



**YERINGTON CITY COUNCIL
MONDAY, AUGUST 24TH 2026
5:30 P.M.**

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

The Yerington City Council will conduct a public meeting on the 24th day of August, 2026, beginning at 5:30 p.m. at 14 East Goldfield Ave. Yerington, NV 89447

Join Zoom Meeting

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

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

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

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

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

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

AGENDA:

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

- 1. Call to order, roll call and Pledge of Allegiance.**
- 2. Public Comment:** *Any matter pertinent to the City of Yerington should be shared under this item. Items appearing in the Consent Agenda (item 4) should be discussed at this time. Comments related to an item appearing on the agenda will be heard when that agenda item is called. No action may be taken on a matter raised under this item of the agenda until the matter itself has been included specifically on an agenda as an item upon which action will be taken.*
- 3. For Possible Action:** Review and approval of the agenda.

- a. *NOTICE RE: NRS 237: When the City Council approves this agenda, it also approves a motion ratifying staff action taken pursuant to NRS 237.030 et seq. with respect to items on this agenda and determines that each matter on this agenda for which a Business Impact Statement has been prepared does impose a direct and significant economic burden on a business or directly restrict the formation, operation or expansion of a business, and each matter which is on this agenda for which a Business Impact Statement has not been prepared does not impose a direct and significant economic impact on a business or directly restrict the formation, operation or expansion of a business.*
4. **Consent Agenda (Action Will be Taken on All Items):** *All matter listed under the consent agenda are considered routine, and may be acted upon by the City Council with one action, and without an extensive hearing. Any member of the Council or any citizen may request that an item be taken from the consent agenda, discussed, and acted upon separately during this meeting.*

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

Checks #42216 through #42263 totaling \$288,286.77

4.b For Possible Action: Discussion and Possible Approval of minutes from the July 27th, 2026 regular meeting.

4.c For Possible Action: Discussion and Possible Approval of minutes from the August 10th, 2026 regular meeting.

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

- A. Chad M. Kay dba High Voltage Electric, LLC, Electrical Contractor, 9 E. Freeport Blvd Sparks, NV 89431-Renewal
- B. Austin Harris dba Summit Overhead Door, LLC, Overhead Doors Contractor, 96 Glen Carran Circle #103 Sparks, NV 89431-New
- C. Lawrence LaFleur dba Lawrence LaFleur, Landscape Contractor, 319 Kay Way Yerington, NV 89447-New

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

5. **For Possible Action:** Public Hearing regarding the property located at 119 S. West St., Yerington, NV, (APN 001-185-04), regarding a complaint of nuisance on property, to determine whether or not a nuisance exists, and if one does exist, order the person responsible for such nuisance to abate the same, as prescribed in Title 4, Chapter 2, Section 6(b).
6. **For Discussion Only:** Review and Discussion of the City of Yerington 2025 Master Plan, Chapter 5, titled Economic Development. (Requested by Mayor John J. Garry)
7. **For Discussion Only:** Review and Discussion of the Comprehensive Economic Development Strategy (CEDS) for 2025-2030 prepared in June 2026.

8. **For Discussion Only:** Review and Discussion of Resolution 2026-12, a resolution amending the City of Yerington Fee Schedule as it pertains to various line items.
9. **For Discussion Only:** Review and Discussion of a proposed Street Closure Policy (City Manager Jerry Bryant)
10. **For Discussion Only:** Review and Discussion of a proposed Salary and Classification Policy for City Employees not covered by contract. (City Manager Jerry Bryant)
11. **For Discussion Only:** Review and Discussion of a proposed Procurement Procedures Policy (City Manager Jerry Bryant)
12. **Agenda Requests:** A Councilmember or appointed department head may request an item be considered on a future agenda either by making an oral request at a Council meeting or submitting the request in writing to the City Manager at least 30 days prior to the meeting for which the item is requested to be placed on the agenda.
13. **Public Comment:** *Any matter pertinent to the City of Yerington should be shared under this item. No action may be taken on a matter raised under this item of the agenda until the matter itself has been included specifically on an agenda as an item upon which action will be taken.*
14. **Department and Elected Official Reports** - No action will be taken, reports with possible comments and discussion only, as follows:
 - A. City Attorney Report
 - B. Chief of Police Report
 - C. Public Works Director Report
 - D. City Manager Report
 - E. City Clerk Report
 - F. Council Comments
 - G. Mayor Comments

15. Adjournment.

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

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

NOTICE:

1. Agenda items listed above may be taken out of order.

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

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

I, Jerry Bryant, do hereby certify that the foregoing agenda was duly posted at Yerington City Hall located at 14 East Goldfield Avenue, online at the Nevada State Department of Administration web site at notice.nv.gov and the City of Yerington website at www.yerington.net by the 19th day of August 2026, in compliance with NRS 241.020.



Jerry Bryant, City Manager
City of Yerington

08/19/2026

Date

4a

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

Checks **42216** through **42263** totaling **\$288,286.77**

Accounts Payable: \$133,768.49

Payroll: \$58,240.53

Transmittals: \$36,277.75

A/P:

8.6.2026
(39) 42221 - 42259

8.7.2026
(4) 42260 - 42263

P/R:

8.3.2026
(21) 8062601 - 8062621
(4) 42216 - 42219

TRANS:

8.3.26
(1) 726202104
8032601
(1) 42220

April 24th Meeting
August 3 - August 16, 2026

Report Criteria:

Report type: Invoice detail

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Amount
08/26	08/06/2026	42221	1014	ACE HARDWARE	JULY 2026	945.54
08/26	08/06/2026	42222	6607	AMAZON CAPITAL SERVICES	16VL-6MDH-V	1,577.95
08/26	08/06/2026	42222	6607	AMAZON CAPITAL SERVICES	1LC1-69X3-6	753.78
08/26	08/06/2026	42222	6607	AMAZON CAPITAL SERVICES	1MGW-T9X1-1	783.71
08/26	08/06/2026	42222	6607	AMAZON CAPITAL SERVICES	1NR6-1W61-3	604.77
08/26	08/06/2026	42222	6607	AMAZON CAPITAL SERVICES	1TQV-RN47-Y	381.48
08/26	08/06/2026	42222	6607	AMAZON CAPITAL SERVICES	1XF9-6KJK-P	214.12
08/26	08/06/2026	42222	6607	AMAZON CAPITAL SERVICES	1XF9-6KJK-X	140.76
08/26	08/06/2026	42223	6185	BUREAU OF SAFE DRINKING WATER	LY-0255-C 202	1,760.50
08/26	08/06/2026	42223	6185	BUREAU OF SAFE DRINKING WATER	LY-0255-TPAS	2,483.00
08/26	08/06/2026	42224	6278	CIGNA	3770823	25,328.38
08/26	08/06/2026	42225	1208	COOMBS, BRANDON	BENEFIT REI	250.00
08/26	08/06/2026	42226	7163	COTA GOMEZ, ARMANDO	PARK DEPOSI	200.00
08/26	08/06/2026	42227	1232	D & S WASTE REMOVAL	260731390000	3,513.82
08/26	08/06/2026	42228	1324	DOWL, LLC	7363.30437.01	4,005.00
08/26	08/06/2026	42229	7156	EAGLE SHIP AND PRINT LLC	22050	55.93
08/26	08/06/2026	42230	7132	FLOMOTION SYSTEMS, INC	20394	237.00
08/26	08/06/2026	42231	1062	FLYERS ENERGY, LLC	CFS-4678964	1,996.69
08/26	08/06/2026	42232	2058	FRONTIER	72226PD	249.78
08/26	08/06/2026	42232	2058	FRONTIER	72226PW2	209.40
08/26	08/06/2026	42232	2058	FRONTIER	72526CH	321.63
08/26	08/06/2026	42233	1633	GUARDIAN	AUGUST 2026	1,440.58
08/26	08/06/2026	42234	7016	JENSEN, BRANDI	AUGUST 2026	2,500.00
08/26	08/06/2026	42235	2034	JIM MENESINI PETROLEUM, LLC	505680	13.75
08/26	08/06/2026	42235	2034	JIM MENESINI PETROLEUM, LLC	505681	13.75
08/26	08/06/2026	42235	2034	JIM MENESINI PETROLEUM, LLC	505682	13.75
08/26	08/06/2026	42235	2034	JIM MENESINI PETROLEUM, LLC	505683	27.50
08/26	08/06/2026	42235	2034	JIM MENESINI PETROLEUM, LLC	505684	13.75
08/26	08/06/2026	42235	2034	JIM MENESINI PETROLEUM, LLC	JULY 2026 P	2,067.71
08/26	08/06/2026	42236	2034	JIM MENESINI PETROLEUM, LLC	JULY 2026 PD	1,030.25
08/26	08/06/2026	42237	1566	LYON COUNTY CLERK TREASURER	AUGUST 2026	2,500.00
08/26	08/06/2026	42238	7133	MITCHELL, SKY	PARK DEPOSI	200.00
08/26	08/06/2026	42239	1902	NV ENERGY	312937-0726	99.84
08/26	08/06/2026	42239	1902	NV ENERGY	317493-0726	39.27
08/26	08/06/2026	42239	1902	NV ENERGY	475438-0726	12,114.23
08/26	08/06/2026	42239	1902	NV ENERGY	475453-0726	3,917.55
08/26	08/06/2026	42239	1902	NV ENERGY	475469-0726	1,079.32
08/26	08/06/2026	42239	1902	NV ENERGY	475499-0726	3,232.99
08/26	08/06/2026	42239	1902	NV ENERGY	475616-0726	3,698.85
08/26	08/06/2026	42239	1902	NV ENERGY	706659-0726	40.61
08/26	08/06/2026	42240	1527	O'REILLY AUTOMOTIVE STORES	JULY 2026	163.43
08/26	08/06/2026	42241	1780	PITNEY BOWES GLOBAL FINANCIAL	1029840006	112.87
08/26	08/06/2026	42242	7073	PORTER GROUP LLC	26-COY-8	6,000.00
08/26	08/06/2026	42243	1938	SOUTHWEST GAS CORP	73026CAL	34.27
08/26	08/06/2026	42243	1938	SOUTHWEST GAS CORP	73026GOLDP	32.67
08/26	08/06/2026	42243	1938	SOUTHWEST GAS CORP	73026GOLDP	30.24
08/26	08/06/2026	42243	1938	SOUTHWEST GAS CORP	73026TROW	75.08
08/26	08/06/2026	42243	1938	SOUTHWEST GAS CORP	73026TROW2	48.59
08/26	08/06/2026	42244	1969	STICKS & STONES	JULY 2026	16.49
08/26	08/06/2026	42245	1886	THATCHER COMPANY OF NEVADA, IN	202640010346	15,162.15
08/26	08/06/2026	42246	7154	THOMSON REUTERS	853966046	430.80
08/26	08/06/2026	42247	6943	THUNDER ELECTRIC	INV00721	500.00
08/26	08/06/2026	42247	6943	THUNDER ELECTRIC	INV00727	1,491.65
08/26	08/06/2026	42247	6943	THUNDER ELECTRIC	INV00730	515.89

