRA	PARK DEPOS	PARK DEPOSIT REFUND	01-20-00-3179	200.00	200.00

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
Total 42103:									
42104									
07/26	07/14/2026	42104	7149	KIDWELL, RONALD & JUDITH		ZONE CHANG ZONE CHANGE REFUND	01-20-00-3180	2,500.00	2,500.00
Total 42104:									
42105									
07/26	07/14/2026	42105	1566	LYON COUNTY CLERK TREASURER	APRIL 2026 R	APRIL 2026 ROOM TAX	08-56-35-8081	1,907.73	1,907.73
Total 42105:									
42106									
07/26	07/14/2026	42106	1566	LYON COUNTY CLERK TREASURER	JUNE 2026 IT	IT	01-59-35-7011	2,000.00	2,000.00
Total 42106:									
42107									
07/26	07/14/2026	42107	1566	LYON COUNTY CLERK TREASURER	JUNE 2026 W	INT SEWER	23-54-25-7002	.00	.00 V
Total 42107:									
42108									
07/26	07/14/2026	42108	1566	LYON COUNTY CLERK TREASURER	MAY 2026 RM	MAY 2026 ROOM TAX	08-56-35-8081	2,390.34	2,390.34
Total 42108:									
42109									
07/26	07/14/2026	42109	1566	LYON COUNTY CLERK TREASURER	Q2 2026	SCHOOL CONSTRUCTIO	01-00-00-2221	11,200.00	11,200.00
Total 42109:									
42110									
07/26	07/14/2026	42110	1566	LYON COUNTY CLERK TREASURER	Q2 2026 TT	TRANSPORTATION TAX	01-00-00-2220	37,144.00	37,144.00
Total 42110:									

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
42111									
07/26	07/14/2026	42111	1588	MARRACCINI PLUMBING	81521	SERVICES	01-51-14-7043	264.39	264.39
07/26	07/14/2026	42111	1588	MARRACCINI PLUMBING	81638	SERVICES	01-51-14-7043	523.00	523.00
07/26	07/14/2026	42111	1588	MARRACCINI PLUMBING	81643	SERVICES	02-54-25-7011	177.00	177.00
Total 42111:								964.39	
42112									
07/26	07/14/2026	42112	1098	MINDEN LAWYERS, LLC	12045	PROFESSIONAL SERVIC	01-59-35-7011	5,436.90	5,436.90
Total 42112:								5,436.90	
42113									
07/26	07/14/2026	42113	1902	NV ENERGY	312885-0626	POWER	03-54-25-7033	1,369.80	1,369.80
07/26	07/14/2026	42113	1902	NV ENERGY	312937-0626	POWER	01-56-35-7033	124.38	124.38
07/26	07/14/2026	42113	1902	NV ENERGY	317483-0626	POWER	01-54-26-7033	39.30	39.30
07/26	07/14/2026	42113	1902	NV ENERGY	441484-0626	POWER	01-59-35-7033	53.00	53.00
07/26	07/14/2026	42113	1902	NV ENERGY	475438-0626	POWER	03-54-25-7033	10,081.35	10,081.35
07/26	07/14/2026	42113	1902	NV ENERGY	475453-0626	POWER	03-54-25-7033	4,525.74	4,525.74
07/26	07/14/2026	42113	1902	NV ENERGY	475469-0626	POWER	02-54-25-7033	985.09	985.09
07/26	07/14/2026	42113	1902	NV ENERGY	475489-0626	POWER	01-54-26-7033	3,244.59	3,244.59
07/26	07/14/2026	42113	1902	NV ENERGY	475616-0626	POWER	01-55-27-7033	3,738.78	3,738.78
Total 42113:								24,162.03	
42114									
07/26	07/14/2026	42114	1527	O'REILLY AUTOMOTIVE STORES		SUPPLIES	02-54-25-7044	151.14	151.14
Total 42114:								151.14	
42115									
07/26	07/14/2026	42115	7150	SIMON, DIANE	25 CT 052 3J	REFUND BAL	01-00-00-2226	340.00	340.00
Total 42115:								340.00	
42116									
07/26	07/14/2026	42116	7115	SOLARI, LEO	JUNE 2026	PLANNING COMMISSION	01-51-14-5113	25.00	25.00

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
Total 42116:									
42117									
07/26	07/14/2026	42117	1938	SOUTHWEST GAS CORP	63026CAL	UTILITIES	02-54-25-7033	44.01	44.01
07/26	07/14/2026	42117	1938	SOUTHWEST GAS CORP	63026GOLDP	UTILITIES	02-54-25-7033	37.13	37.13
07/26	07/14/2026	42117	1938	SOUTHWEST GAS CORP	63026GOLDP	UTILITIES	03-54-25-7033	34.83	34.83
07/26	07/14/2026	42117	1938	SOUTHWEST GAS CORP	63026TROW	UTILITIES	01-59-35-7033	71.54	71.54
07/26	07/14/2026	42117	1938	SOUTHWEST GAS CORP	63026TROW2	UTILITIES	02-54-25-7033	54.60	54.60
Total 42117:									242.11
42118									
07/26	07/14/2026	42118	1961	STATE OF NV-DEPT OF TAX	APRIL 2026 R	APRIL 2026 ROOM TAX	08-56-35-8080	1,144.64	1,144.64
Total 42118:									1,144.64
42119									
07/26	07/14/2026	42119	1961	STATE OF NV-DEPT OF TAX	MAY 2026 RM	MAY 2026 RM TX	08-56-35-8080	1,434.20	1,434.20
Total 42119:									1,434.20
42120									
07/26	07/14/2026	42120	1969	STICKS & STONES	JUNE 2026	SUPPLIES	01-56-35-7011	29.80	29.80
Total 42120:									29.80
42121									
07/26	07/14/2026	42121	7102	TRIPLETT, MICAH	JUNE 2026	PLANNING COMMISSION	01-51-14-5113	25.00	25.00
Total 42121:									25.00
42122									
07/26	07/14/2026	42122	1824	USA TODAY MEDIA CORPORATION	0007765261	LEGAL ADVERTISING	01-57-25-7018	265.88	265.88
Total 42122:									265.88
42123									
07/26	07/14/2026	42123	7151	VERDERY, VERONICA	30006202	SEWER DEPOSIT	23-00-00-2230	55.10	55.10

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 42123:									
55.10									
42124									
07/26	07/14/2026	42124	6317	WESTERN ENVIRONMENTAL TESTIN	26060111	SAMPLES	02-54-25-7050	783.76	783.76
07/26	07/14/2026	42124	6317	WESTERN ENVIRONMENTAL TESTIN	26060112	SAMPLES	03-54-25-7050	1,360.08	1,360.08
07/26	07/14/2026	42124	6317	WESTERN ENVIRONMENTAL TESTIN	26060664	SAMPLES	02-54-25-7050	197.36	197.36
07/26	07/14/2026	42124	6317	WESTERN ENVIRONMENTAL TESTIN	26060666	SAMPLES	03-54-25-7050	359.60	359.60
Total 42124:									2,700.80
42125									
07/26	07/14/2026	42125	2088	WESTERN NEVADA SUPPLY	12300604	SUPPLIES	02-54-25-7011	491.72	491.72
07/26	07/14/2026	42125	2088	WESTERN NEVADA SUPPLY	12332346	SUPPLIES	02-54-25-7011	5,356.44	5,356.44
Total 42125:									5,848.16
42126									
07/26	07/14/2026	42126	6566	WHITMORE, KATHRYN	30009303	SEWER DEPOSIT	23-00-00-2230	63.47	63.47
Total 42126:									63.47
42127									
07/26	07/14/2026	42127	2094	WILD WEST CHEVROLET	6038818	SERVICES	01-52-20-7044	220.23	220.23
Total 42127:									220.23
42128									
07/26	07/14/2026	42128	2099	XPRESS BILL PAY	INV-XPR0369	EFT TRANSACTIONS	03-54-25-7011	937.50	937.50
Total 42128:									937.50
42129									
07/26	07/14/2026	42129	2098	YERRINGTON AUTO PARTS	JUNE 2026	SUPPLIES	02-54-25-7011	920.46	920.46
Total 42129:									920.46
42130									
07/26	07/14/2026	42130	1146	CASELLE, LLC	INV-20639	Support Contract	01-59-35-7011	28,839.72	28,839.72

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 42130:									28,839.72
42131	07/26	07/14/2026	42131	6278 CIGNA	3755160	JULY 2026 COVERAGE	00-00-00-2023	27,589.18	27,589.18
Total 42131:									27,589.18
42132	07/26	07/14/2026	42132	7155 EDNEY TREE SERVICE	7226	TREE REMOVAL-MTN VIE	01-56-35-7027	5,000.00	5,000.00
Total 42132:									5,000.00
42133	07/26	07/14/2026	42133	1633 GUARDIAN- DENTAL	JULY 2026	DENTAL INSURANCE	00-00-00-2023	1,075.94	1,075.94
Total 42133:									1,075.94
42134	07/26	07/14/2026	42134	1948 GUARDIAN- LIFE	JULY 2026	HOSPITAL INS. - LIFE	00-00-00-2023	418.50	418.50
Total 42134:									418.50
42135	07/26	07/14/2026	42135	7016 JENSEN, BRANDI	JULY 2026	JUDGE SERVICES	01-53-15-7131	2,500.00	2,500.00
Total 42135:									2,500.00
42136	07/26	07/14/2026	42136	2212 LAHONTAN PARAMEDICAL	24	WISNER	01-52-20-7086	225.00	225.00
Total 42136:									225.00
42137	07/26	07/14/2026	42137	6509 LEXIPOL LLC	INVLEX11270	PD SUPPLIES	08-14-20-8905	7,794.29	7,794.29
Total 42137:									7,794.29

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
42138									
07/26	07/14/2026	42138	6352	LP INSURANCE SERVICES	1174895	INSURANCE	01-59-35-7057	161,606.02	161,606.02
07/26	07/14/2026	42138	6352	LP INSURANCE SERVICES	1178417	INSURANCE	01-59-35-7057	3,232.00	3,232.00
Total 42138:									164,838.02
42139									
07/26	07/14/2026	42139	1566	LYON COUNTY CLERK TREASURER	JULY 2026 PD	PUBLIC DEFENDER CON	01-53-15-7031	2,500.00	2,500.00
Total 42139:									2,500.00
42140									
07/26	07/14/2026	42140	1600	MASON VALLEY FIRE DISTRICT	Q3 2026	PUBLIC SAFETY	01-52-21-7002	115,832.75	115,832.75
Total 42140:									115,832.75
42141									
07/26	07/14/2026	42141	7073	PORTER GROUP LLC	26-COY-7	JULY 2026	01-59-35-7011	6,000.00	6,000.00
Total 42141:									6,000.00
42142									
07/26	07/14/2026	42142	1795	PUBLIC EMP. BENEFITS PROGRAM	JULY 2026	POLICE- RETIREE INS. P	01-52-20-6110	873.96	873.96
Total 42142:									873.96
42143									
07/26	07/14/2026	42143	7152	RANGER INDUSTRIES, LLC	1025046	K-9 COINS	01-52-20-7083	1,160.00	1,160.00
Total 42143:									1,160.00
42144									
07/26	07/14/2026	42144	6624	TEXT MY GOV	50544	SERVICES	03-54-25-7028	3,500.00	3,500.00
Total 42144:									3,500.00
42145									
07/26	07/14/2026	42145	7153	THE RIDGE	1977	ANNUAL WELLNESS VISI	01-52-20-7032	2,700.00	2,700.00

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
Total 42145:									
									2,700.00
42146	07/26	07/14/2026	42146	7154	THOMSON REUTERS	853841119	SOFTWARE SUBSCRIPTI	01-52-20-7011	186.68
Total 42146:									186.68
42147	07/26	07/14/2026	42147	2017	TOP NOTCH CONSTRUCTION	JULY 2026	BUILDING INSPECTOR S	01-57-25-5110	2,000.00
Total 42147:									2,000.00
42148	07/26	07/14/2026	42148	2063	VISION SERVICE PLAN (NV)	JULY 2026	VISION SERVICES	00-00-00-2023	155.64
Total 42148:									155.64
42149	07/26	07/14/2026	42149	1596	YERINGTON CHAMBER OF COMMER	Q3 2026	LOCAL ECONOMIC SUPP	08-56-35-8082	3,125.00
Total 42149:									3,125.00
42150	07/26	07/14/2026	42150	6882	YERINGTON MAIN STREET COMMITT	Q3 2026	MAIN STREET AMERICA	08-56-35-8034	7,500.00
Total 42150:									7,500.00
Grand Totals:									506,893.20

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
00-00-00-2023	29,239.26	.00	29,239.26
00-00-00-2200	.00	29,239.26	29,239.26
01-00-00-2200	.00	304,104.08	304,104.08

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
01-00-00-2220	37,144.00	.00	37,144.00
01-00-00-2221	11,200.00	.00	11,200.00
01-00-00-2226	340.00	.00	340.00
01-20-00-3179	200.00	.00	200.00
01-20-00-3180	2,500.00	.00	2,500.00
01-51-14-5113	100.00	.00	100.00
01-51-14-6110	44.75	.00	44.75
01-51-14-7011	1,487.49	.00	1,487.49
01-51-14-7028	1,666.66	.00	1,666.66
01-51-14-7029	2,403.31	.00	2,403.31
01-51-14-7030	453.08	.00	453.08
01-51-14-7033	837.45	.00	837.45
01-51-14-7041	166.67	.00	166.67
01-51-14-7043	787.39	.00	787.39
01-51-14-7057	13,736.51	.00	13,736.51
01-52-20-6110	441.27	.00	441.27
01-52-20-7011	251.63	.00	251.63
01-52-20-7028	500.00	.00	500.00
01-52-20-7029	2,403.31	.00	2,403.31
01-52-20-7030	453.08	.00	453.08
01-52-20-7032	2,700.00	.00	2,700.00
01-52-20-7033	934.70	.00	934.70
01-52-20-7041	525.61	.00	525.61
01-52-20-7044	220.23	.00	220.23
01-52-20-7049	2,178.06	.00	2,178.06
01-52-20-7057	13,736.51	.00	13,736.51
01-52-20-7083	1,160.00	.00	1,160.00
01-52-20-7086	150.00	.00	150.00
01-52-21-7002	115,832.75	.00	115,832.75
01-53-15-7028	953.08	.00	953.08
01-53-15-7029	2,403.31	.00	2,403.31
01-53-15-7031	2,500.00	.00	2,500.00
01-53-15-7041	166.67	.00	166.67
01-53-15-7057	13,736.50	.00	13,736.50
01-53-15-7131	2,500.00	.00	2,500.00
01-54-26-7028	2,903.31	.00	2,903.31
01-54-26-7030	453.08	.00	453.08
01-54-26-7033	3,283.89	.00	3,283.89
01-54-26-7041	166.67	.00	166.67
01-54-26-7043	49.71	.00	49.71