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Amount
08/26	08/06/2026	42248	2017	TOP NOTCH CONSTRUCTION	AUGUST 2026	2,000.00
08/26	08/06/2026	42249	6269	UPPER CASE PRINTING, INK	4687	714.00
08/26	08/06/2026	42250	1824	USA TODAY MEDIA CORPORATION	0007809081	263.92
08/26	08/06/2026	42251	7164	VARGAS, JOSE	26 CR 00013	2,640.00
08/26	08/06/2026	42252	2060	VERIZON WIRELESS	6149204385	325.96
08/26	08/06/2026	42253	2063	VISION SERVICE PLAN (NV)	AUGUST 2026	149.76
08/26	08/06/2026	42254	6317	WESTERN ENVIRONMENTAL TESTIN	26070025	1,751.12
08/26	08/06/2026	42254	6317	WESTERN ENVIRONMENTAL TESTIN	26070575	197.36
08/26	08/06/2026	42254	6317	WESTERN ENVIRONMENTAL TESTIN	26070685	197.36
08/26	08/06/2026	42254	6317	WESTERN ENVIRONMENTAL TESTIN	26070695	356.36
08/26	08/06/2026	42254	6317	WESTERN ENVIRONMENTAL TESTIN	26070715	87.12
08/26	08/06/2026	42254	6317	WESTERN ENVIRONMENTAL TESTIN	26070775	87.12
08/26	08/06/2026	42255	2088	WESTERN NEVADA SUPPLY	12382507	2,074.09
08/26	08/06/2026	42256	2094	WILD WEST CHEVROLET	6039781	1,479.49
08/26	08/06/2026	42256	2094	WILD WEST CHEVROLET	6039879	1,280.60
08/26	08/06/2026	42256	2094	WILD WEST CHEVROLET	6039912	353.39
08/26	08/06/2026	42256	2094	WILD WEST CHEVROLET	6040012	252.16
08/26	08/06/2026	42257	2099	XPRESS BILL PAY	INV-XPR0380	1,050.30
08/26	08/06/2026	42258	2098	YERINGTON AUTO PARTS	JULY 2026	1,024.97
08/26	08/06/2026	42259	6882	YERINGTON MAIN STREET COMMITT	Q3 2026 BALA	1,750.00
08/26	08/07/2026	42260	6804	CC COMMUNICATIONS	JULY 2026	244.99
08/26	08/07/2026	42261	1098	MINDEN LAWYERS, LLC	12192	5,526.10
08/26	08/07/2026	42262	1965	NDEP	8320	5,136.00
08/26	08/07/2026	42263	6277	STATE OF NEVADA-EMRB	AA27-332	155.25

Grand Totals:

133,768.49

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Report type: Invoice detail

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
08/02/2026	PC	08/06/2026	42175	Smith, Brian	681		00-00-00-102	1,140.72-	
08/02/2026	PC	08/03/2026	42216	Zimmerman, Mark	693		00-00-00-102	2,897.96-	
08/02/2026	PC	08/06/2026	42217	Smith, David W.	602		00-00-00-102	664.92-	
08/02/2026	PC	08/06/2026	42218	Talamante, Thomas	605		00-00-00-102	675.36-	
08/02/2026	PC	08/06/2026	42219	Draper, Gavin	680		00-00-00-102	707.04-	
08/02/2026	PC	08/06/2026	8062601	Adams, Jarrod	582		00-00-00-102	3,611.78-	D
08/02/2026	PC	08/06/2026	8062602	Becker, Dennis	20		00-00-00-102	2,779.92-	D
08/02/2026	PC	08/06/2026	8062603	Bryant, Jeremy	647		00-00-00-102	2,859.59-	D
08/02/2026	PC	08/06/2026	8062604	Clanton, Shawn J.	695		00-00-00-102	3,877.71-	D
08/02/2026	PC	08/06/2026	8062605	Coombs, Brandon	31		00-00-00-102	4,738.89-	D
08/02/2026	PC	08/06/2026	8062606	Durst Jr, Ronald	676		00-00-00-102	1,675.30-	D
08/02/2026	PC	08/06/2026	8062607	Gutierrez, Tommy	659		00-00-00-102	2,820.22-	D
08/02/2026	PC	08/06/2026	8062608	Haas, Stephanie	678		00-00-00-102	3,293.24-	D
08/02/2026	PC	08/06/2026	8062609	Hansen, Crystal	699		00-00-00-102	1,288.39-	D
08/02/2026	PC	08/06/2026	8062610	Jennerjohn, Richard	650		00-00-00-102	2,654.50-	D
08/02/2026	PC	08/06/2026	8062611	Larsen, Stacey	644		00-00-00-102	1,722.77-	D
08/02/2026	PC	08/06/2026	8062612	Larson, Michele	667		00-00-00-102	1,789.40-	D
08/02/2026	PC	08/06/2026	8062613	Lopez, Savannah	698		00-00-00-102	706.67-	D
08/02/2026	PC	08/06/2026	8062614	Mays, Brittany	684		00-00-00-102	602.02-	D
08/02/2026	PC	08/06/2026	8062615	McNeill, Sean	683		00-00-00-102	2,730.02-	D
08/02/2026	PC	08/06/2026	8062616	Ruiz, Francisco	658		00-00-00-102	1,211.46-	D
08/02/2026	PC	08/06/2026	8062617	Shapiro, Paul	687		00-00-00-102	3,119.52-	D
08/02/2026	PC	08/06/2026	8062618	Smith, Brian	681		00-00-00-102	3,907.68-	D
08/02/2026	PC	08/06/2026	8062619	Stevenson, Stacy	682		00-00-00-102	2,185.18-	D
08/02/2026	PC	08/06/2026	8062620	Sturtevant, Helen M.	163		00-00-00-102	1,740.24-	D
08/02/2026	PC	08/06/2026	8062621	Wisner, Nicholas	177		00-00-00-102	2,840.03-	D

Grand Totals:

58,240.53-

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
08/02/2026	CDPT	08/03/2026	8032601	PUBLIC EMPLOYEES RETIREME	2	Retirement - Police Pay Period: 0	00-00-00-102	25,378.75-	
08/02/2026	CDPT	08/03/2026	726202104	IRS Tax Deposit Wells Fargo	1	Tax Deposit Federal Withholding T	00-00-00-102	10,899.00-	
Grand Totals:								36,277.75-	
			2						

Signature Lines

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Includes the following check types:

Transmittal

Includes unprinted checks

4b



Yerington City Council Meeting
July 27, 2026 at 10:00 a.m. – City Hall

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

Mayor Pro Tem Martin
Council Members Nick Beaton, Omar Lopez and Matt Galvin
City Attorney Charles Zumpft
City Manager Jerry Bryant
City Clerk Stacy Stevenson
Public Works Director Paul Shapiro

Absent: Mayor Garry

Guests: Jim DeChambeau, Robin Biggs, Shawn Heusser, Nevada Rural Housing Authority, Sean Mantucca, SB Energy, Leo Solari, Leah Wilkinson (via Zoom)

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 report by Mayor Pro Tem Martin.

2. Public Comment

Mayor ProTem Martin asked for comments:

Jim DeChambeau stated that everyone needs to speak closer to the microphone and would like item number 6 explained to him. City Manager Bryant stated that it will be discussed in detail when we get to item number 6.

Robin Biggs stated that she would like roll call to be taken.

3. Agenda Approval

Mayor Pro Tem Martin stated the agenda would be approved as presented unless there were any objections or corrections. Interim City Manager Bryant asked that item #7 be heard before item #6. Item #10 will be tabled for a future meeting. Councilman Galvin made a motion to approve the agenda with corrections, seconded by Councilman Lopez and the agenda was approved unanimously. Mayor Pro Tem Martin asked for comments and no comments were made at this time.

4. **Consent Agenda**

Mayor Pro Tem Martin stated that the consent agenda would be approved as presented unless there were any objections or corrections. Mayor Pro Tem Martin stated no objections were made at this time. Councilman Beaton made a motion to approved the agenda as presented, seconded by Councilman Lopez. Mayor Pro Tem Martin asked for comments, no comments were made at this time and the consent agenda was approved unanimously.

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. Items A-L

Regular Agenda

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.**

Shawn Heusser, Director of Finance for Nevada Rural Housing Authority stated that they truly appreciate the relationship with the city. Over the past 50 years Nevada Rural Housing Authority has helped over 11,000 homebuyers throughout rural Nevada with \$2.5 million of mortgage lending. Each year they help over 1300 renters with renter's assistance program. Specifically for Yerington in the past 20 years we've helped with \$11.7 million in mortgages with 63 homebuyers, \$250,000 in down payment assistance. Last year, the city of Yerington had 2 home buyers that Nevada Rural Housing were able to help. Any family earning less than 140k a year with a proper credit score qualifies. They also offer \$20,000 for down payment assistance or mortgage payments. Mr. Heusser thanked the City of Yerington for the partnership this makes it great for rural Nevada. City Attorney Zumpft stated that section four on the resolution needs a revision regarding the contact information. Councilman Beaton made a motion to amend section four in Resolution No. 2026-10 to replace the words Robert Switzer with Jerry Bryant. In addition to replace the address in section for from 102 South Main Street to 14 E. Goldfield Avenue, seconded by Councilman Lopez. Mayor Pro Tem Martin asked for comments, no comments were made at this time and the motion was approved unanimously.

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.**

City Manager Bryant stated that this is for approval to sign off on the application. Libra is pulling water from the hydrant on Cremetti and Mackenzie. No request for an increase amount of water.

This is allowing them to pull water from the hydrant. Proposed use from December 6, 2026 until December 5, 2027. It is to be utilized as a back up supply. Up to 500 acre feet of water. Councilman Galvin asked if it has impacted the city and City Manager Bryant confirmed that it has not impacted our water table at all. Councilman Galvin asked why is Libra resources somewhere else after being caught getting water from a private land owner. Sean Mantucca anticipates maybe 150-200 acre feet from each well. The water they're pulling from the hydrants now is not enough water. The city hydrant well was good for one year and they are asking for one more year. They will be pulling a significant less amount of water from the City hydrant. Not having enough water is impacted their construction schedule. After the cease and desist order, they stopped pulling water from that location. Councilman Galvin wanted to confirm that they stopped pulling water from the source. Councilman Lopez wants to know about the roads. Is there a plan to fix the roads that Libra solar has ruined? City Manager Bryant stated that McKenzie has taken the brunt of all this with that road needing repairs. NDOT has improved the roads recently. The county wants to wait until the project is done before fixing the roads. The county commissioners approved this project. That road has needed to be done for years. Before Solar even began using them. Councilman Galvin stated the city does need to do their part and get the roads fixed. They've estimated to use 500 acre feet a year. Public Works Director, Paul Shapiro stated there were a few points brought up that he wants to clarify. He monitors the water very closely. They check this every day. By leasing the water rights allows us to put more money back into the City's water fund. Helps us keep the costs down for our consumers. Tank are on an automated system. Have no seen a huge drop on anything. Water is still good. Councilman Lopez made a motion to approve item number 6 as presented, seconded by Councilman Beaton. Mayor Pro Tem Martin asked for comments. Jim DeChambeau asked how many wells and how many tanks does the city have. Public Works Director Paul Shapiro stated that we have 4. We had a control box that was overheating and they immediately fixed it. Robin Biggs stated when you're talking you need to say people's names. Who is monitoring it? Where are Libra Solar's wells located? This is on Native American land. She stated she wants to see everyone on Zoom and that the city is not following open meeting law. Leo Solari asked can we go up and look at the wells and see what's going on. Are we going to continue to give Libra Solar water? Why do you want to push this through. He stated that he lives on McKenzie and it is already bad. They don't need to be on McKenzie or Pursel. Leah Wilkinson stated once construction is completed how much water does Libra Solar need? Libra is paving the Walker River Road and this has improved the road to Walker River Nevada State Park. If you have any questions read the paper. Councilman Galvin stated that for wells on site, the state Engineer is going to give permission. The City has nothing to do with that. Councilman Beaton stated that we are only approving the application. City Manager Bryant stated that the final determination is up to State Engineer. State Engineer has final say on where the water goes. The impact of Walker Lake? Mineral County is the one that approved this project not us. We have an agreement that is a lease. Not a sale. We are leasing 8% in water to Libra. The deal with Libra solar keeps the water and sewer payments down for the customer. Sean Manooke stated that the usage after construction should be 5%. The wells are not dry. Libra solar had the wells drilled. No more comments were made and item number 6 was approved unanimously.

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.**

City Manager Bryant stated that that the request before you are a reversal to acreage request. The property owner is present and available for questions should the council have any. This is fairly a

straight forward matter. They own two parcels by Bell Street and they're trying to merge them into one and the intent behind this is to open a new mobile home park on that one parcel because a mobile home park can only operate as one with a special use permit. There was no concern from city staff on making these two parcels one. There are some city easements that run through the eastern parcel. We'll most likely abandon those easements, because we really don't have a need for them. They were claimed during the water rehabilitation project and not even utilized so we'll probably abandon those and allow it to move free and design new easements when we have the new map in place. Councilman Lopez made a motion to approve item number 7 as presented, seconded by Councilman Beaton. Mayor Pro-Tem Martin asked for comments, no comments were made and the motion carries unanimously.

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.**

City Manager Bryant stated that this item is to simply add a few more names to our Judge Pro Tems list. It also establishes an hourly rate for the in-custody hearing that we now have 7 days per week. Some of you may recall a couple years ago, we went to an in-custody process where we have to give somebody a chance for bail within 24 hours and this establishes an hourly rate should we need to use it during the vacancies of our current judge. Councilman Beaton stated that the only question he had on this was what is the difference between the approved rate and the additional half-hour rate and asked if City Manager could go into a little more detail on the differences. City Manager Bryant stated that he just broke it down. It's a prorated amount basically. He stated that we just broke down the math and that's. What we did is he took it a step further here, because you're in custody hearings. We have to check it daily to see if we have anybody in custody. Routinely, for the City of Yerington, it's rare. One, maybe two a month that we have an in-custody. It may fluctuate, but typically it's one to two a month. If somebody is filling in for a judge, they do have to take 10 to 15 minutes everyday to see if we have an in-custody and if we do, then there's a hearing at noon, and they have to stay on that hearing until they get to them. They'll hear Fernley Court, Dayton Court, Lyon County. They have to wait in that rotation to be heard. If somebody is filling in for our judge, and we happen to have one, this just establishes an hourly rate for them to get compensated for filling in. Councilman Lopez asked if the ones in color are the ones being added to the rotation. City Manager Bryant stated that that is correct. The ones in red are the ones being added. Councilman Beaton added that there's some really, really, really good people being added to this list. He knows several of them personally and they're very, very, very thorough and well-established in the judicial system. Councilman Lopez made a motion to accept item number 8 as presented, seconded by Councilman Beaton. Mayor Pro Tem Martin asked for comments, no comments were made and the motion carries unanimously.

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.**

City Manager Bryant stated that this item is for approval on a letter of support to advocate to the Nevada Legislature to make the onion the Nevada State vegetable. This is an effort to increase tourism and the economic impacts here in Mason Valley. This came to us from the Chamber of Commerce of Yerington and Katrina Schultz, President of the Chamber of Commerce, who is in attendance. I'll step aside and let her take it a little bit further. I'd like to let the council know that we did also teach out to our onion partners in Mason Valley including Peri & Sons, Snyder's and

David Little. They are all in support of this. Katrina Schultz stated that this is a little bit more lighthearted compared to some of the other conversations you have had to have in terms of economic development. I've spoke with Travis Crowder with the Boys and Girls Club and the initiative is to bring the kids on. This would be something of a civic engagement, education. The legislative piece for this is to help grow agritourism within our city and county. Right now we are the harvest capitol with no harvest festival. How do we build on that? It's an industry that contributes 280 million dollars in direct funds to the Nevada overall budget. It's the largest employer for our county right now and I think it's a really good effort to show and promote that. My ask is just a letter of support to keep going on with that. I've been working with former Assemblyman Tom Roberts on this. I'm also working with Miranda Hoover who is going to lobby this for us if it makes it to the floor. Bobby B. Onion was created on a whiteboard when I worked for the Department of Agriculture. I graphic designed him and then came to Yerington, Hawthorne and Schurz two years ago. Councilman Lopez stated that he thinks this is awesome. He was walking around with his button on and everybody wanted one. We should give our buttons to advertise this because we don't have a current state vegetable. Councilman Beaton stated that this is super cool initiative. The one thing I would ask is that as we look at that Harvest Festival is finding a way to get the many things that are going on, kind of more under an umbrella, rather than creating a whole new event because we have a lot of those here. There's no reason to be bored in Yerington and Mason Valley. Councilman Lopez made a motion to accept item number 9 as presented, seconded by Councilman Beaton. Mayor Pro Tem Martin asked for public comment. Mr. DeChambeau stated that onions are grown in a very minuscule part of Nevada. There's a whole lot of Nevada that doesn't see onions. I kind of think it's silly. Ms. Biggs stated that she thinks there should be a distinction if it's going to be a yellow onion, red onion, or white onion. Ms. Schulz stated that she understand that it doesn't grow everywhere, however, it is the largest edible human consumption crop in the entire state, not just here. Ms. Leah Wilkinson stated that our tall water tower would be the perfect canvas for a giant onion. Also, in relation to this with the onion not being throughout the state, our job is to advocate for our town and community. With that being the last public comment, motion carries unanimously.

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)

Tabled

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.

City Manager Bryant stated that this item is to get approval from the Council to proceed with repairs over on Pizen Switch Road. There are three areas in particular that we're trying to repair. The first one would be the exit from the Raley's parking lot as you come down out of there. There's three different section in there. They'd be handled more or less in this order. One first priority is the one exiting the Raley's parking lot onto Pizen Switch. The second one would be the repair of the street and sidewalk by the car wash. The third one would be repairing the Grand Canyon next to Subway so this would essentially be repairing those three items. We would be utilizing RTC funds to do so. I know that streets are always a topic of concern because we have a lot of streets in disrepair and we would like everyone to know that we are aware of it and trying our best to manage them appropriately. If there are other streets people would like to advocate for make sure that they're on our radar. We're happy to take those suggestions. Councilman Lopez asked if we get three bids or

just one bid. City Manager Bryant stated that we only got the one bid and that is because, typically, that threshold's a little bit higher to where you have to go out to bid. Desert Engineering would be the awarded bidder on this project and they can start in August. We felt it was a justifiable bid amount for the significance of the repair including the sidewalk repairs by the car wash. Councilman Beaton stated that Chico and his crew have been so busy with everything, but that's good to know that next month they can start. City Manager Bryant stated that if pending approval from the Council that we are tentatively on their schedule for August to begin the repairs. Councilman Galvin stated that City Manager Bryant stated threshold is most of the time higher than that and asked what that threshold is. City Manager Bryant stated that off the top of his head it's around \$35k or \$30k, somewhere there that you have to go out for bids. So as long as it's under that, we're good. We're already under that and it's already been approved by the county is the purse holder of those RTC funds. They county has already signed off on us using it, but again, it needs a second approval from Council to make sure we're all on the same page with how those funds are being allocated. Councilman Galvin made a motion to approve item number 11 as presented, seconded by Councilman Lopez. Mayor Pro Tem Martin asked for comments. Ms. Biggs stated that the city needs to get the company that did the water and sewer replacement project to pay for the repairs. No more comments were made and motion carries unanimously.

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.