M = Manual Check, V = Void Check

Check Issue Dates: 7/6/2026 - 7/19/2026

Jul 21, 2026 08:40AM

GL Account	Debit	Credit	Proof
01-54-26-7044	60.12	.00	60.12
01-54-26-7057	13,736.50	.00	13,736.50
01-55-27-7011	28.36	.00	28.36
01-55-27-7028	2,903.31	.00	2,903.31
01-55-27-7030	453.07	.00	453.07
01-55-27-7033	934.69	.00	934.69
01-55-27-7041	166.66	.00	166.66
01-55-27-7057	13,736.50	.00	13,736.50
01-56-35-7011	2,124.11	.00	2,124.11
01-56-35-7027	5,000.00	.00	5,000.00
01-56-35-7033	616.93	.00	616.93
01-57-25-5110	2,000.00	.00	2,000.00
01-57-25-7011	88.50	.00	88.50
01-57-25-7018	265.88	.00	265.88
01-59-35-7011	3,523.04	.00	3,523.04
01-59-35-7033	1,059.23	.00	1,059.23
01-59-35-7057	13,736.50	.00	13,736.50
02-00-00-2200	.00	81,497.34-	81,497.34-
02-00-00-2230	98.52	.00	98.52
02-54-25-6110	193.97	.00	193.97
02-54-25-7011	6,430.64	.00	6,430.64
02-54-25-7026	117.30	.00	117.30
02-54-25-7028	2,666.67	.00	2,666.67
02-54-25-7029	7,209.93	.00	7,209.93
02-54-25-7030	1,359.22	.00	1,359.22
02-54-25-7033	7,492.62	.00	7,492.62
02-54-25-7041	500.00	.00	500.00
02-54-25-7044	26.07	.00	26.07
02-54-25-7049	7,887.41	.00	7,887.41
02-54-25-7050	981.12	.00	981.12
02-54-25-7057	41,209.50	.00	41,209.50
02-54-25-7086	37.50	.00	37.50
02-55-25-9057	5,286.87	.00	5,286.87
03-00-00-2200	.00	66,637.75-	66,637.75-
03-54-25-6110	193.97	.00	193.97
03-54-25-7011	468.75	.00	468.75
03-54-25-7028	2,666.67	.00	2,666.67
03-54-25-7029	7,209.93	.00	7,209.93
03-54-25-7030	1,359.22	.00	1,359.22
03-54-25-7033	10,455.37	.00	10,455.37

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
03-54-25-7041	500.00	.00	500.00
03-54-25-7044	817.16	.00	817.16
03-54-25-7050	1,719.68	.00	1,719.68
03-54-25-7057	41,209.50	.00	41,209.50
03-54-25-7086	37.50	.00	37.50
08-00-00-2200	.00	25,296.20-	25,296.20-
08-14-20-8905	7,794.29	.00	7,794.29
08-56-35-8034	7,500.00	.00	7,500.00
08-56-35-8080	2,578.84	.00	2,578.84
08-56-35-8081	4,298.07	.00	4,298.07
08-56-35-8082	3,125.00	.00	3,125.00
22-00-00-2200	130.66	192.63-	61.97-
22-00-00-2230	61.97	.00	61.97
22-54-25-7002	130.66	130.66-	.00
23-00-00-2200	79.72	136.32-	56.60-
23-00-00-2230	56.60	.00	56.60
23-54-25-7002	79.72	79.72-	.00
Grand Totals:	507,313.96	507,313.96-	.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
07/05/2026	PC	07/09/2026	42086	Smith, David W.	602		00-00-00-102	664.92-	
07/05/2026	PC	07/09/2026	42087	Talamante, Thomas	605		00-00-00-102	638.30-	
07/05/2026	PC	07/09/2026	42088	Draper, Gavin	680		00-00-00-102	984.24-	
07/05/2026	PC	07/09/2026	42089	Zimmerman, Mark	693		00-00-00-102	2,245.95-	
07/05/2026	PC	07/09/2026	7092601	Adams, Jarrod	582		00-00-00-102	3,833.02-	D
07/05/2026	PC	07/09/2026	7092602	Becker, Dennis	20		00-00-00-102	3,518.69-	D
07/05/2026	PC	07/09/2026	7092603	Bryant, Jeremy	647		00-00-00-102	2,859.59-	D
07/05/2026	PC	07/09/2026	7092604	Clanton, Shawn J.	695		00-00-00-102	3,505.50-	D
07/05/2026	PC	07/09/2026	7092605	Coombs, Brandon	31		00-00-00-102	4,144.39-	D
07/05/2026	PC	07/09/2026	7092606	Durst Jr, Ronald	676		00-00-00-102	1,834.76-	D
07/05/2026	PC	07/09/2026	7092607	Gutierrez, Tommy	659		00-00-00-102	2,326.26-	D
07/05/2026	PC	07/09/2026	7092608	Haas, Stephanie	678		00-00-00-102	3,889.91-	D
07/05/2026	PC	07/09/2026	7092609	Hansen, Crystal	699		00-00-00-102	1,264.16-	D
07/05/2026	PC	07/09/2026	7092610	Haro-Reynaga Jr., Gustavo	689		00-00-00-102	1,445.80-	D
07/05/2026	PC	07/09/2026	7092611	Jennerjohn, Richard	650		00-00-00-102	3,374.85-	D
07/05/2026	PC	07/09/2026	7092612	Larsen, Stacey	644		00-00-00-102	1,689.53-	D
07/05/2026	PC	07/09/2026	7092613	Larson, Michele	667		00-00-00-102	1,753.40-	D
07/05/2026	PC	07/09/2026	7092614	Lopez, Savannah	698		00-00-00-102	1,382.95-	D
07/05/2026	PC	07/09/2026	7092615	Mays, Brittany	684		00-00-00-102	1,359.71-	D
07/05/2026	PC	07/09/2026	7092616	McNeill, Sean	683		00-00-00-102	3,392.11-	D
07/05/2026	PC	07/09/2026	7092617	Ruiz, Francisco	658		00-00-00-102	1,182.69-	D
07/05/2026	PC	07/09/2026	7092618	Shapiro, Paul	687		00-00-00-102	3,055.50-	D
07/05/2026	PC	07/09/2026	7092619	Smith, Brian	681		00-00-00-102	4,085.35-	D
07/05/2026	PC	07/09/2026	7092620	Stevenson, Stacy	682		00-00-00-102	2,163.49-	D
07/05/2026	PC	07/09/2026	7092621	Sturtevant, Helen M.	163		00-00-00-102	1,706.31-	D
07/05/2026	PC	07/09/2026	7092622	Wisner, Nicholas	177		00-00-00-102	3,359.78-	D

Grand Totals:

61,661.16-

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
07/05/2026	CDPT	07/06/2026	42090	PUBLIC EMPLOYEES RETIREME	2	Retirement - Police Pay Period: 0	00-00-00-102	28,679.73-	
07/05/2026	CDPT	07/06/2026	7062601	IRS Tax Deposit Wells Fargo	1	Tax Deposit Federal Withholding T	00-00-00-102	11,841.28-	
Grand Totals:								40,521.01-	
			2						

Signature Lines

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Includes the following check types:

Transmittal

Includes unprinted checks

4b



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 (via Zoom)
City Attorney Charles Zumpft
City Manager Jerry Bryant
City Clerk Stacy Stevenson
Public Works Director Paul Shapiro
Chief of Police Shawn Clanton

Absent: Councilman Matt Galvin

Guests: Leo Solari, Robin Biggs, Dave DeGrendele, Deb DeGrendele, Chantae Lessard, Leslie Jinne, Jim DeChambeau, Melanie Young, Cassandra Lisenbee and Catrinna Schulz.

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 public comments. Public comments were as follows:

Leo Solari stated that the city entered into a water agreement and has no problems with it. A cease and desist was issued to an individual and he thinks what Libra solar did is wrong. Stating that Liba Solar should've been upfront about how much water they need and wants to know what the facts are. The City needs to read into who is the new state engineer to enlighten the public and show them facts.

Robin Biggs stated that Walker River Paiute Tribe in Schurz has not gotten all their water rights. A non-profit tribal group this week is going to testify that the city is sending water out of the county. It's our city water and its not right that its being sent out. If you tap on the minutes on the website it takes you to the agenda. There is no transparency. It's not a glitch.

Leo Solari stated that he needs to know that the city council is listening to him. He stated that he wants to go on record again. Libra solar should not get water from anywhere or anyone else besides the city.

Dave DeGrendele stated that he thinks the city shouldn't support any of these projects that they are doing in our deserts. There's a lot of more efficient ways to produce power.

3. **Agenda Approval**

Mayor Garry stated the agenda would be approved as presented unless there were any objections or corrections. Mayor Garry asked for public 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 #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.

Mayor Garry asked for public comments. Public comments were as follows:

Robin Biggs stated that she wants this fixed and that she can't see the minutes on the website. City Manager Bryant and Councilman Lopez confirmed on the website that the minutes are there. Ms. Biggs state that she can't hear anything without speakers.

Deborah DeGrendele stated that she can see everything on the website and confirmed the minutes were on the website.

City Attorney Chuck Zumpft stated that the board packet is available to the public as soon as it is available to the board. Ms. Biggs can come by and pick up a packet.

Regular Agenda

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**

Chantae Lessard gave the council a Mason Resources Update. The project team has 5 new employees. Mason is one of the largest undeveloped copper resources in the Americas. It is a large greenfield copper deposit located in the historic Yerington, NV. The project is large. Yerington mining district has had periods of activity since the 1870's. Hudbay's project is not yesterday's mine. It is a modern and designed in accordance with contemporary guidelines. Diamond drilling is

almost done. We understand that the Smith Valley Basin is overallocated. Water used for mining purposes will be from existing water rights. Investigating water assets for future use. Please give us your feedback. All these conversations need to happen now before permitting and everything is locked in. Please send in your comments and questions to Hudbay.

Councilman Beaton thanked Ms. Lessard for her wonderful presentation and appreciated it. Councilman Beaton asked what is the current ownership of the land where you are building? Ms. Lessard stated that it will always remain BLM land. Councilman Lopez stated with all this business coming in how are we going to house everybody with the shortage of housing in Yerington. Ms. Lessard stated that they are willing to work with other mines to find a solution for the housing shortage.

Mayor Garry asked for public comments. Public comments were as follows:

Leslie Jinne stated that we are not opposed to this project and the project is in Smith Valley. They will be having an open house in Smith Valley for this project

Jim Dechameau stated that he is a resident of Mason Valley. Hudbay is doing it right from the very start.

Robin Biggs state that a huge step is being missed here and the Department of Interior needs to see this.

Melanie Young with the Chamber of Commerce stated that we really appreciate all the work Hudbay has done and the Yerington Chamber of Commerce supports them fully.

Cattrina Schulz stated that BIA is and always has been a part of this.

Leo Solari asked if they can show a picture of what this project is going to look like. Mr. Solari stated that a bird can't fly across the anaconda pit without dying from the omissions of gas.

Cassandra Lisenbee thank you Hud Bay for following all the rules and heard the concerns about where to house all these people.

A recess was taken due to trouble with the zoom audio. Once the audio was restored, Councilman Martin lost his zoom connection. Several attempts were made to regain his connection, but none could sustain long enough to fulfill the need of a quorum. A recess was taken to allow more time, but after the recess, an un-interrupted connection could still not be established with Councilman Martin. Mayor Garry stated that we do not have a quorum and therefore cannot proceed with any official business and the meeting will be adjourned. Mayor asked for public comment. Public comments were as follows:

Jim Dechambeau stated that we need to move these meetings to a new location with better acoustics

Dave DeGrendele thanked City Manager Bryant for all the work he does putting out the agenda and the documentation. He has nothing against Councilman Martin or Councilman Galvin,

but he believes the City of Yerington needs to have a quorum. Something needs to be done to keep a quorum and have a meeting.

6. **Adjournment.**

With there being no quorum, the meeting was adjourned at 11:43 am.

Mayor of the City of Yerington

ATTEST:

City Clerk of the City of Yerington

4c

NEW BUSINESS LICENSE APPLICATIONS SUBMITTED TO THE CITY COUNCIL ON JULY 27, 2026

[illegible]

TYPE - NEEDS ACTION

P - Permanent M - Mobile C - Contractor H - Health Department F - Fire Department B - Building Department S - Special Use Permit

Business Status: _____
 Business License #: 25107
 Category #: A
 (OFFICIAL USE ONLY)

BUSINESS NAME: LSR76 LLC DBA Riley Plumbing & Heating LTD
FEE CALCULATION INFORMATION: (No fees are refundable)

Application Fee:
 Choose One:
☒ **Permanent Business** -- Billed Quarterly from Matrix. (refer to Instruction Page) \$ 20.00
☐ **Short Term Project** -- To be completed within 30 days. (\$50.00 Fee) _____
☐ **Single Project** -- Single job to be completed within one year. (\$50.00 Fee) _____

TOTAL FEES PAID: \$ _____

REQUIRED INSPECTIONS:

Signatures must be obtained before your application can be placed on the City Council agenda. If your business will occupy a building then you will be responsible to call for these inspections and signatures #1 thru #3, signatures #4 and #5 are the responsibility of City Staff.
 *Department Official - Attach comment page if necessary.

1. **Public Works** Approved ☒ Denied ☐
 Phone: (775) 463-3511
 ZONING: [] [] [] [] [] [] [] []
 R-1 R-2 R-3 R-C C-1 C-2 M-1 N/A
 Does business comply with existing zoning and current codes? Compliance (yes) (no)
Building Inspector: [Signature] Date: 6/29/20
Public Works Director: [Signature] Date: 06-23-20

2. **Fire Department** Approved ☒ Denied ☐
 Phone: (775) 463-2261
Fire Inspector: _____ Date: _____
Fire Chief: [Signature] Date: 6-22-20

3. **Nevada Health Department** Approved ☐ Denied ☐
 Phone: (775) 684-5280
Inspector: _____ Date: _____

4. **Police Department** Approved ☒ Denied ☐
 Phone: (775) 463-2333
Chief of Police: [Signature] Date: 7-6-2020

5. **City Clerk** Approved ☐ Denied ☐
City Clerk: _____ Date: _____

6. **City Council Approval** Approved ☐ Denied ☐
Mayor: _____ Date: _____

Official Use Only
Check List:
State Business License: ☐ YES ☐ NO ☐ N/A
Employee/Business Insurance: ☐ YES ☐ NO ☐ N/A

Business Status: _____
Business Licenses # 3565
Category # A
(official use only)

BUSINESS NAME: Gradex Construction Company

FEE CALCULATION INFORMATION: (No fees are refundable)

Application Fee: \$ 20.00
Choose One:
☐ **Permanent Business** -- Billed Quarterly from Matrix. (refer to Instruction Page)
☐ **Short Term Project** -- To be completed within 30 days. (\$50.00 Fee) \$ 50.00
☐ **Single Project** -- Single job to be completed within one year. (\$50.00 Fee) \$ 50.00
TOTAL FEES PAID: \$ 70.00

REQUIRED INSPECTIONS:

Signatures must be obtained before your application can be placed on the City Council agenda. If your business will occupy a building then you will be responsible to call for these inspections and signatures #1 thru #3, signatures #4 and #5 are the responsibility of City Staff. *Department Official – Attach comment page if necessary.