City Manager Bryant stated that this is a fairly routine matter. This is a lease renewal of a hangar over at our airport. We have implemented a CPI increase on the rate and have it back before you for renewal for 3 years with an option to a mutual agreement for an additional two years on the agreement. Councilman Beaton stated that the only question he has was the discrepancy in square footage rates between this agreement and item number thirteen. City Manager Bryant stated that he will go ahead and talk about item number thirteen. Item number thirteen you'll notice it's about twice the square footage. Item thirteen is much bigger, but it's a lower square footage rate and that's because we're working with the gentleman on item thirteen to actually work on an FBO for his hangar as well because he has twice the space and it's a longer term to help development of that FBO. We desperately need an FBO at our airport and we're in discussion with about three people to try to develop one. When you have a fixed-base operator out of your airport operating or offering additional services to pilots it draws more people into your town. So, when we get to item thirteen, again, speaking out a little out of turn here. On item thirteen it's because we're incentivizing an FBO operation and that rate is actually closer to a lot of airport hangars that the larger the square footage, the lower the square foot rate. For example, the largest hangar we have at the airport is about 4,500 square feet and it pays pretty close to what the rate is on item thirteen. Councilman Lopez asked if all of the hangars are owned by somebody or does the city own some? City Manager Bryant stated that the city owns a good portion of them. There are a few privately owned. Councilman Lopez asked if they have to live in the city or can anybody own them. City Manager Bryant stated that they don't have to live in the city and anybody can lease or rent one that goes before the council here for approval before they actually sign it. We're going through and trying to audit our list annually to make sure that they're all current and up to date, that they have insurance and that there's a plane in it. They can't have yard sales. They are prohibited. You can only use a hangar for FAA activities. Councilman Beaton made a motion to accept number twelve as presented, seconded by Councilman Lopez. Mayor Pro Tem Martin asked for comments. Mr. DeChambeau asked what the dollar amount on these leases are. City Manager Bryant stated that this one is roughly 1,200 square foot hangar and it's \$0.80 per square foot which is industry or right around industry standard for that size hangar. On the next item, it's a 2,000 square foot hangar at about \$0.25 per square foot. Ms. Biggs asked to

see the Zoom screen. City Manager Bryant stated that we are under no legal requirement to show who is on Zoom. Ms. Biggs is welcome to log on on her device and see them if she wants. Just as I'm not required to go around the room and introduce her to everybody here in this room. I'm under no requirement to show who is on Zoom. No more comments were made and the motion carries unanimously.

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.

City Manager Bryant stated that this item is very similar to the one before, but as Councilman Beaton mentioned this is about twice the size and square feet of the last one. The square footage is a little bit less as we're working with Mr. Haley towards on FBO. That's why you'll also see an extensive time increase as well. If you're going to invest your time and money into a hangar to develop the business you want more time to do it. You don't want to be told to get out in two years. That's what we have before you for approval today. Councilman Beaton made a motion to accept item number thirteen as presented, seconded by Councilman Galvin. Mayor Pro Tem Martin asked for public comments. Ms. Biggs stated she wants to see Zoom. City Attorney Zumpft stated that in Nevada, interested persons can attend meeting of governing bodies unanimously. They don't have to sign in on the clipboards when they walk in. They don't have to identify who they are at the meeting and that applies for people who are attending online. There is a requirement under the Open Meeting Law that if members of the body participate remotely or electronically that the audience at the meeting has to be able to see. No more comments were made and motion carries unanimously.

14. For Possible Action: Discussion and Possible Action to approve the City of Yerington's FY 2025-2026 Debt Management Policy.

City Manager Bryant stated that this is an annual time we review our Debt Management Policy. It's a time to sit back and review how much debt we have; how much debt are we allowed to be assessed and then we submit these figures over to the state and the state reviews it. Along with it, we also include a capital improvement project list. In review of our Debt Management Policy the updated numbers are such. Our assessed valuation from the state based on property tax is \$172 million. We are allowed to basically take on a debt of up to 20% of that assessed valuation. That would put us at a maximum on \$34,444,495.00. The council is very much aware that we have an outstanding debt of \$30,765,236.00 with a population of 3,549, that's a per capita expense of \$8,668.00. We took on a significant chunk with the water and sewer project. My personal recommendation is that we do not take on additional debt until this is paid significantly down. We need to first and foremost seek grants. We need to try to utilize our own cash or any other revenues before we seek any additional loans or debt. We also included our 5-year Capital Improvement Project. It has to exceed \$100,000.00 to be considered a capital improvement. Any projects under that valuation you will not see on this list. Things like RTC. That was roughly \$30,000.00. It won't appear on here because it's under the threshold of capital improvement. We have four different funds that our capital improvements are pulling from. General fund, special revenue, water and sewer. Looking at our general fund, we do not have the Safe Streets for All grant that we submitted for next year, and that is on here because it would require that we pull \$123,000.00 out of our RTC which is part of the general fund. When we look down at the special revenue fund this is where a lot of your grant revenue comes in. We have things like the taxiway and AWAS project. The AWAS project, because we're using grant funds appears in the special revenue. The taxiway project that we previously

approved is listed on here. AWAS has \$336,000.00 this next year of which \$16,000.00 is our match here on site. \$319,000.00 of that is FAA awarded grants. Then we have the taxiway project this next year for \$278,000.00. \$13,000.00 of which is our match here locally and \$264,000.00 is grants. Then we go on to the rest of the projects throughout the five years. Looking at our water and sewer fund, we have no projects lined out this year that exceed the \$100,000.00 cap. There are some projects that we're looking at for this next year such as odor control, sewer liner and the sewer pond liner research. With that, we do have the likelihood that we'll be awarded the federal finding that we've been working with Porter Group on. Those are listed on here because they would be paid for out of these enterprise accounts. The water rehab, which is to focus on the tanks for the next five years, rehabilitating all of our water tanks is a \$3.3 million project of which we would be awarded \$2.7 million in grants and our match there is \$675,000.00. The cash flow by which was actually made possible by the Libra water lease. Then we have the wastewater rehab project which includes the liner rehab. Then some lift station repairs and motor control. That total project is roughly \$602,000.00, of which, is approved by the Feds. Would be \$482,000.00 with a \$120,000 local match. Looking at our amortization schedule for that water and sewer project, we are paying that until 2064. Councilman Beaton state that the only way the city could take on new additional debt over the next 40 years would be to grow our valuation to be able to grow the amount that we're able to take on safely. City Manager Bryant stated that is correct. We would need to increase our assessed valuation to increase what that ability even is. Until our revenues reach a better sustainable level, I would be very cautious. Sometimes that bad positioning of being in debt with little revenue coming in may actually help us with particular grants that we're seeking because we're in a bad position. I'm not saying I like where we're at, but when you realize you're in a bad spot sometimes you do try use that to get improvements along the way. Councilman Galvin made a motion to approve item number 14 as presented, seconded by Councilman Beaton. Mayor Pro Tem Martin asked for comments, no comments were made and the motion carries unanimously.

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.**

Councilman Galvin stated that he has a couple things. There's been a lot of concerns with moving these meetings to the evenings. I would not be opposed to having some of the meetings moved until later in the evening. I also would like to mention that the summer curfew within Yerington is 10:00 pm which for the summer months is early. We have parks with lights on them for a reason. I think we need to amend that to 12:00 am during the summer months. I mentioned seeking certain monies for certain roadways and who makes the list, who prioritizes the list and what roads are getting done first. I think sitting down and looking at that list and prioritizing what needs to be done ahead of other things. Councilman Beaton stated that with the school year starting that it would be neat to have some of our local school administrators come in for a little presentation on what they have planned this year as well as how drop-offs and pickups are looking with all the improvements have been fixed and all of the new parking rules.

16. **Public Comment:**

Ms. Wilkinson stated that regarding the access time for City Council meetings, many residents that she has spoken to would be satisfied watching the meetings at their leisure on a youtube channel.

City Manager Bryant stated that the city has been researching other options for the public to view the meetings.

17. Department and Elected Official Reports

- A. City Attorney Zumpft stated he has nothing to report.
- B. Chief of Police Clanton stated that the Sheriff's office did a great job with NITC this weekend. Everything went well.
- C. Public Works Director Shapiro thank Scott Draper for all the help with the water issues at Veteran's Park. Thanked the High School for the kids helping out. Public Works is finishing up the pot hole repairs. If anyone has any water questions please don't hesitate to reach out to him.
- D. City Manager Bryant stated he has nothing to report.
- E. City Clerk stated she has nothing to report.
- F. Council Comments:

Councilman Beaton thanked all the organizations and community for a great Night in the Country.

Councilman Galvin stated that Night in the Country was a great event. He wanted to mention that the Boys and Girls Club and his wife are putting a flag football program together.

Councilman Lopez stated he has nothing to report.

Mayor Pro Tem Martin apologized for the last meeting. He was driving from Las Vegas where they did lose in the state tournament, but they did give it a valiant effort.

18. Adjournment.

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

4c



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

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

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

Absent: Councilman Galvin

Guests: Robin Biggs

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:

Robin Biggs: Hudbay has given money to help with a lot in the community. They are having an open house next Tuesday 6-8 pm at SV Community Hall. You have been told you are illegally sending water to the Libra Solar project. They drive like Australians. You need to quit sending Libra solar water immediately. Everything needs to go through Homeland Security.

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

4. Consent Agenda (Action Will be Taken on All Items):

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

as follows:

Checks #42151 through #422214 totaling \$242,565.94

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

- A. Johnnie Stolz dba Omboli Interiors, Inc., Construction, 4200 Rewana Way #505 Reno, NV 89502-New
- B. Dakota Woolener dba First Electric and Automation, Electrical Contractor, 109 E. Fourth St Winnemucca, NV 89445-New
- C. Rocio Pasaran-Aguilar dba Mexi Munchies, Mobile Food Truck, 106 S. Center St Yerington, NV 89447-New
- D. Miguel Perez dba Joy Jumpers, LLC, Bounce House Rentals, 6033 Westwind Way Fallon, NV 89406-New
- E. Gary McClenahan dba J.W. McClenahan Co., Plumbing Contractor, 1610 Marietta Way Sparks, NV 89431-New
- F. Leonel De La Trinidad dba H & D Construction, LLC, 1201 Terminal Way Ste 102 Reno, NV 89502-New
- G. Zachary Allan dba Robert Allen Polls & Spas, Inc., Pool Construction, 1090 Kietzke Ln Reno, NV 89502-New
- H. Wallace Van Allen dba Van Allen Plumbing, Plumbing Contractor, 190 W. 5th Ave Sun Valley, NV 89433-New
- I. Cody Ogburn dba COEH Corp. dba Budget Blinds, Install Window Coverings, 6550 Longley Ln #115 Reno, NV 89511-Renewal
- J. Roberto & Sonia Villanueva dba AR Electric, LLC, Electrical Contractor, 1362 US Hwy 395 Ste. 102-96 Gardnerville, NV 89410-New

Councilman Lopez made a motion to approve the consent agenda as presented. Second by Councilman Martin. Mayor Garry offered public comment, none was given. Item passed unanimously.

Regular Agenda

- 5. **Recognition of Accomplishments:** The City of Yerington recognizes employee Gavin Draper for outstanding dedication, hard work and exceptional service to our community.

City Manager Bryant started by thanking Gavin Draper for his years of work for the City of Yerington. Gavin Draper is leaving Yerington to pursue his education at Montana Tech University. Executive Director of the Yerington Main Street Committee, Melanie Young-Pinkerton, also spoke stating that Gavin Draper is appreciated and his impact on Main Street beautification projects was monumental. Public Works Director Paul Shapiro also stated that he would miss having Gavin around and that he worked very hard for this city. A presentation of recognition was made. Councilman Lopez stated Gavin Draper is an inspiration and that he is appreciated.

- 6. **For Presentation Only:** Leadership of the local public schools (Yerington High School, Yerington Intermediate School and Yerington Elementary School) have been invited to introduce themselves and present objectives for the upcoming school year. Representing each school are: Kathy Bomba-

Edgerton (Principal, Y.H.S.), Scott Gillespie (Principal, Y.I.S.) and Rich Fortier (Principal, Y.E.S.). (Requested by Councilman Galvin)

Dr. Kathy Bomba-Edgerton, Principal of Yerington High School spoke first. Dr. Bomba-Edgerton stated this is her 8th year at Yerington. She has previous experience as a reading specialist, and as an administrator for athletics. She stated Open House for all schools coming up on August 18, 2026. YHS has several new teachers this year. They came here for the small environment. Dr. Bomba-Edgerton gave a “Shout out” to Gavin Draper and stated “you should ask him about karaoke.” Please stop by the school to see all the great things coming.

Tony Wilson, Vice Principal at Yerington Intermediate School presented next. A lot of great things happening at the school. YIS started woodshop last year. They are working to expose students to technical jobs. Please come to our school so we can show you all the great things happening. Becky Neville will be helping with CTE.

Rich Fortier, Principal of Yerington Elementary School spoke third. He is from Wisconsin. Married with 5 kids. He stated “Yerington fell into my lap. Waiting to see my first rattlesnake. Would love to come back here and update the city. Impressed with the staff commitment.” He comes from a rural town and loves it here. Any questions please stop by and come see me.

Dr. Stacy Cooper- School Superintendent, presented last. Dr. Cooper wanted to share we have the highest rate for kids doing technical school. A lot of students are taking college courses while going to high school still. 3 goals are:

1. Decrease chronic absenteeism by 12%. This is an epidemic nationwide since Covid.
2. Improve our math and reading scores by 2.5%. We are looking forward to that this year.
3. Hope to maintain a CT program.

Mayor: We as city official enjoy recognizing the youth of our community. Please bring any kids to be recognized for achievements. Omar-thanks for coming out.

At this time City Manager Bryant requested that we come back to agenda item number 7, due to the possibility of losing zoom connection with Councilman Beaton. The Mayor agreed.

7. **For Presentation Only: Recognition of the Yerington Animal Shelter, on behalf of Best Friends Animal Society. Presented by Public Works Director Paul Shapiro.**

Public Works Director Paul Shapiro presented this item, stating it is the second consecutive year that the Yerington Animal Shelter was presented with this award by Best Friends Animal Society. It recognizes our shelter for achieving a 90% or better save rate with animals. While our shelter is not truly a “no-kill” shelter by ordinance, our staff and volunteers work diligently to find successful outcomes for all animals in our care. While not all can be saved, often due to health-related issues, our staff and volunteers work extremely hard to save them. This reflects the hard work of our staff, especially Ron Durst, who also works hard to resolve the prominent stray cat issue in our community. Mr. Durst spends many hours of his own time rescuing, transporting and releasing feral cats after they have been treated, spayed and neutered to help naturally and humanely reduce the population.

8. **For Possible Action: Discussion and Possible Action to Adopt Resolution 2026-11 authorizing the transfer of \$6,427.00 for FY2026-2027 from Management/City Hall to Animal Control, within the General Fund, as authorized by NRS 354.598005.**

Manager Bryant presented this item, stating that every weekend Public Works staff is paid overtime to manage the operations at the animal shelter. Additionally, there were budgeted funds for a part time employee at City Hall, that are no longer intended to be utilized. This transfer, if approved, would shift those part time employee funds to the animal shelter to allow the hire of a part time employee to manage the day to day cleaning, reducing the overtime expense incurred and free up Public Works staff to address other matters. Councilman Martin made a motion to approve as presented, second by Councilman Lopez. Mayor Garry requested public comment at this time, none was given. Item passed unanimously.

9. **For Possible Action: Discussion and Possible Action to Approve a Special Use Permit application submitted by Dolsen-Stevens Family Trust on behalf of Yerington Mobile Village, LLC. Application pertains to APN 001-311-01 (528 S. Main St.). This item was recommended for conditional approval by the Yerington Planning Commission on July 22, 2026.**

City Manager Bryant presented this item stating that City Ordinance Title 9, Chapter 4, Section 6 requires that all Mobile Home Parks must operate with an approved Special Use Permit. Yerington Mobile Village is not in compliance and this item is to resolve that and bring them into compliance. The property owner is present, should the council have any questions for them, or if they wish to speak on the matter. Manager Bryant presented the conditions the planning commission recommended from their July 22, 2026 meeting. This would be subject to annual renewal. They would operate 42 units, including the office. Councilman Martin made a motion to approve with the conditions presented by the Yerington Planning Commission, Councilman Lopez seconds. Public Comment was requested, none was given. Item passed unanimously. The conditions were as follows:

1. State Health Regulations: This park shall be maintained in accordance with the state board of health mobile home park regulations.
2. Bollards placed around existing fire hydrants must be moved to specifications required by the local fire district within 180 days of execution of this permit.
3. Use of combustible material such as hay, straw, cardboard, wood pallets, tires or other combustible materials is strictly prohibited, and not allowed to accumulate in the park.
4. No more than 42 units may exist on this premises (including the office)
5. Resident and Guest parking will be restricted to planned areas to allow for proper emergency access.
6. Fencing: The owner is encouraged to provide privacy fencing on any exterior fence lines or property lines shared with different ownership.
7. Signage: Property owner shall maintain all permitted signage, including any structural, mechanical, and electrical components, in a neat, clean, and safe condition and appearance at owner's sole expense. All damaged signs, peeling paint, fading vinyl, and burned-out bulbs must be promptly repaired or replaced by the owner.
8. Refuse or Garbage: Storage, collection and disposal of refuse in the park shall be conducted as to create no health hazards or air pollution.
 - A. All refuse or garbage shall be stored in approved containers which are watertight and rodentproof and shall be located within one hundred fifty foot radius from any mobile home lot or space as approved.
 - B. Refuse containers shall be kept in a sanitary condition.
 - C. Refuse and garbage shall be collected and disposed of on a weekly basis, as aligns with local requirements.
9. On site management: A caretaker, owner or manager to ensure compliance with these provisions is required.
10. Management Office: On site office, including any structural, mechanical, and electrical components, must be kept in a neat, clean, and safe condition and appearance at the owner's sole expense. All damage, peeling paint, fading vinyl, and burned-out bulbs must be promptly repaired or replaced by the owner.
11. This application is set for review annually

10. **For Possible Action:** Discussion and Possible Action to Approve a salary increase of 2.5% (\$2,825.60 annually) for Public Works Director Paul Shapiro, for above target performance as reflected on his annual performance review.

City Manager Bryant presented this item, stating that according to our current city ordinances, Title 1, Chapter 6, Section 1(a) it is required to bring these matters before the council. Bryant stated that Mr. Shapiro has received an above target score on his annual performance review and this is a budgeted item. Councilman Lopez stated that he sees Mr. Shapiro works hard for this city. He then asked when it would be effective. Bryant stated the next full pay period after approval, August 17, 2026. Councilman Lopez made a motion to approve this item, second by Councilman Martin. Public Comment was offered, none was made. Motion passed unanimously.

11. **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.

No requests were made.

12. Public Comment:

Robin Biggs: publicly take the opportunity to apologize to Nick Beaton for mentioning his name. On August 6 at the county commissioner meeting one of the items were about the data center. Ms. Biggs did not agree with the way the county meeting was operated. Councilman Beaton shared his email address again to offer better communication.

13. **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

14. Adjournment.

Being no further business this meeting was adjourned.

4d

Business Status: _____
Business Licenses # 3363
Category # A
(official use only)

BUSINESS NAME: High Voltage Electric, 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

\$ 80
\$ 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**
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 #: 3576
Category #: A
(OFFICIAL USE ONLY)

BUSINESS NAME: Summit Overhead Door, 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

30.00

TOTAL FEES PAID:

\$ 50.00

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 (yds) (no)

Building Inspector: Steve Douglas

Date: 8/10/26

Public Works Director: B. Shapiro

Date: 8/18/26

2. **Fire Department** Approved ☒ Denied ☐
Phone: (775) 463-2261

Fire Inspector: _____

Date: _____

Fire Chief: [Signature]

Date: 8-10-26

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: 7-29-2026

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: Lawrence LaFleur

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

80

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: Steve Doregas

Date: 8/10/26

Public Works Director: R. Shapiro

Date: 8-18-2026

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

Approved ☒ Denied ☐

Fire Inspector: _____

Date: _____

Fire Chief: S

Date: 8-10-26

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

Approved ☐ Denied ☐

Inspector: _____

Date: _____

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

Approved ☒ Denied ☐

Chief of Police: Shawn Clanton

Date: 8-6-2026

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

5

RESOLUTION NO. 2026-13

A RESOLUTION OF THE YERINGTON CITY COUNCIL DECLARING A NUISANCE TO EXIST AT 119 S. WEST ST., YERINGTON, NV 89447, AND ORDERING THE ABATEMENT THEREOF

WHEREAS, a written complaint alleging the existence of a public nuisance was filed regarding real property located within the municipal boundaries of the City of Yerington at 119 S. West St., Yerington, NV 89447 (APN 001-185-04; and

WHEREAS, pursuant to Yerington City Code 4-2-4, an investigation of said property was conducted, confirming the existence of conditions constituting a nuisance under Yerington City Code 4-2-1; and

WHEREAS, proper notice of the alleged nuisance was provided to the property owner of record and/or occupant in accordance with Yerington City Code 4-2-5; and

WHEREAS, a public hearing was scheduled and held before the Yerington City Council pursuant to Yerington City Code 4-2-6, at which time the City Council received proofs and testimony regarding the conditions existing at the property.