1. **Public Works** Approved ☒ Denied []
Phone: 775-463-3511
ZONING: [] [] [] [] [] [] [] [] []
R-1 R-2 R-3 R-C C-1 C-2 M-1 N/A
Does business comply with existing zoning and current codes? Compliance (yes) (no)
Building Inspector [Signature] Date: 6/29/26
Public Works Director [Signature] Date: 06-23-2026
2. **Fire Department** Approved ☒ Denied []
Phone: 775-463-2261
Fire Inspector _____ Date: _____
Fire Chief [Signature] Date: 6-22-26
3. **Nevada Health Dept.** Approved [] Denied []
Phone: 775-684-4200
Inspector _____ Date: _____
(Signature)
4. **Police Department** Approved ☒ Denied []
Phone: 775-463-2333
Police Chief Chief @ Clanton Date: 6-15-2026
(Signature)
5. **City Clerk** Approved [] Denied []
City Clerk: _____ Date: _____
(Signature)
6. **City Council Approval** Approved [] Denied []
Mayor: _____ Date: _____
(Signature)

Check List: (official use)

State Business License [] YES [] NO [] N/A
Employee Insurance [] YES [] NO [] N/A

BUSINESS NAME: The Smith Meccastile

FEE CALCULATION INFORMATION: (No fees are refundable)

Application Fee:

Choose One:

☒ **Permanent Business** – Billed Quarterly from Matrix. (refer to Instruction Page)

\$ 20.00

☐ **Short Term Project** – To be completed within 30 days. (\$50.00 Fee)

☐ **Single Project** – Single job to be completed within one year. (\$50.00 Fee)

TOTAL FEES PAID:

\$ _____

REQUIRED INSPECTIONS:

Signatures must be obtained before your application can be placed on the City Council agenda. If your business will occupy a building then you will be responsible to call for these inspections and signatures #1 thru #3, signatures #4 and #5 are the responsibility of City Staff.

*Department Official - Attach comment page if necessary.

1. **Public Works** Phone: (775) 463-3511
 ZONING: ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-C ☐ C-1 ☐ C-2 ☐ M-1 ☐ N/A
 Does business comply with existing zoning and current codes? Compliance ☐ (yes) ☐ (no)
 Building Inspector: [Signature] Date: 6/29/26
 Public Works Director: [Signature] Date: 06-23-2026
2. **Fire Department** Phone: (775) 463-2261
 Fire Inspector: _____ Date: _____
 Fire Chief: [Signature] Date: 6-22-26
3. **Nevada Health Department** Phone: (775) 684-5280
 Inspector: _____ Date: _____
4. **Police Department** Phone: (775) 463-2333
 Chief of Police: [Signature] Date: 6-6-2026
5. **City Clerk**
 City Clerk: _____ Date: _____
6. **City Council Approval**
 Mayor: _____ Date: _____

Official Use Only

Check List:

State Business License:

☐ YES ☐ NO ☐ N/A

Employee/Business Insurance:

☐ YES ☐ NO ☐ N/A

BUSINESS NAME: Santa Ynez Valley Construction Co.

FEE CALCULATION INFORMATION: (No fees are refundable)

Application Fee:

Choose One:

- ☒ **Permanent Business** -- Billed Quarterly from Matrix. (refer to Instruction Page)
☐ **Short Term Project** -- To be completed within 30 days. (\$50.00 Fee)
☐ **Single Project** -- Single job to be completed within one year. (\$50.00 Fee)

\$ 20.00

TOTAL FEES PAID:

\$ _____

REQUIRED INSPECTIONS:

Signatures must be obtained before your application can be placed on the City Council agenda. If your business will occupy a building then you will be responsible to call for these inspections and signatures #1 thru #3, signatures #4 and #5 are the responsibility of City Staff.

*Department Official - Attach comment page if necessary.

1. **Public Works** Approved ☒ Denied []
 Phone: (775) 463-3511
 ZONING: [] [] [] [] [] [] [] []
 R-1 R-2 R-3 R-C C-1 C-2 M-1 N/A
 Does business comply with existing zoning and current codes? Compliance yes (yes) (no)
Building Inspector: [Signature] Date: 6/29/26
Public Works Director: [Signature] Date: 06-26-2026
2. **Fire Department** Approved ☒ Denied []
 Phone: (775) 463-2261
Fire Inspector: _____ Date: _____
Fire Chief: [Signature] Date: 7-13-26
3. **Nevada Health Department** Approved [] Denied []
 Phone: (775) 684-5280
Inspector: _____ Date: _____
4. **Police Department** Approved ☒ Denied []
 Phone: (775) 463-2333
Chief of Police: [Signature] Date: 7-6-2026
5. **City Clerk** Approved ☒ Denied []
City Clerk: _____ Date: _____
6. **City Council Approval** Approved [] Denied []
Mayor: _____ Date: _____

Official Use Only

Check List:

State Business License:

☐ YES ☐ NO ☐ N/A

Employee/Business Insurance:

☐ YES ☐ NO ☐ N/A

Business Status: _____
Business License #: _____
Category #: _____

(OFFICIAL USE ONLY)

BUSINESS NAME: Ferguson Enterprises, LLC

FEE CALCULATION INFORMATION: (No fees are refundable)

Application Fee:

Choose One:

☒ **Permanent Business** -- Billed Quarterly from Matrix. (refer to Instruction Page)

\$ 20.00

☐ **Short Term Project** -- To be completed within 30 days. (\$50.00 Fee)

☐ **Single Project** -- Single job to be completed within one year. (\$50.00 Fee)

TOTAL FEES PAID:

\$ _____

REQUIRED INSPECTIONS:

Signatures must be obtained before your application can be placed on the City Council agenda. If your business will occupy a building then you will be responsible to call for these inspections and signatures #1 thru #3, signatures #4 and #5 are the responsibility of City Staff.

*Department Official - Attach comment page if necessary.

1. **Public Works** Approved ☒ Denied ☐

Phone: (775) 463-3511

ZONING: [] [] [] [] [] [] [] []
R-1 R-2 R-3 R-C C-1 C-2 M-1 N/A

Does business comply with existing zoning and current codes?

Compliance (yes) (no)

Building Inspector: [Signature]

Date: 6/29/26

Public Works Director: [Signature]

Date: 07/15/2026

2. **Fire Department** Approved ☒ Denied ☐

Phone: (775) 463-2261

Fire Inspector: _____

Date: _____

Fire Chief: [Signature]

Date: 7-13-26

3. **Nevada Health Department** Approved ☐ Denied ☐

Phone: (775) 684-5280

Inspector: _____

Date: _____

4. **Police Department** Approved ☒ Denied ☐

Phone: (775) 463-2333

Chief of Police: [Signature]

Date: 7-6-2026

5. **City Clerk** Approved ☐ Denied ☐

City Clerk: _____

Date: _____

6. **City Council Approval** Approved ☐ Denied ☐

Mayor: _____

Date: _____

Official Use Only

Check List:

State Business License:

[] YES [] NO [] N/A

Employee/Business Insurance:

[] YES [] NO [] N/A

Business Status: _____
Business Licenses # 3427
Category # A
(official use only)

BUSINESS NAME: Martin Iron Works Inc.

FEE CALCULATION INFORMATION: (No fees are refundable)

Application Fee: \$ 20.00
Choose One:
☐ Permanent Business -- Billed Quarterly from Matrix. (refer to Instruction Page)
☐ Short Term Project -- To be completed within 30 days. (\$50.00 Fee)
☒ Single Project -- Single job to be completed within one year. (\$50.00 Fee)
(no project at this time.)
TOTAL FEES PAID: \$ 70.00

REQUIRED INSPECTIONS:

Signatures must be obtained before your application can be placed on the City Council agenda. If your business will occupy a building then you will be responsible to call for these inspections and signatures #1 thru #3, signatures #4 and #5 are the responsibility of City Staff. *Department Official – Attach comment page if necessary.

1. **Public Works** Approved ☒ Denied []
Phone: 775-463-3511
ZONING: [] [] [] [] [] [] [] [] []
R-1 R-2 R-3 R-C C-1 C-2 M-1 N/A
Does business comply with existing zoning and current codes? Compliance (yes) (no)
Building Inspector [Signature] Date: 6/29/26
Public Works Director [Signature] Date: 06-23-2026
2. **Fire Department** Approved ☒ Denied []
Phone: 775-463-2261
Fire Inspector _____ Date: _____
Fire Chief [Signature] Date: 6-22-26
3. **Nevada Health Dept.** Approved [] Denied []
Phone: 775-684-4200
Inspector _____ Date: _____
4. **Police Department** Approved ☒ Denied []
Phone: 775-463-2333
Police Chief Chief Clinton Date: 6-15-2026
5. **City Clerk** Approved [] Denied []
City Clerk: _____ Date: _____
6. **City Council Approval** Approved [] Denied []
Mayor: _____ Date: _____

Check List: (official use)

State Business License [] YES [] NO [] N/A
Employee Insurance [] YES [] NO [] N/A

Business Status: _____
Business Licenses # 3569
Category # B
(official use only)

BUSINESS NAME: mk Gasco LLC.

FEE CALCULATION INFORMATION: (No fees are refundable)

Application Fee:

\$ 20.00.

Choose One:

- ☐ **Permanent Business** -- Billed Quarterly from Matrix. (refer to Instruction Page)
☐ **Short Term Project** -- To be completed within 30 days. (\$50.00 Fee)
☐ **Single Project** -- Single job to be completed within one year. (\$50.00 Fee)

\$ _____

\$ _____

TOTAL FEES PAID:

\$ _____

REQUIRED INSPECTIONS:

Signatures must be obtained before your application can be placed on the City Council agenda. If your business will occupy a building then you will be responsible to call for these inspections and signatures #1 thru #3, signatures #4 and #5 are the responsibility of City Staff. *Department Official – Attach comment page if necessary.

1. **Public Works**
Phone: 775-463-3511

Approved [] Denied []

ZONING: [] [] [] [] [] [] [] [] []
R-1 R-2 R-3 R-C C-1 C-2 M-1 N/A

Does business comply with existing zoning and current codes?

Compliance (yes) (no)

Building Inspector

(Signature)

Date:

Public Works Director

(Signature)

Date:

2. **Fire Department**
Phone: 775-463-2261

Approved ☒ Denied []

Fire Inspector

(Signature)

Date:

Fire Chief

(Signature)

Date:

3. **Nevada Health Dept.**
Phone: 775-684-4200

Approved ☒ Denied []

Inspector

(Signature)

Date:

4. **Police Department**
Phone: 775-463-2333

Approved ☒ Denied []

Police Chief

(Signature)

Date:

5. **City Clerk**

Approved [] Denied []

City Clerk:

(Signature)

Date:

6. **City Council Approval**

Approved [] Denied []

Mayor:

(Signature)

Date:

Check List: (official use)

State Business License [] YES [] NO [] N/A
Employee Insurance [] YES [] NO [] N/A

Business Status:
Business License #: 3566
Category #: A

(OFFICIAL USE ONLY)

BUSINESS NAME: T-Mobile West, LLC

FEE CALCULATION INFORMATION: (No fees are refundable)

Application Fee:

Choose One:

- ☒ **Permanent Business** -- Billed Quarterly from Matrix. (refer to Instruction Page)
☐ **Short Term Project** -- To be completed within 30 days. (\$50.00 Fee)
☐ **Single Project** -- Single job to be completed within one year. (\$50.00 Fee)

\$ 20.00

TOTAL FEES PAID:

\$ 20.00

REQUIRED INSPECTIONS:

Signatures must be obtained before your application can be placed on the City Council agenda. If your business will occupy a building then you will be responsible to call for these inspections and signatures #1 thru #3, signatures #4 and #5 are the responsibility of City Staff.

*Department Official - Attach comment page if necessary.

1. **Public Works**
Phone: (775) 463-3511

Approved ☒ Denied ☐

ZONING: ☐ ☐ ☐ ☐ ☐ ☐ ☐
R-1 R-2 R-3 R-C C-1 C-2 M-1 N/A

Does business comply with existing zoning and current codes?

Compliance ☐ (yes) ☒ (no)

Building Inspector: [Signature]

Date: 6/29/26

Public Works Director: [Signature]

Date: 06-23-2026

2. **Fire Department**
Phone: (775) 463-2261

Approved ☒ Denied ☐

Fire Inspector: _____

Date: _____

Fire Chief: [Signature]

Date: 7-13-26

3. **Nevada Health Department**
Phone: (775) 684-5280

Approved ☐ Denied ☐

Inspector: _____

Date: _____

4. **Police Department**
Phone: (775) 463-2333

Approved ☒ Denied ☐

Chief of Police: [Signature]

Date: 7-6-2026

5. **City Clerk**

Approved ☐ Denied ☐

City Clerk: _____

Date: _____

6. **City Council Approval**

Approved ☐ Denied ☐

Mayor: _____

Date: _____

Official Use Only

Check List:

State Business License:

☐ YES ☐ NO ☐ N/A

Employee/Business Insurance:

☐ YES ☐ NO ☐ N/A

N/A

Business Status: _____
Business License #: _____
Category #: _____

(OFFICIAL USE ONLY)

BUSINESS NAME: Vinco Inc

FEE CALCULATION INFORMATION: (No fees are refundable)

Application Fee:

Choose One:

☒ **Permanent Business** -- Billed Quarterly from Matrix. (refer to Instruction Page)

\$ 20.00

☐ **Short Term Project** -- To be completed within 30 days. (\$50.00 Fee)

50.00

☒ **Single Project** -- Single job to be completed within one year. (\$50.00 Fee)

TOTAL FEES PAID:

\$ 70.00

REQUIRED INSPECTIONS:

Signatures must be obtained before your application can be placed on the City Council agenda. If your business will occupy a building then you will be responsible to call for these inspections and signatures #1 thru #3, signatures #4 and #5 are the responsibility of City Staff.

*Department Official - Attach comment page if necessary.

1. **Public Works**

Phone: (775) 463-3511

Approved ☒ Denied ☐

ZONING: ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐
R-1 R-2 R-3 R-C C-1 C-2 M-1 N/A

Does business comply with existing zoning and current codes? Compliance ☐ (yes) ☐ (no)

Building Inspector:

S. Douglas

Date:

7/15/26

Public Works Director:

S. Shapiro

Date:

07/15/2026

2. **Fire Department**

Phone: (775) 463-2261

Approved ☐ Denied ☐

Fire Inspector:

Date:

Fire Chief:

6075

Date:

7-13-26

3. **Nevada Health Department**

Phone: (775) 684-5280

Approved ☐ Denied ☐

Inspector:

Date:

4. **Police Department**

Phone: (775) 463-2333

Approved ☒ Denied ☐

Chief of Police:

Shel

Date:

7/13/2026

5. **City Clerk**

Approved ☐ Denied ☐

City Clerk:

Date:

6. **City Council Approval**

Approved ☐ Denied ☐

Mayor:

Date:

Official Use Only
Check List:

State Business License:
Employee/Business Insurance:

☐ YES ☐ NO ☐ N/A
☐ YES ☐ NO ☐ N/A

Business Status: _____
 Business License #: _____
 Category #: _____
 (OFFICIAL USE ONLY)

BUSINESS NAME: Infinity Windows LLC

FEE CALCULATION INFORMATION: (No fees are refundable)

Application Fee:

- Choose One
- ☒ Permanent Business – Billed Quarterly from Matrix. (refer to Instruction Page) \$ 20.00
- ☐ Short Term Project – To be completed within 30 days. (\$50.00 Fee) _____
- ☒ Single Project – Single job to be completed within one year. (\$50.00 Fee) _____

TOTAL FEES PAID: \$ _____

REQUIRED INSPECTIONS:

Signatures must be obtained before your application can be placed on the City Council agenda. If your business will occupy a building then you will be responsible to call for these inspections and signatures #1 thru #3, signatures #4 and #5 are the responsibility of City Staff.