NOW, THEREFORE, BE IT RESOLVED BY THE YERINGTON CITY COUNCIL:

1. **DECLARATION OF NUISANCE:** The City Council hereby finds and determines, based on the evidence presented, that a public nuisance exists upon the real property located at 119 S. West St., Yerington, NV 89447.
2. **ORDER TO ABATE:** The owner, occupant, or person in charge or control of the subject property is hereby ordered to abate and remove said nuisance in its entirety within five (5) days from the date of service of this Order/Resolution, as prescribed in Yerington City Code 4-2-6 and 4-2-7.
3. **CITY ABATEMENT UPON FAILURE TO COMPLY:** Pursuant to Yerington City Code 4-2-7, if this Order is not complied with within five (5) days after service, the City Council shall cause the process of abatement and removal of the nuisance to commence.
4. **ASSESSMENT OF COSTS:** All costs and expenses incurred by the City in abating and removing the nuisance shall be charged to the property owner and levied as a special assessment against the real property pursuant to Yerington City Code 4-2-10.

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

CITY OF YERINGTON, NEVADA

By: _____

John J. Garry, Mayor

ATTEST:

By: _____

Stacy Stevenson, City Clerk



Yerington Police Department

227 S. Main Street Yerington, Nevada 89447

(775) 463-2332 / (775) 463-2333

www.yerington.net

Shawn Clanton
Chief of Police



NUISANCE INVESTIGATION / COMPLAINT REPORT

Location

119 S. West Street, Yerington, Nevada 89447

Date/Time

08/04/2026 at approximately 0500 hours

Observed From

Intersection of Surprise Street and S. West Street

**Occupant Identified
As**

Josh Dini



Narrative

On 08/04/2026 at approximately 0500 hours, while at the intersection of Surprise Street and S. West Street, I observed the property located at 119 S. West Street, Yerington, Nevada, to be in an extremely cluttered and deteriorated condition.

The property contained a substantial accumulation of trash, discarded household items, construction debris, refuse, and miscellaneous materials throughout the yard. Numerous items were also observed adjacent to the property and within or near the public right-of-way. The accumulated materials were plainly visible from the public roadway and neighboring properties.

This residence has remained in a state of disrepair for several years. The occupant, identified as Josh Dini, has previously been asked to clean the property and remove trash and other materials located on City property. As of the date of this report, the property had not been cleaned, and the condition appeared to be worsening.

Based on my observations, the accumulation of garbage, refuse, discarded materials, and unscreened outside storage creates a public nuisance, negatively affects the appearance of the neighborhood, and may contribute to a substantial diminution in the value of surrounding properties. The condition also presents potential health and safety concerns due to the quantity and nature of the accumulated debris.

Photographs were taken to document the current condition of the residence and surrounding property. The photographs are included in the photographic appendix to this report.

Apparent Yerington City Code Violations

Based upon the observations made during this inspection, the property appears to be in violation of the following sections of the Yerington City Code:

- **YCC 4-2-1 – Nuisances**
 - Property conditions detrimental to neighboring properties.
 - Accumulation of garbage, refuse, debris, and abandoned materials.
 - Outside storage of property not screened from public view.
 - Conditions tending to diminish surrounding property values.
- **YCC 4-2-2 – Duty to Maintain Property**
 - Failure to maintain the premises in a manner that prevents the creation or continuation of a nuisance.
- **YCC 4-3-3 – Accumulation of Garbage and Refuse Unlawful**
 - Unlawful accumulation of garbage, litter, junk, refuse, discarded materials, and debris upon the property.
 - Continued failure to remove accumulated refuse after prior notice.

Conclusion

The conditions observed at 119 S. West Street constitute an ongoing nuisance and appear to violate the above-referenced provisions of the Yerington City Code. The property remains in substantially the same or a worse condition despite prior requests for compliance. The continued accumulation of debris adversely affects the surrounding neighborhood and warrants further code-enforcement action. See attached photos below.

Chief Clanton P112
8-4-2024

PHOTOGRAPHIC APPENDIX

119 S. West Street - 08/04/2026

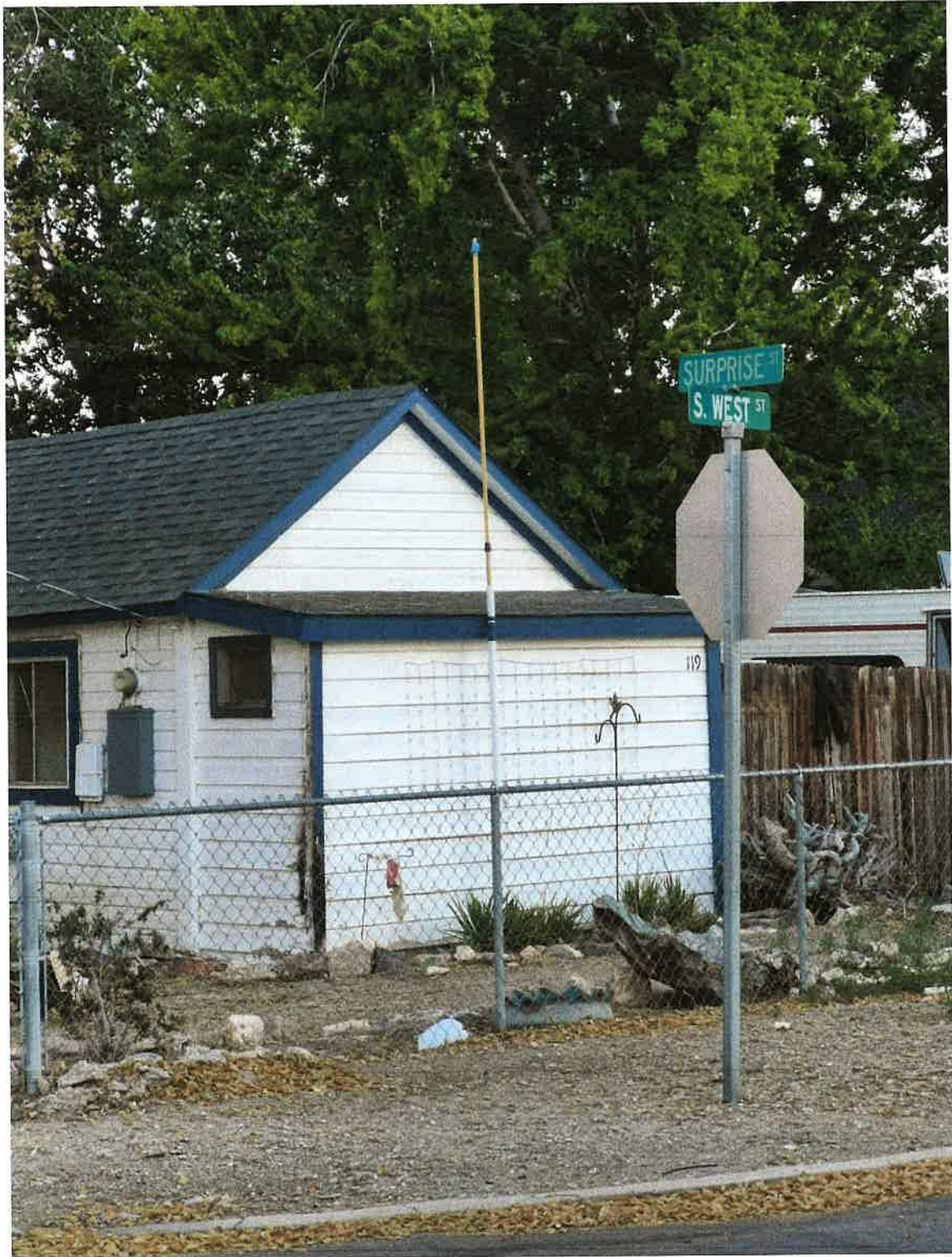


Photo 1 - Front of 119 S. West Street and the intersection of Surprise Street and S. West Street.

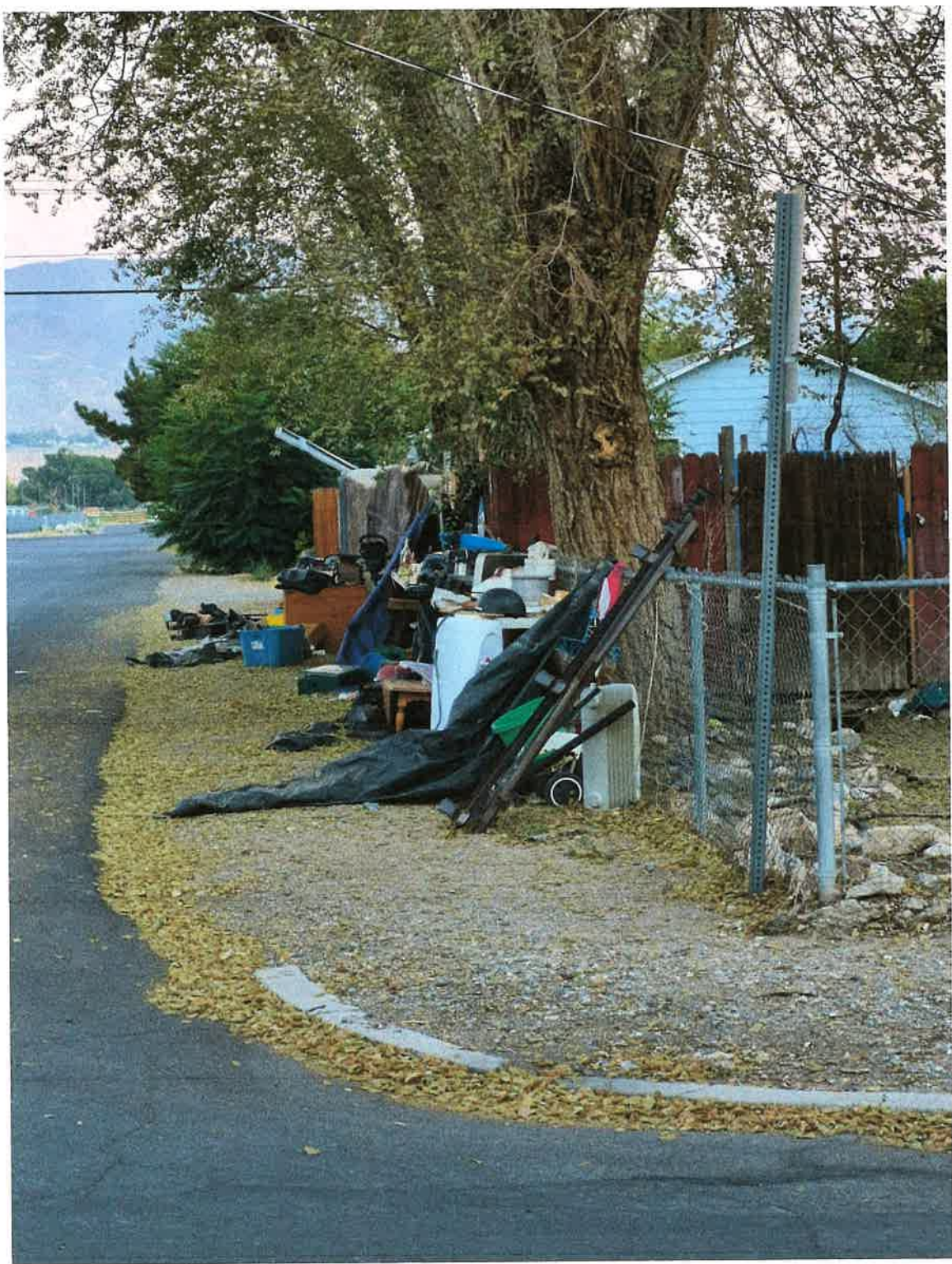


Photo 2 - Accumulated items and debris adjacent to the property and public right-of-way.

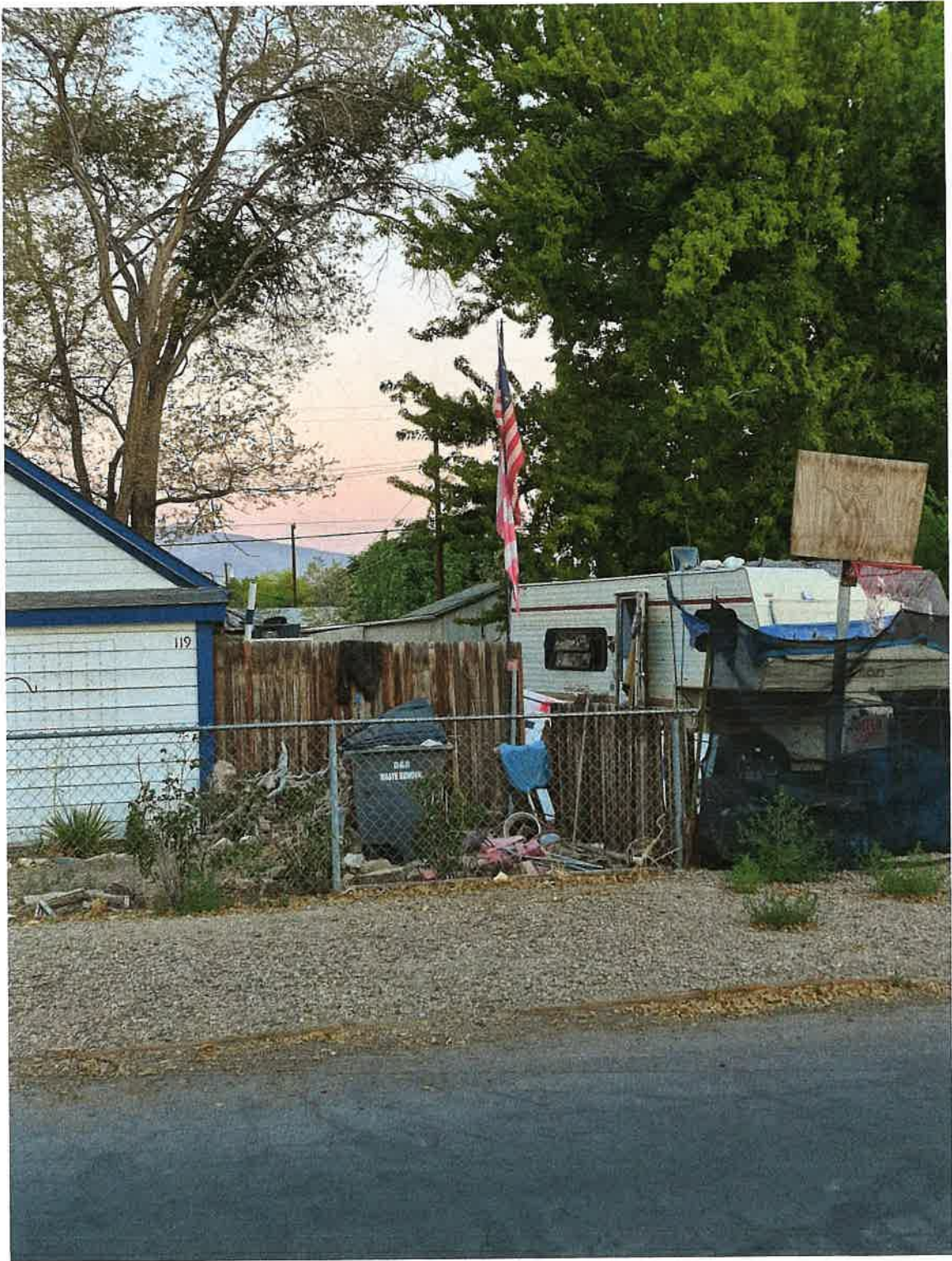


Photo 3 - Exterior storage, refuse, fencing, recreational vehicle, and other materials visible from the roadway.

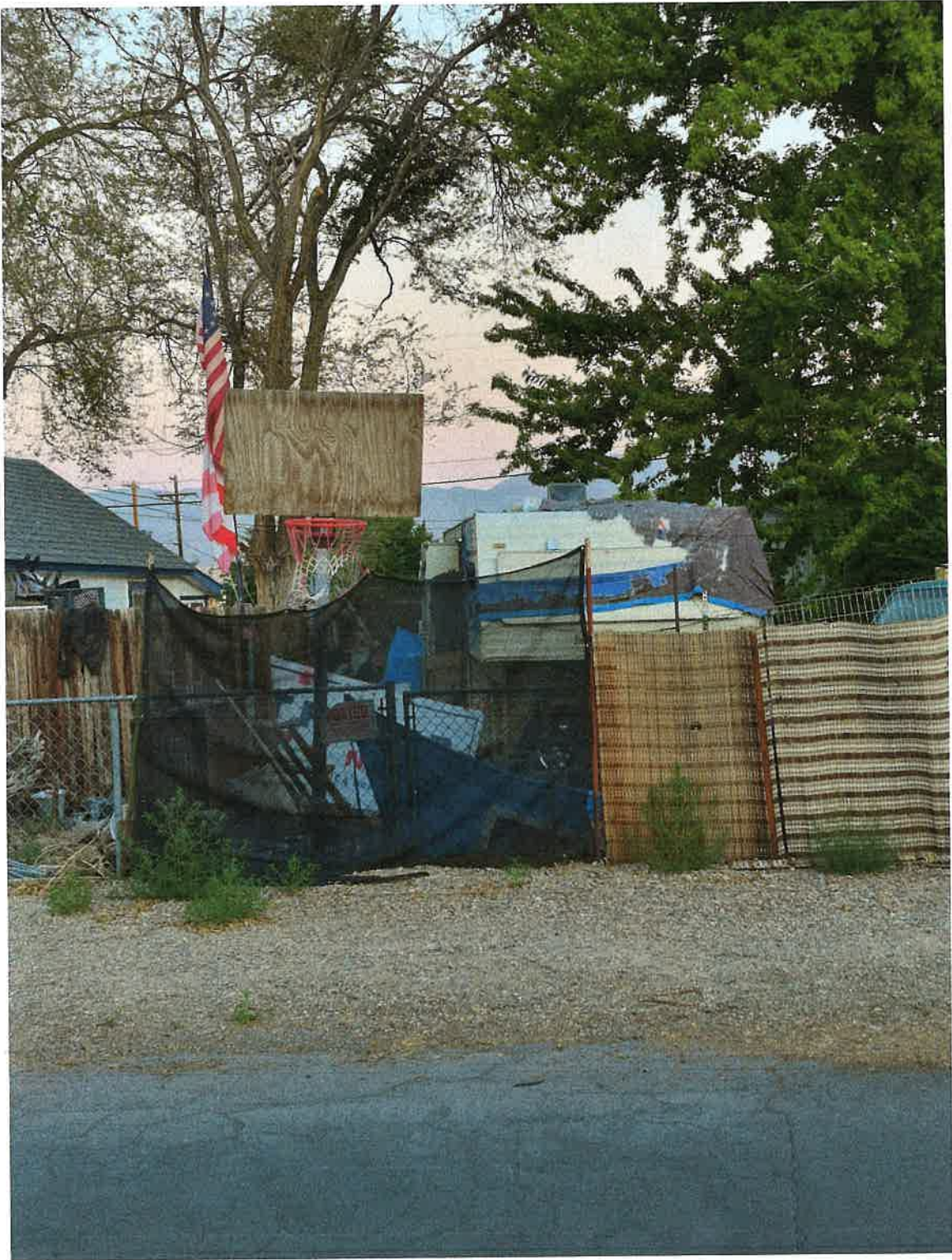


Photo 4 - Unscreened outside storage and accumulated materials visible from the public roadway.