*Department Official - Attach comment page if necessary.

1. **Public Works** Approved ☒ Denied ☐
 Phone: (775) 463-3511
 ZONING: ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-C ☐ C-1 ☐ C-2 ☐ M-1 ☐ N/A
 Does business comply with existing zoning and current codes? Compliance ☐ (yes) ☒ (no)
 Building Inspector: [Signature] Date: 7/15/26
 Public Works Director: [Signature] Date: 6/15/2026
2. **Fire Department** Approved ☒ Denied ☐
 Phone: (775) 463-2261
 Fire Inspector: _____ Date: 7-13-26
 Fire Chief: [Signature] Date: 7-13-26
3. **Nevada Health Department** Approved ☐ Denied ☐
 Phone: (775) 684-5280
 Inspector: _____ Date: 7-13-26
4. **Police Department** Approved ☒ Denied ☐
 Phone: (775) 463-2333
 Chief of Police: [Signature] Date: 7-13-2026
5. **City Clerk** Approved ☐ Denied ☐
 City Clerk: _____ Date: _____
6. **City Council Approval** Approved ☐ Denied ☐
 Mayor: _____ Date: _____

Official Use Only

Check List:

State Business License:

Employee/Business Insurance:

☐ YES ☐ NO ☐ N/A

☐ YES ☐ NO ☐ N/A

Business Status:	_____
Business License #:	_____
Category #:	_____
(OFFICIAL USE ONLY)	

BUSINESS NAME: H & R LLC- On the Hook Fish and Chips

FEE CALCULATION INFORMATION: (No fees are refundable)

Application Fee:

Choose One:

- ☒ **Permanent Business** – Billed Quarterly from Matrix. (refer to Instruction Page)
- ☐ **Short Term Project** – To be completed within 30 days. (\$50.00 Fee)
- ☐ **Single Project** – Single job to be completed within one year. (\$50.00 Fee)

\$ 20.00

TOTAL FEES PAID:

\$ _____

REQUIRED INSPECTIONS:

Signatures must be obtained before your application can be placed on the City Council agenda. If your business will occupy a building then you will be responsible to call for these inspections and signatures #1 thru #3, signatures #4 and #5 are the responsibility of City Staff.

*Department Official - Attach comment page if necessary.

- Public Works** Approved ☒ Denied ☐
Phone: (775) 463-3511

ZONING: ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-C ☐ C-1 ☐ C-2 ☐ M-1 ☐ N/A

Does business comply with existing zoning and current codes? Compliance yes (yes) (no)

Building Inspector: [Signature] Date: 7/3/26

Public Works Director: [Signature] Date: 07/15/2026
- Fire Department** Approved ☒ Denied ☐
Phone: (775) 463-2261

Fire Inspector: _____ Date: _____

Fire Chief: [Signature] Date: 7-2-26
- Nevada Health Department** Approved ☒ Denied ☐
Phone: (775) 684-5280

Inspector: Brittany Whitten Date: 06/18/2026
- Police Department** Approved ☒ Denied ☐
Phone: (775) 463-2333

Chief of Police: [Signature] Date: 7-13-2026
- City Clerk** Approved ☐ Denied ☐
City Clerk: _____ Date: _____
- City Council Approval** Approved ☐ Denied ☐
Mayor: _____ Date: _____

Official Use Only

Check List:

State Business License:

Employee/Business Insurance:

☐ YES ☐ NO ☐ N/A
☐ YES ☐ NO ☐ N/A

5

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



...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

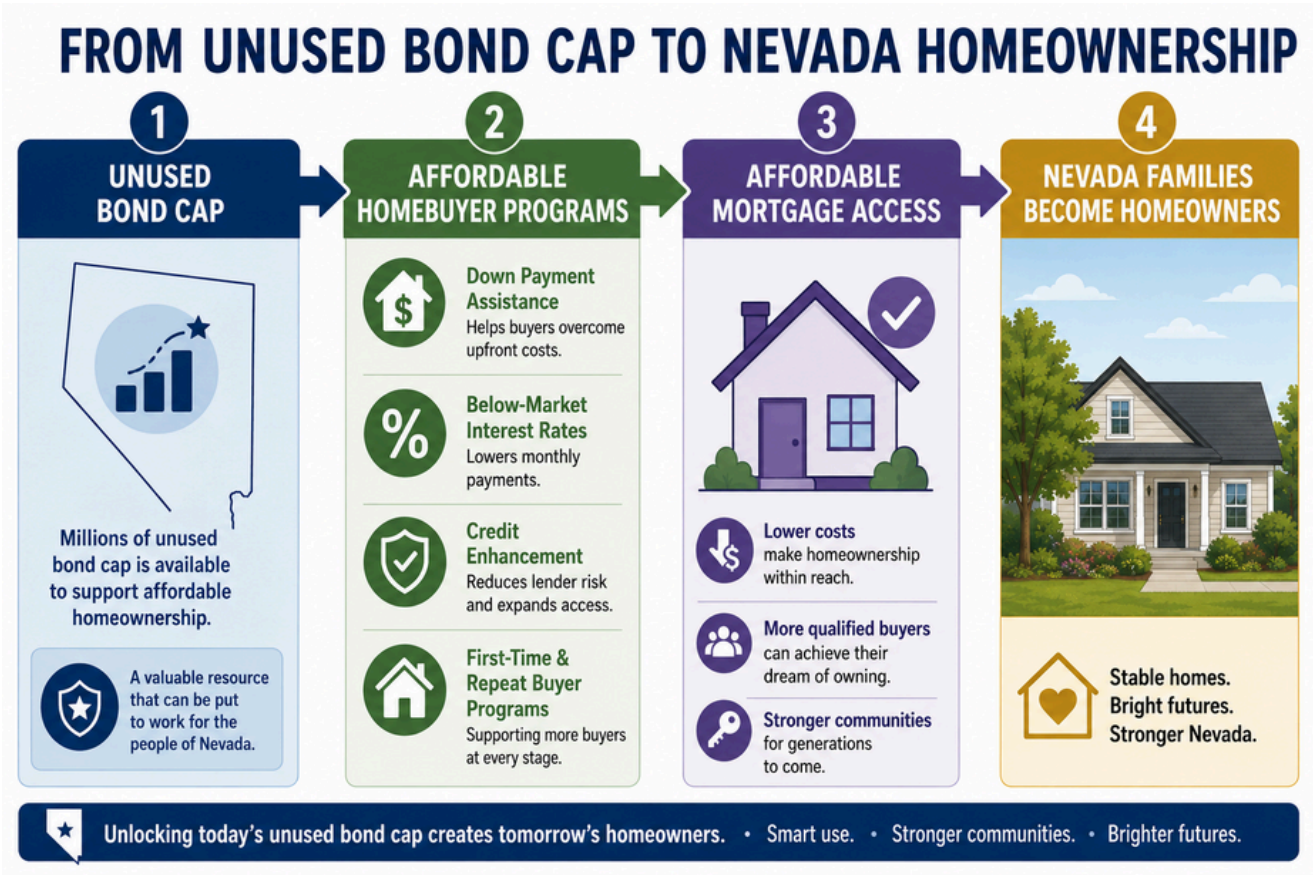
590+ UNITS
planned through 2027

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



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



**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;

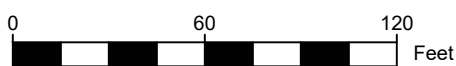
STEWART TITLE COMPANY

SIGNATURE PRINT NAME/TITLE DATE:

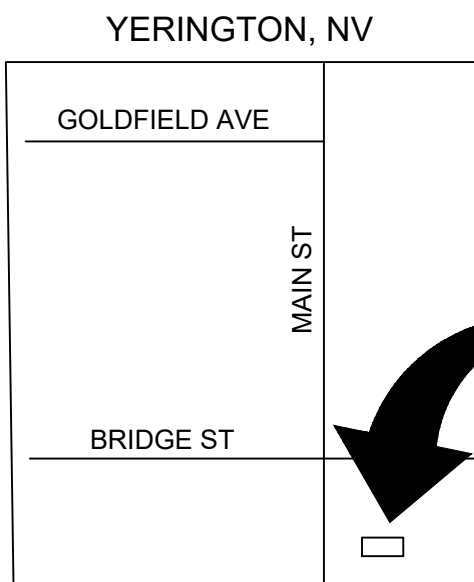
REFERENCES:

- 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.

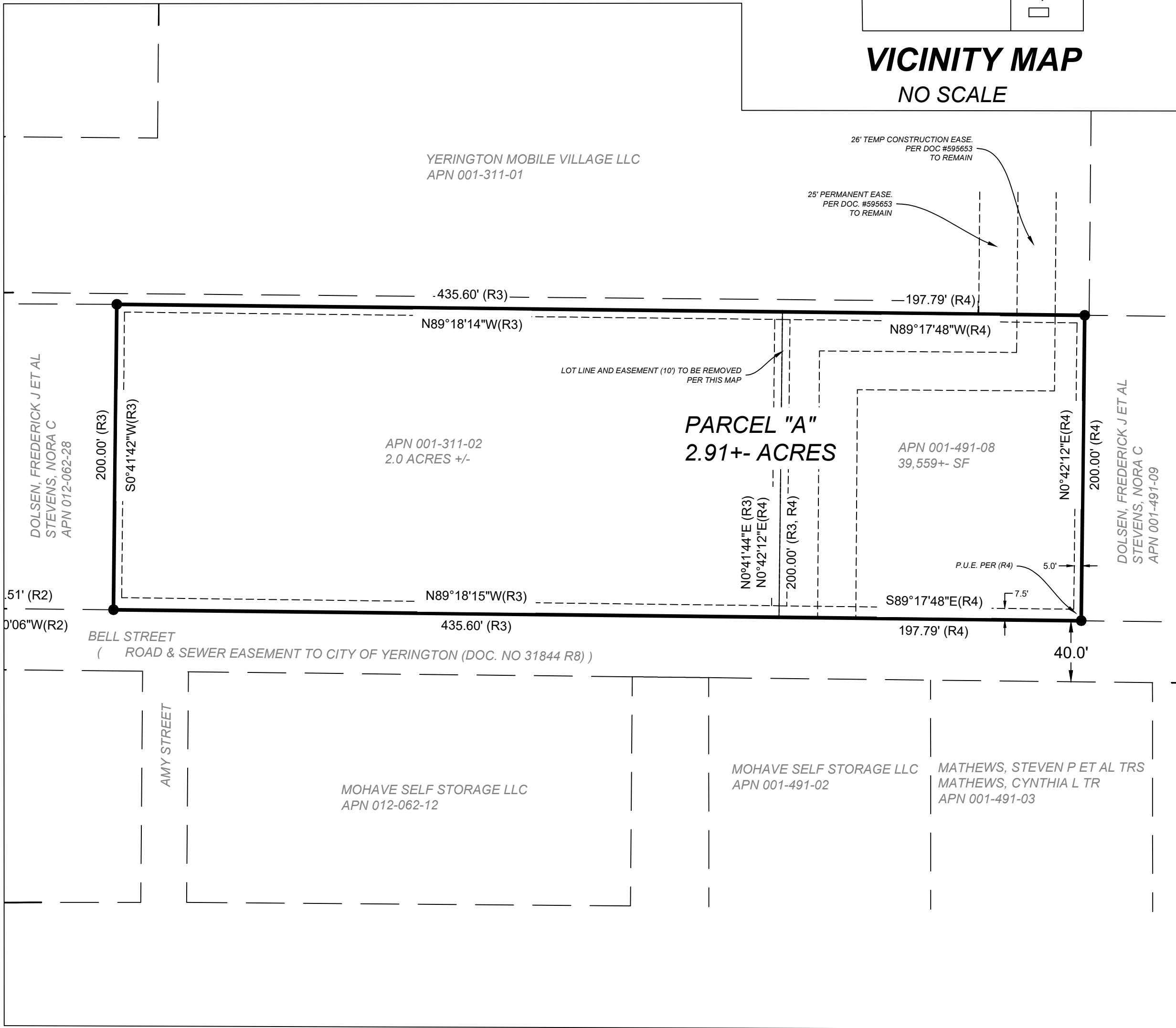
TOTAL
AREA SURVEYED
2.91+- ACRES



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

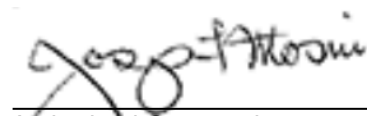
In response to the above referenced application for a policy of title insurance, Stewart Title Guaranty Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter 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

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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

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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.

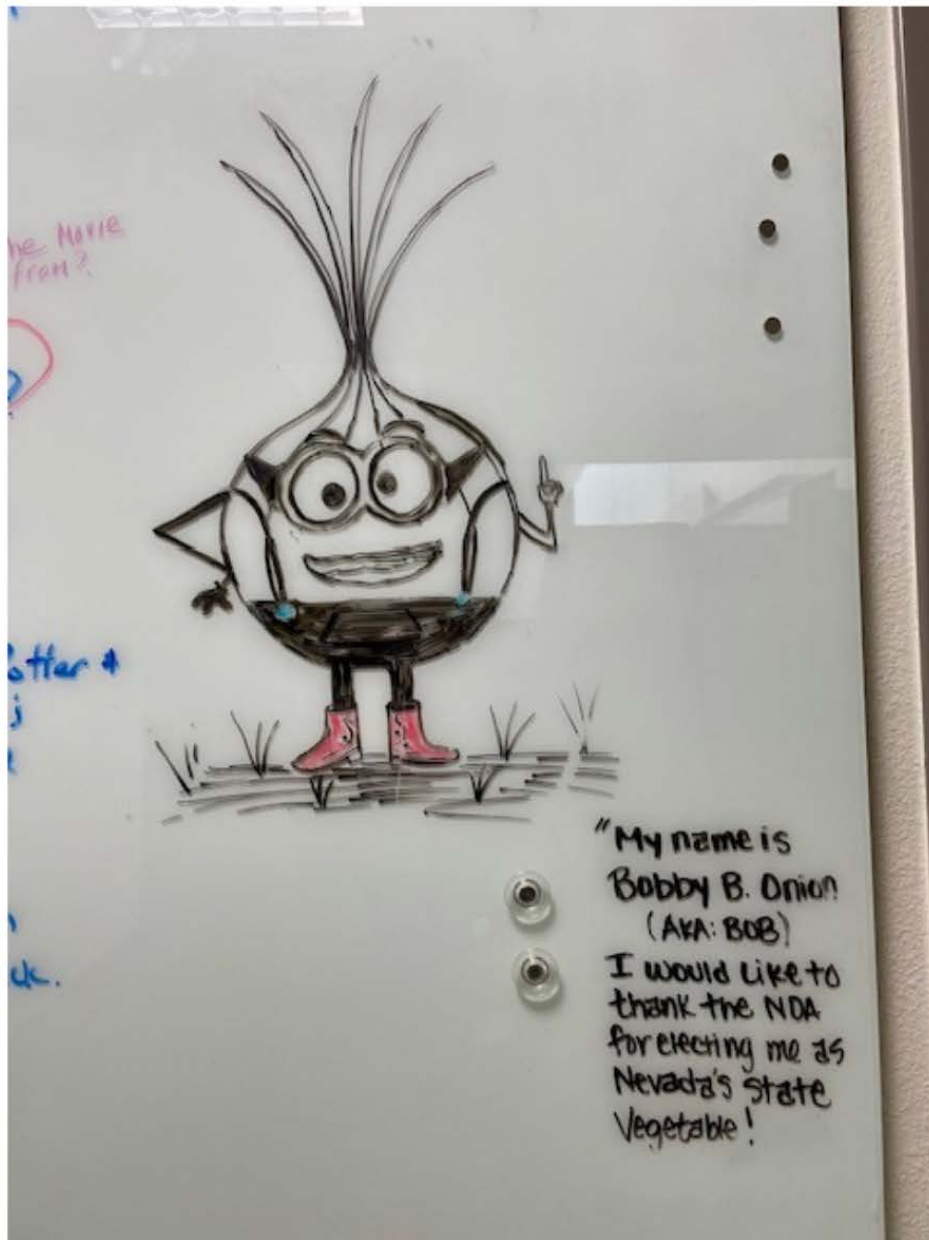
Youth Civics & Leadership in Action

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



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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.

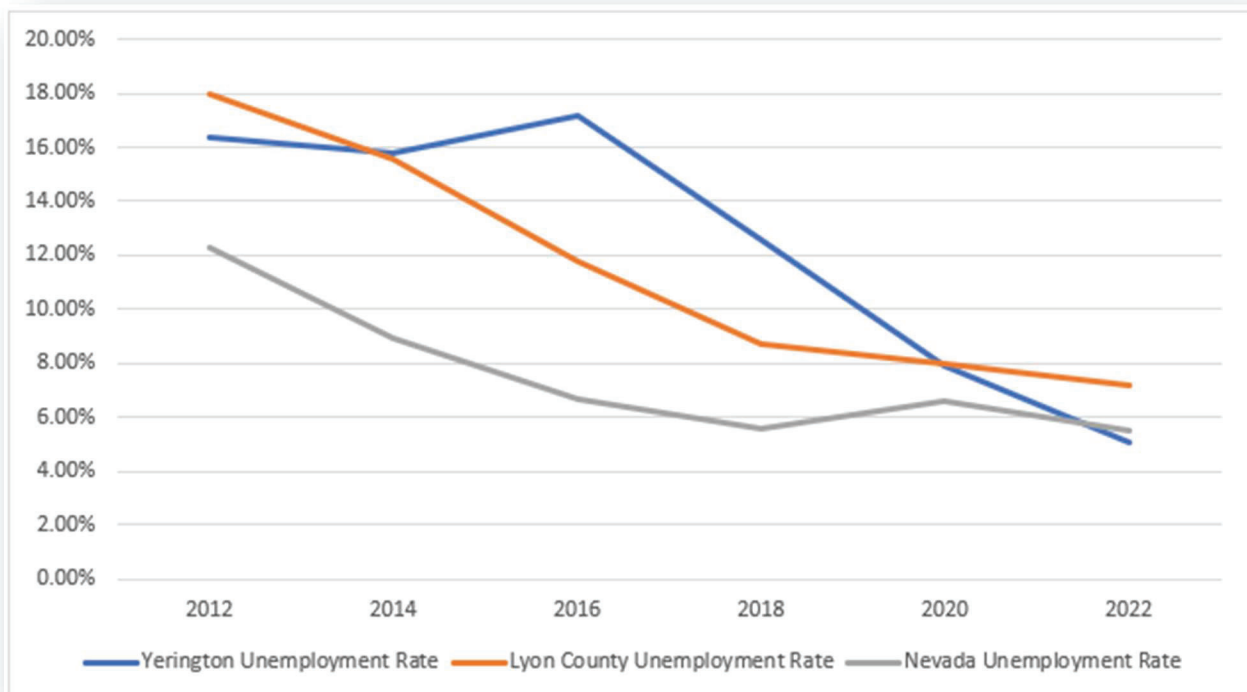


Figure 9: Unemployment Rates in Yerington, Lyon County, and Nevada, 2012-2022

5.2.2 Labor Force

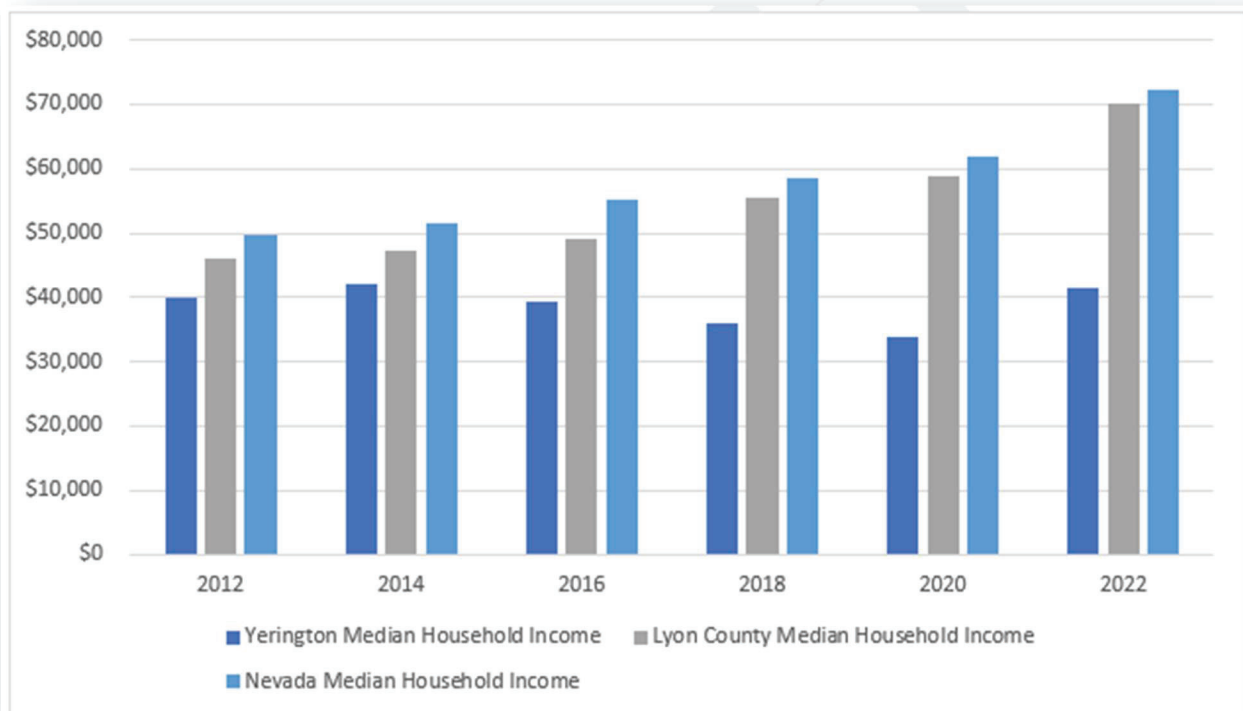
Yerington experienced a significant decrease in the labor force participation rate from approximately 54 percent to 42 percent, from 2012 to 2022 (Table 7), whereas Lyon County experienced a slight increase and Nevada as a whole experienced a small decrease during this period. Yerington's decreasing 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.

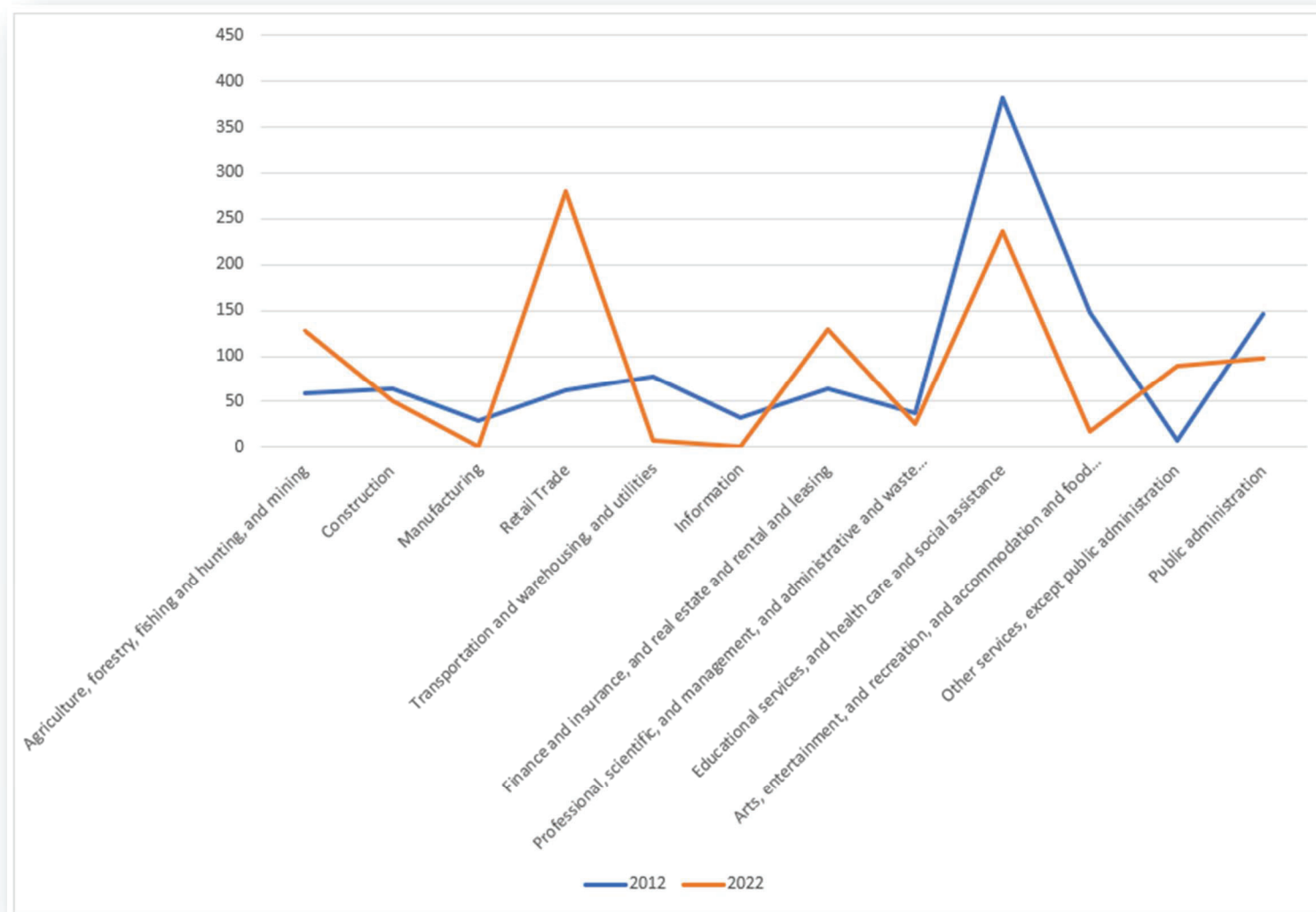
5.2.4.4 *Health Care and Social Assistance Support Occupations*

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.

11



15

Pizen Switch Rd

Nevin Way

Nevin Way

Nevin Way

Carwash & Laundry

207

Subway
Sandwich

Pizen Switch Rd

W Goldfield Ave

W Goldfield Ave



**Desert Engineering, Inc.**

26 E Pursel Lane
Yerington, NV 89447
T 775.463.3478
F 775.463.9526
NV Lic: # 39479A

PROPOSAL / CONTRACT**Date: 07/02/2026**

Proposal# 26070202

TO: Paul Shapiro
City of Yerington
Email: pauls@yerington.com

Monetary Limit:
\$Unlimited

We propose to furnish all machinery/materials and perform all labor necessary to complete the following:

City of Yerington – Pizen Switch Concrete and Asphalt Repairs

Item Number	Item	Estimated Quantity	Unit	Unit Price	Extended Price
Pizen Switch Concrete & Asphalt - Scope of Work					
1	Mobilization/Demobilization	1	LS	\$1,500.00	\$1,500.00
2	Demolish and remove existing sidewalk/driveways (2 each)	560	SF	\$3.00	\$1,680.00
3	Install New 8" Aggregate base for driveways	560	SF	\$2.00	\$1,120.00
4	Pour new 8" PCC driveways and sidewalk with rebar in driveways	560	LF	\$18.00	\$10,080.00
5	Remove existing asphalt in street and driveway along curb and gutter (4 locations)	960	SF	\$3.00	\$2,880.00
6	Install new 4" Aggregate base	960	SF	\$1.00	\$960.00
7	Install new 3" Asphalt Type 2 PG64-22 (4 locations) 8' x 30' / 8' x 30' / 8' x 30' / 8' x 30'	960	SF	\$12.00	\$11,520.00
				TOTAL:	\$29,740.00

Special Conditions/ Exclusions:

- *Prevailing wage/certified payroll is not included in this proposal*
- *No bonds or permits included in this proposal*
- *All employees hold OSHA 10, HAZWOPER 40, and MSHA Part 48 certificates*
- *No Stormwater permits are included in this proposal*
- *Estimated 7 working days total (7 separate working days)*
- *No nightwork, holiday work, or weekend work is included in this proposal.*
- *No utility work*
- *No BMP's or erosion control measures*
- *No surveying or engineering services, proposed sidewalk path shall be laid out by customer*
- *No professional services*
- *No signage or striping of any kind*
- *All materials to conform to Orange book specifications (concrete and aggregate base)*
- *No Traffic Control or Traffic Control plans included in this proposal*
- *Concrete to be 4000 psi with air entrainment*
- *Asphalt to be Type II PG64-22*
- *Any spoils removed for prep shall be stockpiled at airport yard, no haul off of any materials is included*
- *Water to be provided at no cost to contractor*
- *Patch west of subway, asphalt repair 8' x 30'*
- *Patch north of subway in Pizen switch driveway, asphalt repair 8' x 30'*
- *Patch near carwash includes asphalt patch in street and in driveway on car wash side. 8' x 30' x 2*

The property is described as Multiple locations along Pizen Switch located in Lyon County, NV
All of the above work to be completed in a substantial and workmanlike manner according to standard practices, for the sum of:

Twenty Nine Thousand Seven Hundred Forty Dollars

Payment to be made as follows:

As the work progresses to the value one hundred percent 100 % of all work completed.

The entire amount of contract to be paid within 30 days of completion. Interest at the legal rate will be charged for late payments. Any alterations or deviation from the specifications involving extra cost of material or labor will only be executed upon written order for same, and will become an extra charge over the sum mentioned in this contract. All agreements must be made in writing. Any question concerning a contractor may be referred to the registrar of the board whose address is:

Nevada State Contractors Board
9670 Gateway Drive Suite 100
Reno, NV. 89502

Authorized Signature: _____ Greg Chico – Project Manager

NOTE: This proposal may be withdrawn by us if not accepted within: 30 Days

You are hereby authorized to furnish all materials and labor required to complete the work mentioned in the above proposal, for which I/W agree to pay the amount mentioned in said proposal, and according to the terms thereof.

Accepted Signature: _____ Date: _____

12

**HANGAR LEASE
BETWEEN
THE CITY OF YERINGTON
AND
RICHARD WOLF; HANGAR # 315**

1. PARTIES

The City of Yerington ("City"), a political subdivision of the State of Nevada, and **RICHARD WOLF** ("Tenant").

2. PURPOSE

The purpose of this Lease is to lease a parcel of land of real property located the Yerington Municipal Airport (the "Airport"), shown in description attached (Hangar No. **315**) for the express purpose of housing operable aircraft. The Airport, owned by the City of Yerington, is a public airport located in Yerington, Nevada, as shown on the airport layout plan, which is on file at Yerington City Hall. The city is acting solely in its proprietary capacity as the City and not in any governmental capacity unless so stated. The City representative for the purposes of this Lease is the City Manager.

3. LEASED PREMISES

In consideration of the rent and faithful performance by Tenant of the terms and conditions and the mutual covenants of this agreement, City leases to Tenant, and Tenant leases from City, subject to all easements and encumbrances of record, the parcel of real property described herewith ("Premises"). The Premises include a hangar or other improvements.

4. TERM

This Lease is for a term of **THREE (3)** years. The commencement date of this Lease is **September 1, 2026**

This Lease shall run from **September 1, 2026** and ends **August 31, 2029**.

5. OPTION TO RENEW

Tenant and City shall have a mutual option to renew this Lease for a period of **TWO (2)** years upon the expiration of the initial term provided that all terms, covenants and conditions of the initial lease term have been met and fulfilled. All

provisions of this Lease will carry over with the exception of the rent amount. Other changes, which are mutually agreed to by both parties, may be made. Written notice of Tenant's intention to renew this Lease must be given to City in writing at least 180 calendar days prior to the expiration of the lease proposed for renewal, or the option will automatically terminate.

6. RENT

Tenant shall pay the following rent:

SITE RENT: Tenant shall pay City a yearly rent for the use of Premises, payable in advance on the first day of July during the term of this Lease. The initial yearly rent amount is **\$988.00 (1,235 sq. feet x .80 cents)**.

The rent amount will be adjusted every **THREE (3)** years. The base for computing the adjustments is the Consumer Price Index (**CPI-U**), as accepted by the Nevada Bureau of Labor Statistics, which is effective on the date of the commencement of the term (beginning index), or other comparable measurement or index which may replace the CPI-U. The index published immediately preceding the adjustment date in question (extension index) is to be used in determining the amount of adjustment. Rent payable for any partial month shall be prorated.

7. ADDITIONAL PAYMENT PROVISIONS

- A. Late Payments. If the Tenant fails to pay to city any amount payable under this Lease within 30 days after the amount is due, Tenant shall pay to city a late charge of \$50.00 per occurrence, plus interest on all unpaid amounts at a rate of 1 and ½% per month, or part of a month from the date the payment was due and payable until paid in full. The \$50.00 charge and interest will be assessed for each delinquency, and delivered to the City of Yerington, 14 E. Goldfield Ave. Yerington, NV 89447, or such other place as the city may direct.
- B. Place of Payment. All rents and fees must be made payable to the City of Yerington and mailed by first class mail, postage prepaid, or personally delivered to the City of Yerington, 14 E. Goldfield Ave., Yerington, NV 89447, or such other place as the City may direct.

8. MAINTENANCE, REPAIR AND STORAGE

This Lease is for land and a hangar. The Premises shall not be used for any purpose other than occupancy of a hangar for aircraft purposes. If the Premises includes any improvements, Tenant accepts them as is, and is solely responsible for their maintenance and repair.

Further, Tenant shall at all times keep the Premises in a clean, debris-free condition. No junk vehicles, unused trailers or other items shall be kept. It is the intent of the parties to this Lease that the site be in an aesthetic condition consistent with the use by the Tenant. Operable, but unlicensed vehicles that are necessary as part of the tenant's aviation related enterprise (such as fuel trucks, golf carts, water tenders, tugs, etc) may be permitted with the written consent of the City Manager.

9. USE OF PREMISES

All uses of the Premises must comply with the Airport minimum standards for development for fixed base operators and airport tenants. The Yerington Municipal Airport's Rules and Regulations, adopted September 25, 2006, as may be amended, are hereby incorporated and made a part of this Lease. Tenant and its assignees, subleasees, agents, and employees shall comply with said Rules and Regulations as may be amended from time-to-time.

Tenant, as well as Tenant's assignees and subleasees, agents, employees, and customers, shall have non-exclusive rights of access to and use of all areas and facilities of the Airport which are intended for the common use of all Tenants and occupants of the Airport, including, but not limited to, the takeoff and landing areas, taxi areas, and reasonable access from the Premises.

The Premises shall not be used for living or residential uses. Transient use shall not exceed fourteen (14) days, cumulative, during any calendar year.

Tenant shall provide City with a list of persons (full name, address and phone number) authorized by Tenant to access the Premises. City may, but shall have no obligation to, disallow access to hangar areas by unauthorized persons.

10. UTILITIES

Tenant shall pay, on Tenant's own account, for all utilities used or consumed on the Premises, including but not limited to gas, water, electricity, garbage disposal, storm and sanitary sewer services, janitorial services, and telephone services, as may be applicable or available.

11. WASTE, QUIET CONDUCT, HAZARDOUS SUBSTANCES AND PROPERTY INSPECTIONS

- A. Waste. Tenant shall not commit, or suffer to be committed, any waste on the Premises or any nuisance or other act or thing, which may disturb the quiet enjoyment of the use of the Airport or surrounding property. Tenant shall provide, as necessary, a separate drainage, collection or separation system to ensure that no untreated liquid waste from any type of operation be discharged

directly or indirectly onto the ground or into the Airport drainage or sanitary system, including aircraft cleaning and oil change operations. Tenant shall not permit any activity on the Premises which directly or indirectly produces unlawful or excessive amounts or levels of air pollution (gases, particulate matter, odors, fumes, smoke or dust), water pollution, noise, glare, heat emissions, radioactivity, electronic or radio interference with navigation and communication facilities for the operation of the Airport and its use by aircraft, trash or refuse accumulation, vibration, prop-wash, or jet blast, or which is hazardous or dangerous by reason or risk of explosion, fire, or harmful emissions.

- B. Hazardous Materials or Substances. The term “Hazardous Materials” means any toxic substance, hazardous substance, regulated substance and hazardous or radioactive material, as defined by any Federal or State Agency.
- C. Condition of the Premises. The Premises are conveyed in an “as is” physical condition with no warranty, expressed or implied, on the part of City as to the condition of the existing improvements, or the condition or the geology of the soil. It is the sole responsibility of Tenant, at its sole cost and expense, to inspect, investigate and determine the suitability of the soil, geology, environmental and seismic conditions of the Premises for Tenant's intended development. The Tenant is not liable for any preexisting hazardous materials on the Premises and has no obligation to remediate the site of preexisting hazardous materials. However, Tenant's execution of this Lease constitutes its acknowledgement that no hazardous conditions, materials or substances existed on the Premises at the time of the execution of this Lease.
- D. Remediation. Tenant shall be responsible to remediate any conditions regarding the property that arise contrary to this section.

12. STORM WATER RUNOFF

The Federal Clean Water Act provides that the discharge of pollutants to waters of the United States from any industrial or commercial properties must be in compliance with a National Pollutant Discharge Elimination Permit (NPDEP). Under this Act airports are considered “industrial activities.” The Yerington Airport and all its tenants are required to be in compliance under the Act and the regulations promulgated by the Nevada Department of Environmental Protection (NDEP) as amended from time to time.

13. RULES AND REGULATIONS

Tenant agrees to observe and obey all policies, rules, and regulations promulgated and enforced by City and any other appropriate authority having jurisdiction over the Airport and the Premises described in this lease, during the term of this Lease.

14. SECURITY

The City has no obligation to provide security to the Premises. The Tenant may, at Tenant's own expense, employ security persons, install security lighting, or maintain alarm services. If Tenant elects to install any outdoor lightning, Tenant must request permission from the City Manager prior to installation and obtain appropriate permits.. If at any time during the term of this Lease, additional security requirements are imposed on the Airport by the FAA or any other agency having jurisdiction over Airport, Tenant agrees to comply with the security requirements, at Tenant's sole expense upon being notified of the requirements in writing by the City Manager. If the City is fined by the FAA for a security violation caused by negligence of Tenant, or any of Tenant's sub-tenants, Tenant shall immediately reimburse the City on written demand.

15. HOLD HARMLESS AND INDEMNIFICATION

Tenant shall indemnify, defend, save, protect, and hold harmless City, its officers, agents and employees from any and all claims,, costs, liability, including reasonable attorney's fees, for any damage, injury, or death, including without limitation all consequential damages from any cause whatsoever, to persons or property arising directly or indirectly from or connected with Tenant's performance of its operations, the accounts, errors or omissions of Tenant, its agents, contractors, guests, or employees, or the use and possession of the Premises, by Tenant, its agents, contractors, guests, or employees, or the use and possession of the Premises, by Tenant or any sub-tenant, their agents, contractors, guests, or employees,, save and except claims or litigation arising throughout (and only to the extent of) the sole negligence or sole willful misconduct of the City, its officers or employees, and if required by the City, will defend any actions at the sole cost and expense of the Tenant. The City and Tenant agree the indemnification provision of this Lease will survive termination of this Lease.

16. INSURANCE

Tenant must procure and maintain, at its own expense, at all times during the term of this Lease, the following policies issued by insurance companies authorized to do business in Nevada, with a financial rating of at least an A+ status as rated in the most recent edition of Best's Insurance Reports. Tenant shall obtain and maintain liability insurance in the amount of One Million Dollars (\$1,000,000.00) with proof of policy provided to the City of Yerington.

- A. Form of Policies. All policies of insurance required by this section must be in a standard form and written by qualified insurance companies satisfactory to the City Manager. Evidence of all insurance required must be provided by Tenant by filing with the City Manager a copy of the policy and policies, together with a duly executed original certificate of insurance to the effect that the insurance required by this Lease is extended. All certificates of insurance must specifically state that

the City of Yerington, its officers, agents, and employees are named as additional insured under the policy or policies. All policies and certificates must contain a provision that written notice of policy lapses, cancellation, or any changes shall be delivered to the City Manager no less than 30 days in advance of the effective date.

- B. Notice. Tenant must give the City Manager prompt and timely notice of any claim made or suit instituted of which it is aware, that in any way directly, contingently, or otherwise affects or might affect either party; and both have the right to participate in the defense of the claim to the extent of its own interest.

17. **TAXES**

Tenant agrees to pay before delinquency all tax assessments, license fees, and other charges which are levied and assessed upon Tenant's interest in the Premises, or upon Tenant's personal property installed or located in or on the Premises by the City, County or other legally authorized governmental authority.

18. **INSPECTION, ACCESS AND NOTICE**

The City Manager and or any of its agents, upon one business day's advance notice to Tenant, shall be permitted access to go upon and inspect the Premises and any improvements for the primary purpose of ensuring compliance with this Lease.

19. **ASSIGNMENT, SUBLETTING, SALE AND ENCUMBRANCE**

Tenant may sublease, but may not sell, voluntarily assign, or encumber its interest in the Lease, in the leased Premises, or allow any other person or entity (except Tenant's subtenants and authorized representatives) to occupy or use all or any part of the Premises, without first obtaining City's consent. Notice must be given to the City at least 60 days prior to any requested sublease. Any assignment, encumbrance or sale by Tenant is voidable and, at the City Manager's election, constitutes default of the Lease. The parties each agree that Tenant's request to the City for consent to any proposed assignment, sale or other transfer, must include the following information and documents:

1. The name of the proposed assignee, buyer, or other transferee;
2. The nature of the proposed assignee's, or other transferee's business to be carried on the Premises; and
3. Each of the terms and provisions of the proposed assignment, sale or other transfer, including without limitation, the full consideration for the sale, assignment, or transfer.

20. **SURRENDER**

On expiration or after termination or cancellation of this Lease, unless a new agreement stating otherwise is executed, Tenant must surrender the Premises to the City and remove all personal property. If Tenant fails to remove its personal property at the City Manager's request from the Premises on expiration or after termination or cancellation of the Lease, the property may be removed by the City at Tenant's expense, and Tenant must reimburse City immediately upon Tenant's receipt of City's written request for the reimbursement.

If Tenant fails to surrender the Premises to the City on expiration or after termination or cancellation of the Lease as required by this section, Tenant shall defend, indemnify, and hold City harmless from all claims, liability, costs, and damages resulting therefrom.

21. **DEFAULT**

The occurrence of any of the following is default by Tenant:

- A. Failure to pay rent when due, if the failure continues for 30 days after written notice has been given to Tenant.
- B. Failure to undertake maintenance requested by the City Manager, if the failure continues for 90 days after notice has been given to Tenant, unless a serious safety matter exists, in which case Tenant shall have 10 days from receipt of the notice to cure the default.
- C. Insolvency, adjudication of Tenant as bankrupt, or the loss of possession of the Premises, or any portion, by virtue of attachment, execution of receivership, if the bankruptcy proceedings are not terminated in Tenant's favor.
- D. Assignment for the benefit of creditors.
- E. Failure to comply with any of the provisions of Section 24, Non-Discrimination, after receiving written notice and failure to cure.
- F. Any act, condition, event, or failure of performance constituting a default under any provision in this Lease.

22. **CITY'S REMEDIES**

The City has the following remedies if Tenant commits default. These remedies are not exclusive; they are cumulative and in addition to any remedies now or later allowed by law or equity.

- A. The City may terminate this lease and Tenant's right to possession of the Premises. No act by the City Manager, other than giving notice to Tenant as required by the City Council, shall terminate this Lease. Acts of maintenance, efforts to re-let the Premises or the appointment of a receiver on the City Manager's initiative to protect City's interest under this lease do not constitute a termination of Tenant's right to possession.
- B. The City may, at any time after Tenant commits default, cure the default at Tenant's cost. If City, at any time, by reason of Tenant's default, pays any sum or does any act that requires the payment of any sum, the sum paid by City is due from Tenant to city immediately upon notice given by City to Tenant. If the Tenant pays at a later date the late fee as provided herein shall be added and that sum will bear interest at a rate of 10% per annum from the date the sum is paid by City until City is completely reimbursed by Tenant. The sum, together with interest on it, is additional rent.

23. DESTRUCTION

If the improvements erected on the Premises are damaged or destroyed as a result of any uninsurable cause or risk at the time of destruction, or any cause or risk for which insurance coverage is not available at a commercially reasonable rate and terms in the amount of at least 25% of the replacement cost of construction, Tenant has the option to either terminate this Lease or to replace and rebuild the improvements and structures so they are in substantially the same condition as they were in immediately prior to damage or destruction.

24. NON-DISCRIMINATION

The Tenant agrees that the following federal requirements apply to the Tenant's use of the Premises. The Tenant for himself, his heirs, personal representatives, successors in interest, and assigns, as a part of the consideration, does covenant and agree as a covenant running with the land that in the event facilities are constructed, maintained, or otherwise operated on the property described in the Lease for a purpose for which a DOT program or activity is extended or for another purpose involving the provision of similar services or benefits, the Tenant must maintain and operate the facilities and services in compliance with all requirements imposed pursuant to Title 49, Code of Federal Regulations. DOT, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-Assisted Programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964, and as the Regulation may be

amended. A copy of said Act is on file at City Hall and will be available for inspection by Tenant during normal business hours.

25. GENERAL PROVISIONS

- A. This Lease shall be subordinate to the provisions and requirements of any existing or future agreement between the City and the United States, relative to the development, operation or maintenance of the airport.
- B. City reserves, for its successors and assigns and for the use and benefit of the public, a right of flight for the passage of aircraft in the airspace above the surface of the leased Premises. This public right of flight shall include the right to cause in the airspace any noise inherent in the operation of any aircraft used for navigation or flight through the airspace or landing at, taking off from, or operation, of the Yerington Municipal Airport.
- C. Tenant agrees to comply with the notification and review requirements covered in part 77 of the Federal Aviation Regulations in the event future construction of a building is planned for the leased Premises, or in the event of any planned modification or alteration of any present or future building or structure situated on the leased Premises.
- D. The Tenant expressly agrees for itself, its successors and assigns that it will not erect nor permit the erection of any structure or object, nor permit the growth of any tree on the leased Premises higher than 35 feet from the ground level. In the event this covenant is breached, the City reserves the right to enter upon the Premises to remove the offending structure or object (or cut the offending tree), all of which shall be at the expense of the Tenant.
- E. The Tenant, successors and assigns, by accepting this Lease, agrees that it will not make use of the Premises in any manner which might interfere with the landing and taking off of aircraft from the Yerington Municipal Airport or otherwise constitutes a hazard. In the event this covenant is breached the City reserves the right to enter upon the Premises and to abate the interference at the expense of the Tenant.
- F. Nothing contained in this Lease shall be construed to grant or authorize the granting of an exclusive right within the meaning of Section 308a of the Federal Aviation Act of 1958 (49 U.S.C. 139A).
- G. Tenant's intended use of the Premises is to hangar aircraft and to sublease hangar space. Tenant shall identify and provide City with not less than one valid aircraft tail number of an aircraft that will be hangared at the Premises. If the Premises has not been used for the storage of aircraft for a period of 90 days or

more, City may declare the default of the Lease. Notwithstanding any other terms of this lease, it is agreed that all present buildings and other improvements upon the Premises are and shall remain personal property of the Tenant, and not real property affixed to the land. Anything to the contrary notwithstanding, City shall have the option of purchasing and building and improvements sixty (60) days prior to the termination of this Lease at their appraised value. If City does not elect to purchase the same, then Tenant shall have the right to remove any building and other improvements from the Premises, which must be removed at the date of Lease termination; or, Tenant must remove said buildings within sixty (60) days after the Lease termination and pay to the City daily rent in the amount of **FIVE AND NO/100 (\$5.00) DOLLARS** per day. In the event the Tenant fails to remove such buildings within said sixty (60) day period, any buildings and other improvements shall be deemed abandoned and shall become the property of the City. In the event of a Lease termination wherein the said buildings or improvements are abandoned, destroyed or left in such a condition as to render their value questionable in the opinion of city, City may remove the buildings or improvements at the expense of Tenant. If the lease is terminated by the City before the full term or any extension thereof, Tenant shall have ninety (90) days to remove any improvements. If the lease is terminated by the Tenant before the full term or any extension thereof, Tenant shall have sixty (60) days in which to remove any building or improvement.

26. OPERATION OF AIRPORT BY CITY STAFF

- A. Aviation Hazards. The City Manager reserves the right to take any action they consider necessary to protect the aerial approaches of the airport against obstructions, together with the right to prevent Tenant from erecting or permitting to be erected any building or other structure on the Premises which, in the opinion of the City Manager or Federal Aviation Administration, would limit the usefulness of the airport or constitute a hazard to aircraft.
- B. Navigational Aids. The City Manager reserves the right, during the term of this Lease, any renewal, or any extension to install air navigational aids including lighting, in, on, under, and across the Premises, at the City's expense, in the exercise of any rights without prior notice.

27. FINANCING OF LEASEHOLD ESTATE

Tenant may subject the leasehold estate to a mortgage, deed of trust, or other security instrument, as security for a loan provided that:

- A. The mortgage and all rights acquired under it are subject to all of the covenants, conditions, and restrictions contained in this Lease and to all rights and interests of City.

- B. Tenant gives the City Manager written notice of any mortgage, and the address to send any notices required by this section
- C. City will not exercise its remedies under section 21 Default, and Section 22, City's Remedies of this Lease unless:
 - 1. City sends written notice of default to both Tenant and mortgagee stating the nature and extent of the default, and
 - 2. Within 60 days after service of the notice of default, the mortgagee failed to do either of the following:
 - (i) Cure the default if it can be cured by the payment of money, or
 - (ii) If the mortgagee does not elect to cure the default by the payment of money, the mortgagee commences foreclosure proceedings, and in the Manager's opinion, diligently prosecutes the foreclosure proceedings to conclusion.
- D. This Lease shall not be subordinated to any mortgage, deed of trust or other security devices.

28. NOTICE

All notices given under this Lease may be served by enclosing the notice in a sealed envelope addressed to the party and deposited with the United States Post Office as certified mail with postage prepaid. The notice is effective 3 days from the date of the mailing. Unless otherwise provided in writing by the parties, the address of the City Manager and the proper party to receive any notices on its behalf is

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

And the mailing address of the Tenant is

29. INVALID PROVISIONS

If any covenant, condition, or provision of this agreement is held to be invalid by a court of competent jurisdiction, the invalidity shall not invalidate any other covenant, condition, or provision of the Lease, provided that the invalidity of any covenant, condition, or provision does not materially prejudice either the City or Tenant in their respective rights and obligations contained in the valid covenants, conditions, and provisions of this Lease.

30. MECHANIC'S AND MATERIALMAN'S LIENS

Neither Tenant nor City shall permit any mechanic's, materialman's or other lien against the Premises or the property of which the Premises forms a part in connection with any labor, materials, or services furnished or claimed to have been furnished. If any lien is filed against the Premises, or property of which the Premises forms a part, the party charged with causing the lien will cause the same to be discharged. Either party may contest any lien, so long as its enforcement is stayed.

31. WAIVER

The waiver by the director of performance by Tenant of any covenant, term, or condition of this Lease shall not be construed as a waiver of any subsequent breach of the same covenant, term, or condition.

32. WRITTEN AGREEMENTS

Neither party has relied on any promise or representation not contained in this Lease. All previous conversations, negotiations, and understandings are of no further force or effect. Only a writing signed by both parties may modify this Lease. The headings of the paragraphs are for convenience only and are not a part of this Lease; nor shall they be considered in construing the intent of this Lease.

33. CONSENTS

Whenever consent is required, it shall not be unreasonably withheld.

34. TIME

Time is of the essence of each and every provision of this Lease.

35. BINDING ON SUCCESSORS

The covenants and conditions contained in this Agreement, subject to the provisions as to assignment, apply to and bind the heirs, successors, executors, administrators, and assigns of all the parties.

36. ALTERATIONS AND ADDITIONS

Following completion of the required improvements and facilities, Tenant must not make any material alterations to, erect any additional structures, or make any material improvements on the Premises without prior written consent of the City Manager. Any alteration or addition approved by the City Manager shall be constructed at the sole expense of Tenant. Upon approval by the City Manager of any alteration or addition, the City Manager must notify Tenant whether the alterations made must remain on and be surrendered with the Premises on expiration or termination of the term.

37. APPEAL

If a Tenant desires to appeal a decision made by the City Manager in conjunction with this Lease, a written appeal must be given to the City Council within 15 days of the decision. The City Council will respond within 30 days, and failure to respond will constitute an approval of the appeal.

38. SIGNATURES

CITY OF YERINGTON:

TENANT:

By: _____
Mayor, John J. Garry

By: _____
Richard Wolf

Date: _____

Date: _____

Recommended for Approval and Approved as to Content:

By: _____
City Manager, Jerry Bryant

By: _____
City Attorney, Chuck Zumpft

Date: _____

Date: _____

13

**HANGAR LEASE
BETWEEN
THE CITY OF YERINGTON
AND
JASON HALEY; HANGAR # 208**

1. PARTIES

The City of Yerington ("City"), a political subdivision of the State of Nevada, and JASON HALEY ("Tenant").

2. PURPOSE

The purpose of this Lease is to lease a parcel of land of real property located the Yerington Municipal Airport (the "Airport"), shown in description attached (Hangar No. 208) for the express purpose of housing operable aircraft. The Airport, owned by the City of Yerington, is a public airport located in Yerington, Nevada, as shown on the airport layout plan, which is on file at Yerington City Hall. The city is acting solely in its proprietary capacity as the City and not in any governmental capacity unless so stated. The City representative for the purposes of this Lease is the City Manager.

3. LEASED PREMISES

In consideration of the rent and faithful performance by Tenant of the terms and conditions and the mutual covenants of this agreement, City leases to Tenant, and Tenant leases from City, subject to all easements and encumbrances of record, the parcel of real property described herewith ("Premises"). The Premises include a hangar or other improvements.

4. TERM

This Lease is for a term of TEN (10) years. The commencement date of this Lease is August 1, 2026

This Lease shall run from August 1 of each year and ending the following July 31, 2036.

5. OPTION TO RENEW

Changes, which are mutually agreed to by both parties, may be made. Written notice of Tenant's intention to renew this Lease must be given to City in writing at least 180 calendar days prior to the expiration of the lease proposed for renewal, or the option will automatically terminate.

6. RENT

Tenant shall pay the following rent:

SITE RENT: Tenant shall pay City a yearly rent for the use of Premises, payable in advance on the first day of July during the term of this Lease. The initial yearly rent amount is **\$625.00 (2,500 sq. feet x .25 cents)**.

The rent amount will be adjusted every **TWO (2)** years. The base for computing the adjustments is the Consumer Price Index (**CPI-U**), as accepted by the Nevada Bureau of Labor Statistics, which is effective on the date of the commencement of the term (beginning index), or other comparable measurement or index which may replace the CPI-U. The index published immediately preceding the adjustment date in question (extension index) is to be used in determining the amount of adjustment. Rent payable for any partial month shall be prorated.

7. ADDITIONAL PAYMENT PROVISIONS

- A. Late Payments. If the Tenant fails to pay to city any amount payable under this Lease within 30 days after the amount is due, Tenant shall pay to city a late charge of \$50.00 per occurrence, plus interest on all unpaid amounts at a rate of 1 and ½% per month, or part of a month from the date the payment was due and payable until paid in full. The \$50.00 charge and interest will be assessed for each delinquency, and delivered to the City of Yerington, 14 E. Goldfield Ave. Yerington, NV 89447, or such other place as the city may direct.
- B. Place of Payment. All rents and fees must be made payable to the City of Yerington and mailed by first class mail, postage prepaid, or personally delivered to the City of Yerington, 14 E. Goldfield Ave., Yerington, NV 89447, or such other place as the City may direct.

8. MAINTENANCE, REPAIR AND STORAGE

This Lease is for land and a hangar. The Premises shall not be used for any purpose other than occupancy of a hangar for aircraft purposes. If the Premises includes any improvements, Tenant accepts them as is, and is solely responsible for their maintenance and repair.

Further, Tenant shall at all times keep the Premises in a clean, debris-free condition. No junk vehicles, unused trailers or other items shall be kept. It is the intent of the parties to

this Lease that the site be in an aesthetic condition consistent with the use by the Tenant. Operable, but unlicensed vehicles that are necessary as part of the tenant's aviation related enterprise (such as fuel trucks, golf carts, water tenders, tugs, etc) may be permitted with the written consent of the City Manager.

9. USE OF PREMISES

All uses of the Premises must comply with the Airport minimum standards for development for fixed base operators and airport tenants. The Yerington Municipal Airport's Rules and Regulations, adopted September 25, 2006, as may be amended, are hereby incorporated and made a part of this Lease. Tenant and its assignees, subleasees, agents, and employees shall comply with said Rules and Regulations as may be amended from time-to-time.

Tenant, as well as Tenant's assignees and subleasees, agents, employees, and customers, shall have non-exclusive rights of access to and use of all areas and facilities of the Airport which are intended for the common use of all Tenants and occupants of the Airport, including, but not limited to, the takeoff and landing areas, taxi areas, and reasonable access from the Premises.

The Premises shall not be used for living or residential uses. Transient use shall not exceed fourteen (14) days, cumulative, during any calendar year.

Tenant shall provide City with a list of persons (full name, address and phone number) authorized by Tenant to access the Premises. City may, but shall have no obligation to, disallow access to hangar areas by unauthorized persons.

10. UTILITIES

Tenant shall pay, on Tenant's own account, for all utilities used or consumed on the Premises, including but not limited to gas, water, electricity, garbage disposal, storm and sanitary sewer services, janitorial services, and telephone services, as may be applicable or available.

11. WASTE, QUIET CONDUCT, HAZARDOUS SUBSTANCES AND PROPERTY INSPECTIONS

- A. Waste. Tenant shall not commit, or suffer to be committed, any waste on the Premises or any nuisance or other act or thing, which may disturb the quiet enjoyment of the use of the Airport or surrounding property. Tenant shall provide, as necessary, a separate drainage, collection or separation system to ensure that no untreated liquid waste from any type of operation be discharged directly or indirectly onto the ground or into the Airport drainage or sanitary system, including aircraft cleaning and oil change operations. Tenant shall not permit any

activity on the Premises which directly or indirectly produces unlawful or excessive amounts or levels of air pollution (gases, particulate matter, odors, fumes, smoke or dust), water pollution, noise, glare, heat emissions, radioactivity, electronic or radio interference with navigation and communication facilities for the operation of the Airport and its use by aircraft, trash or refuse accumulation, vibration, prop-wash, or jet blast, or which is hazardous or dangerous by reason or risk of explosion, fire, or harmful emissions.

- B. Hazardous Materials or Substances. The term “Hazardous Materials” means any toxic substance, hazardous substance, regulated substance and hazardous or radioactive material, as defined by any Federal or State Agency.
- C. Condition of the Premises. The Premises are conveyed in an “as is” physical condition with no warranty, expressed or implied, on the part of City as to the condition of the existing improvements, or the condition or the geology of the soil. It is the sole responsibility of Tenant, at its sole cost and expense, to inspect, investigate and determine the suitability of the soil, geology, environmental and seismic conditions of the Premises for Tenant’s intended development. The Tenant is not liable for any preexisting hazardous materials on the Premises and has no obligation to remediate the site of preexisting hazardous materials. However, Tenant’s execution of this Lease constitutes its acknowledgement that no hazardous conditions, materials or substances existed on the Premises at the time of the execution of this Lease.
- D. Remediation. Tenant shall be responsible to remediate any conditions regarding the property that arise contrary to this section.

12. STORM WATER RUNOFF

The Federal Clean Water Act provides that the discharge of pollutants to waters of the United States from any industrial or commercial properties must be in compliance with a National Pollutant Discharge Elimination Permit (NPDEP). Under this Act airports are considered “industrial activities.” The Yerington Airport and all its tenants are required to be in compliance under the Act and the regulations promulgated by the Nevada Department of Environmental Protection (NDEP) as amended from time to time.

13. RULES AND REGULATIONS

Tenant agrees to observe and obey all policies, rules, and regulations promulgated and enforced by City and any other appropriate authority having jurisdiction over the Airport and the Premises described in this lease, during the term of this Lease.

14. SECURITY

The City has no obligation to provide security to the Premises. The Tenant may, at Tenant's own expense, employ security persons, install security lighting, or maintain alarm services. If Tenant elects to install any outdoor lightning, Tenant must request permission from the City Manager prior to installation and obtain appropriate permits.. If at any time during the term of this Lease, additional security requirements arar imposed on the Airport by the FAA or any other agency having jurisdiction over Airport, Tenant agrees to comply with the security requirements, at Tenant's sole expense upon being notified of the requirements in writing by the City Manager. If the City is fined by the FAA for a security violation caused by negligence of Tenant, or any of Tenant's sub-tenants, Tenant shall immediately reimburse the City on written demand.

15. HOLD HARMLESS AND INDEMNIFICATION

Tenant shall indemnify, defend, save, protect, and hold harmless City, its officers, agents and employees from any and all claims,, costs, liability, including reasonable attorney's fees, for any damage, injury, or death, including without limitation all consequential damages from any cause whatsoever, to persons or property arising directly or indirectly from or connected with Tenant's performance of its operations, the accounts, errors or omissions offTenant, its agents, contactors, guests, or employees, or the use and possession of the Premises, by Tenant, its agents, contractors, guests, or employees, or the use and possession of the Premises, by Tenant or any sub-tenant, their agents, contractors, guests, or employees,, save and except claims or litigation arising throughout (and only to the extent of) the sole negligence or sole willful misconduct of the City, its officers or employees, and if required by the City, will defend any actions at the sole cost and expense of the Tenant. The City and Tenant agree the indemnification provision of this Lease will survive termination of this Lease.

16. INSURANCE

Tenant must procure and maintain, at its own expense, at all times during the term of this Lease, the following policies issued by insurance companies authorized to do business in Nevada, with a financial rating of at least an A+ status as rated in the most recent edition of Best's Insurance Reports. Tenant shall obtain and maintain liability insurance in the amount of One Million Dollars (\$1,000,000.00) with proof of policy provided to the City of Yerington.

- A. Form of Policies. All policies of insurance required by this section must be in a standard form and written by qualified insurance companies satisfactory to the City Manager. Evidence of all insurance required must be provided by Tenant by filing with the City Manager a copy of the policy and policies, together with a duly executed original certificate of insurance to the effect that the insurance required by this Lease is extended. All certificates of insurance must specifically state that the City of Yerington, its officers, agents, and employees are named as additional insured under the policy or policies. All policies and certificates must contain a

provision that written notice of policy lapses, cancellation, or any changes shall be delivered to the City Manager no less than 30 days in advance of the effective date.

- B. Notice. Tenant must give the City Manager prompt and timely notice of any claim made or suit instituted of which it is aware, that in any way directly, contingently, or otherwise affects or might affect either party; and both have the right to participate in the defense of the claim to the extent of its own interest.

17. **TAXES**

Tenant agrees to pay before delinquency all tax assessments, license fees, and other charges which are levied and assessed upon Tenant's interest in the Premises, or upon Tenant's personal property installed or located in or on the Premises by the City, County or other legally authorized governmental authority.

18. **INSPECTION, ACCESS AND NOTICE**

The City Manager and or any of its agents, upon one business day's advance notice to Tenant, shall be permitted access to go upon and inspect the Premises and any improvements for the primary purpose of ensuring compliance with this Lease.

19. **ASSIGNMENT, SUBLETTING, SALE AND ENCUMBRANCE**

Tenant may sublease, but may not sell, voluntarily assign, or encumber its interest in the Lease, in the leased Premises, or allow any other person or entity (except Tenant's subtenants and authorized representatives) to occupy or use all or any part of the Premises, without first obtaining City's consent. Notice must be given to the City at least 60 days prior to any requested sublease. Any assignment, encumbrance or sale by Tenant is voidable and, at the City Manager's election, constitutes default of the Lease. The parties each agree that Tenant's request to the City for consent to any proposed assignment, sale or other transfer, must include the following information and documents:

1. The name of the proposed assignee, buyer, or other transferee;
2. The nature of the proposed assignee's, or other transferee's business to be carried on the Premises; and
3. Each of the terms and provisions of the proposed assignment, sale or other transfer, including without limitation, the full consideration for the sale, assignment, or transfer.

20. **SURRENDER**

On expiration or after termination or cancellation of this Lease, unless a new agreement stating otherwise is executed, Tenant must surrender the Premises to the City and remove all personal property. If Tenant fails to remove its personal property at the City Manager's request from the Premises on expiration or after termination or cancellation of the Lease, the property may be removed by the City at Tenant's expense, and Tenant must reimburse City immediately upon Tenant's receipt of City's written request for the reimbursement.

If Tenant fails to surrender the Premises to the City on expiration or after termination or cancellation of the Lease as required by this section, Tenant shall defend, indemnify, and hold City harmless from all claims, liability, costs, and damages resulting therefrom.

21. DEFAULT

The occurrence of any of the following is default by Tenant:

- A. Failure to pay rent when due, if the failure continues for 30 days after written notice has been given to Tenant.
- B. Failure to undertake maintenance requested by the City Manager, if the failure continues for 90 days after notice has been given to Tenant, unless a serious safety matter exists, in which case Tenant shall have 10 days from receipt of the notice to cure the default.
- C. Insolvency, adjudication of Tenant as bankrupt, or the loss of possession of the Premises, or any portion, by virtue of attachment, execution of receivership, if the bankruptcy proceedings are not terminated in Tenant's favor.
- D. Assignment for the benefit of creditors.
- E. Failure to comply with any of the provisions of Section 24, Non-Discrimination, after receiving written notice and failure to cure.
- F. Any act, condition, event, or failure of performance constituting a default under any provision in this Lease.

22. CITY'S REMEDIES

The City has the following remedies if Tenant commits default. These remedies are not exclusive; they are cumulative and in addition to any remedies now or later allowed by law or equity.

- A. The City may terminate this lease and Tenant's right to possession of the Premises. No act by the City Manager, other than giving notice to Tenant as required by the City Council, shall terminate this Lease. Acts of maintenance, efforts to re-let the Premises or the appointment of a receiver on the City Manager's initiative to protect City's interest under this lease do not constitute a termination of Tenant's right to possession.
- B. The City may, at any time after Tenant commits default, cure the default at Tenant's cost. If City, at any time, by reason of Tenant's default, pays any sum or does any act that requires the payment of any sum, the sum paid by City is due from Tenant to city immediately upon notice given by City to Tenant. If the Tenant pays at a later date the late fee as provided herein shall be added and that sum will bear interest at a rate of 10% per annum from the date the sum is paid by City until City is completely reimbursed by Tenant. The sum, together with interest on it, is additional rent.

23. DESTRUCTION

If the improvements erected on the Premises are damaged or destroyed as a result of any uninsurable cause or risk at the time of destruction, or any cause or risk for which insurance coverage is not available at a commercially reasonable rate and terms in the amount of at least 25% of the replacement cost of construction, Tenant has the option to either terminate this Lease or to replace and rebuild the improvements and structures so they are in substantially the same condition as they were in immediately prior to damage or destruction.

24. NON-DISCRIMINATION

The Tenant agrees that the following federal requirements apply to the Tenant's use of the Premises. The Tenant for himself, his heirs, personal representatives, successors in interest, and assigns, as a part of the consideration, does covenant and agree as a covenant running with the land that in the event facilities are constructed, maintained, or otherwise operated on the property described in the Lease for a purpose for which a DOT program or activity is extended or for another purpose involving the provision of similar services or benefits, the Tenant must maintain and operate the facilities and services in compliance with all requirements imposed pursuant to Title 49, Code of Federal Regulations. DOT, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-Assisted Programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964, and as the Regulation may be amended. A copy of said Act is on file at City Hall and will be available for inspection by Tenant during normal business hours.

25. GENERAL PROVISIONS

- A. This Lease shall be subordinate to the provisions and requirements of any existing or future agreement between the City and the United States, relative to the development, operation or maintenance of the airport.
- B. City reserves, for its successors and assigns and for the use and benefit of the public, a right of flight for the passage of aircraft in the airspace above the surface of the leased Premises. This public right of flight shall include the right to cause in the airspace any noise inherent in the operation of any aircraft used for navigation or flight through the airspace or landing at, taking off from, or operation, of the Yerington Municipal Airport.
- C. Tenant agrees to comply with the notification and review requirements covered in part 77 of the Federal Aviation Regulations in the event future construction of a building is planned for the leased Premises, or in the event of any planned modification or alteration of any present or future building or structure situated on the leased Premises.
- D. The Tenant expressly agrees for itself, its successors and assigns that it will not erect nor permit the erection of any structure or object, nor permit the growth of any tree on the leased Premises higher than 35 feet from the ground level. In the event this covenant is breached, the City reserves the right to enter upon the Premises to remove the offending structure or object (or cut the offending tree), all of which shall be at the expense of the Tenant.
- E. The Tenant, successors and assigns, by accepting this Lease, agrees that it will not make use of the Premises in any manner which might interfere with the landing and taking off of aircraft from the Yerington Municipal Airport or otherwise constitutes a hazard. In the event this covenant is breached the City reserves the right to enter upon the Premises and to abate the interference at the expense of the Tenant.
- F. Nothing contained in this Lease shall be construed to grant or authorize the granting of an exclusive right within the meaning of Section 308a of the Federal Aviation Act of 1958 (49 U.S.C. 139A).
- G. Tenant's intended use of the Premises is to hangar aircraft and to sublease hangar space. Tenant shall identify and provide City with not less than one valid aircraft tail number of an aircraft that will be hangared at the Premises. If the Premises has not been used for the storage of aircraft for a period of 90 days or more, City may declare the default of the Lease. Notwithstanding any other terms of this lease, it is agreed that all present buildings and other improvements upon the Premises are and shall remain personal property of the Tenant, and not real property affixed to the land. Anything to the contrary notwithstanding, City shall have the option of purchasing and building and improvements sixty (60) days

prior to the termination of this Lease at their appraised value. If City does not elect to purchase the same, then Tenant shall have the right to remove any building and other improvements from the Premises, which must be removed at the date of Lease termination; or, Tenant must remove said buildings within sixty (60) days after the Lease termination and pay to the City daily rent in the amount of **FIVE AND NO/100 (\$5.00)** DOLLARS per day. In the event the Tenant fails to remove such buildings within said sixty (60) day period, any buildings and other improvements shall be deemed abandoned and shall become the property of the City. In the event of a Lease termination wherein the said buildings or improvements are abandoned, destroyed or left in such a condition as to render their value questionable in the opinion of city, City may remove the buildings or improvements at the expense of Tenant. If the lease is terminated by the City before the full term or any extension thereof, Tenant shall have ninety (90) days to remove any improvements. If the lease is terminated by the Tenant before the full term or any extension thereof, Tenant shall have sixty (60) days in which to remove any building or improvement.

26. OPERATION OF AIRPORT BY CITY STAFF

- A. Aviation Hazards. The City Manager reserves the right to take any action they consider necessary to protect the aerial approaches of the airport against obstructions, together with the right to prevent Tenant from erecting or permitting to be erected any building or other structure on the Premises which, in the opinion of the City Manager or Federal Aviation Administration, would limit the usefulness of the airport or constitute a hazard to aircraft.
- B. Navigational Aids. The City Manager reserves the right, during the term of this Lease, any renewal, or any extension to install air navigational aids including lighting, in, on, under, and across the Premises, at the City's expense, in the exercise of any rights without prior notice.

27. FINANCING OF LEASEHOLD ESTATE

Tenant may subject the leasehold estate to a mortgage, deed of trust, or other security instrument, as security for a loan provided that:

- A. The mortgage and all rights acquired under it are subject to all of the covenants, conditions, and restrictions contained in this Lease and to all rights and interests of City.
- B. Tenant gives the City Manager written notice of any mortgage, and the address to send any notices required by this section

C. City will not exercise its remedies under section 21 Default, and Section 22, City's Remedies of this Lease unless:

1. City sends written notice of default to both Tenant and mortgagee stating the nature and extent of the default, and
2. Within 60 days after service of the notice of default, the mortgagee failed to do either of the following:
 - (i) Cure the default if it can be cured by the payment of money, or
 - (ii) If the mortgagee does not elect to cure the default by the payment of money, the mortgagee commences foreclosure proceedings, and in the Manager's opinion, diligently prosecutes the foreclosure proceedings to conclusion.

D. This Lease shall not be subordinated to any mortgage, deed of trust or other security devices.

28. NOTICE

All notices given under this Lease may be served by enclosing the notice in a sealed envelope addressed to the party and deposited with the United States Post Office as certified mail with postage prepaid. The notice is effective 3 days from the date of the mailing. Unless otherwise provided in writing by the parties, the address of the City Manager and the proper party to receive any notices on its behalf is

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

And the mailing address of the Tenant is

29. INVALID PROVISIONS

If any covenant, condition, or provision of this agreement is held to be invalid by a court of competent jurisdiction, the invalidity shall not invalidate any other covenant, condition, or provision of the Lease, provided that the invalidity of any covenant, condition, or provision does not materially prejudice either the City or Tenant in their respective rights

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CITY OF YERINGTON:

TENANT:

By: _____
Mayor, John J. Garry

By: _____
Jason Haley

Date: _____

Date: _____

Recommended for Approval and Approved as to Content:

By: _____
City Manager, Jerry Bryant

By: _____
City Attorney, Chuck Zumpft

Date: _____

Date: _____

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