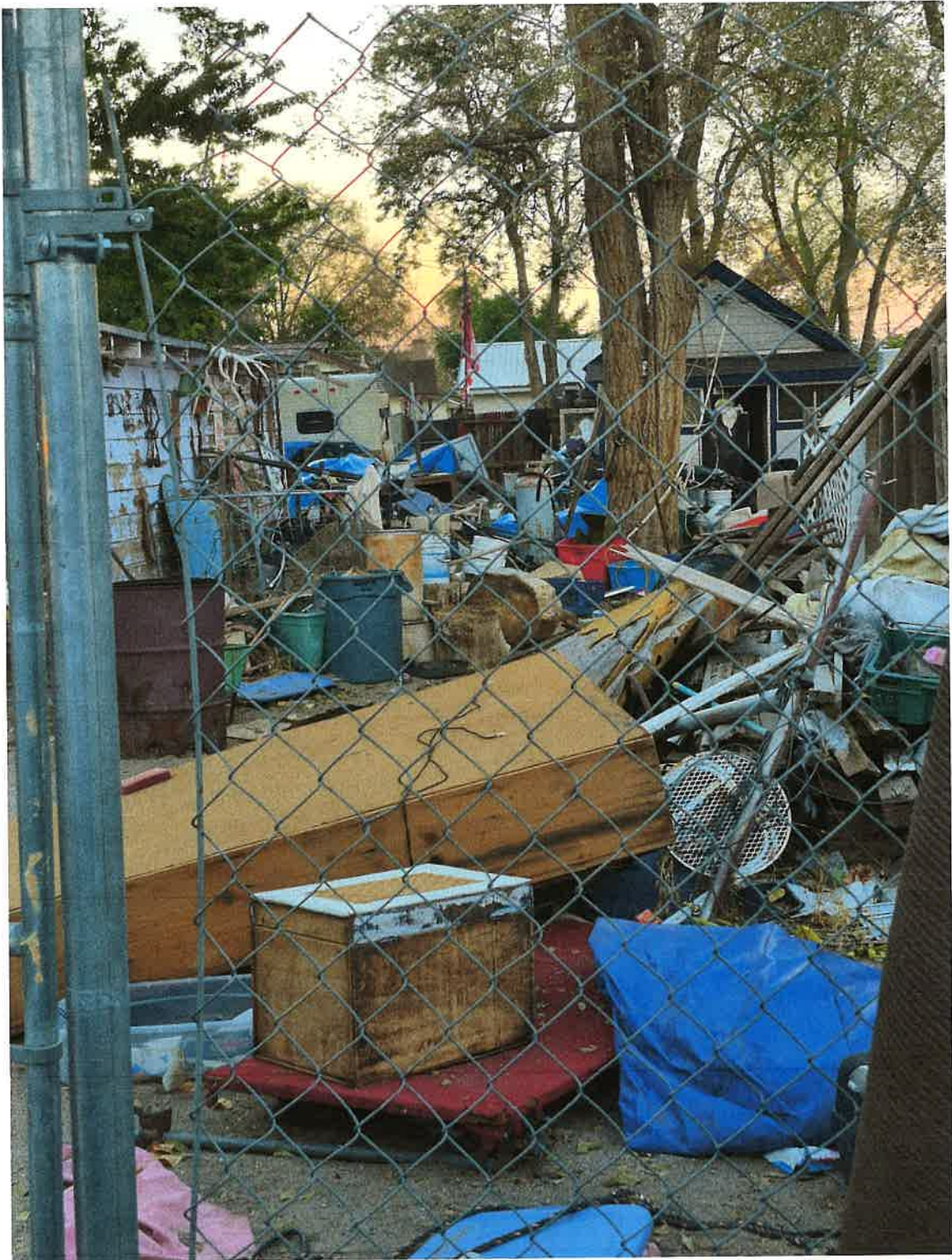


Photo 5 - Interior yard area showing a substantial accumulation of discarded items, refuse, and debris.

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

August 4, 2026



NOTICE OF VIOLATION * 7 Day Notice

Property Owner OR Occupant
119 S. West St.
Yerington, NV 89447

Dear Property Owner(s) OR Occupant,

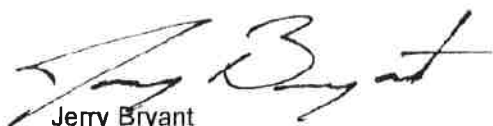
A complaint has been received that a nuisance exists and other items/refuse are being allowed to accumulate at the property at **119 S. West St.** Upon a visual inspection around the perimeter of the property, the following violations were discovered:

- 4-2-1 Nuisances
- 4-2-2 Duty to Maintain Property
- 4-3-3 Accumulation of Garbage and Refuse Unlawful

No person owning, leasing, occupying or having charge of any premises shall maintain, keep or permit to be maintained or kept, any nuisance therein, nor shall any such person keep, maintain or permit to be maintained or kept, such premises in a manner causing substantial diminution in the value of the other property in the neighborhood in which such premises is located. (1973 Code § 8.12.020)

Pursuant to City Municipal Code, this letter serves as a Notice of Violation for the property **119 S. West St.** You must commence work for the removal of the nuisance within seven (7) days after receipt of this notice or fourteen (14) days from the day stamp of the mailed notice, whichever comes first. Failure to abate the nuisance will result in further action including abatement of the property at your expense, misdemeanor fines, and/or criminal charges. (Municipal Code: 1-4-1(b). You have the right to file an appeal in writing to the Yerington City Council within the fourteen (14) day period.

Thank you for your attention to this matter,


Jerry Bryant
City Manager

cc: Mayor, City Council Members, City Attorney

9589 0710 5270 3223 7078 14

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
OFFICIAL RECEIPT	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 10.98
Total Postage and Fees	\$ 10.98
Sent To	Property Owner OR Occupant
Street and Apt. No., or PO Box No.	119 S. West St
City, State, ZIP+4®	Yerington NV 89447
PS Form 3800, January 2023 PSN 7533-02-000-9047 See Reverse for Instructions	

YERINGTON NV 89447
AUG 04 2026
Postmark Here
USPS



Jerry Bryant <jerryb@yerington.net>

Re: 119 S. West St.

1 message

Jerry Bryant <jerryb@yerington.net>
To: Joshua Dini <dini.joshua3811@gmail.com>

Mon, Aug 10, 2026 at 8:33 AM

Good morning,
I'm happy to clarify the difference between the 7-day and 14-day notice periods.
You have 7 days from when you receive the notice of violation OR 14 days from the date it was mailed (August 4).

During that 7- or 14-day period, you must commence abatement and agree upon a reasonable date for completion (agreement with my office). Is there a specific date by which you can complete the abatement of the property?

In particular, the items along the outside of the fence must be removed immediately (if they have not already been removed by the time of this email).

If you feel that completion is not possible within that timeframe, you may also request a public hearing before the City Council during that 7 or 14-day period to ask for their review of the circumstances.

If you prefer a public hearing, I must receive that notice from you no later than 7 days after you receive the violation notice. Based on your response, that would give us 7-Days from August 8.

If you request the hearing by August 15, I can place it on the agenda for August 24, 5:30 p.m.

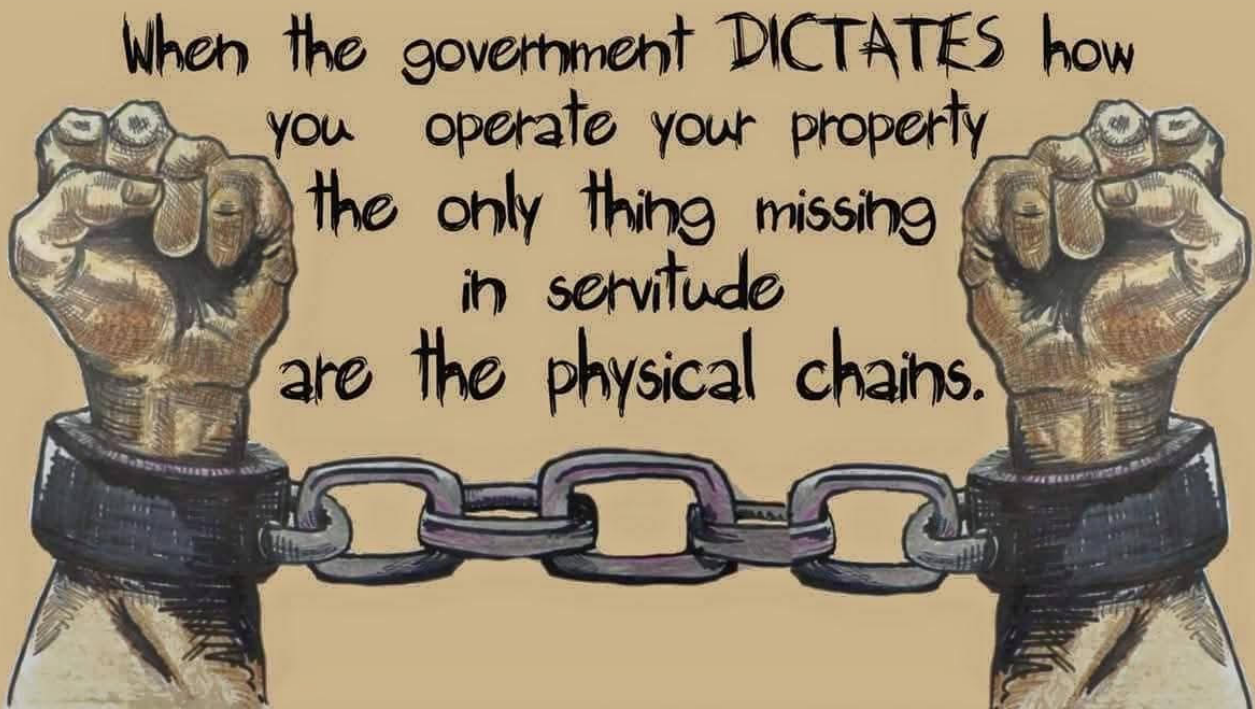
Otherwise, you and I must agree on a specific date by which you assure us abatement will be complete. Any date arrangement we make at this point is binding and failure to meet that deadline may result in further action.

How would you like to proceed?

On Sat, Aug 8, 2026 at 5:37 PM Joshua Dini <dini.joshua3811@gmail.com> wrote:

Yes I am working on it as much as I can being how almost every court in town has warrants on me within a week. I hired a friend to start the cleanup. Unfortunately having warrants I have lost my job of 8 years so it's tough right now. Selling 2 trucks this week so I can afford a trash container. The notice I received said 7 days, but since the e-mail counts as mail I'm assuming I really have the 14 days as stated on the letter by the 18 th their will be good progress. I really feel like this whole town is railroading me to steal my land. Notices along with warrants within the same week crazy?. I don't think you have seen or heard about the positions Im willing to stand against when it comes to government overstepping their authority. And I sure hope this isn't a conspiracy against my rights under the color of law. US code 241 and 242. Which is what it looks like jerry, AND with all of the corruption news about the city yerington, tyranny from p.d. and the sheriff department lately it sure does fit the narrative for sure. You may want to talk to the people who tried all this before you took your appointed position. You won't need to clean my yard for me. I'm working on it, but I'll defend my property and my God given rights and freedom with my life. And your code (not law) enforcers do not intimidate me and most know I am willing to lay my life down over this. I pray it won't come to that. I don't want to be a matter. Just thought I would let you know. But I am cleaning it up and will make sure nobody can see within my fence untill the task is complete.

FREE men have control
over their property.



KrisAnne Hall
Jan 5, 2016

On Tue, Aug 4, 2026, 3:42 PM Jerry Bryant <jerryb@yerington.net> wrote:
See Attached.

--
Respectfully,

Jerry Bryant

City Manager

14 E. Goldfield Ave

Yerington, NV 89447

(775) 463-3511

--
Respectfully,

Jerry Bryant

City Manager

14 E. Goldfield Ave

6

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.

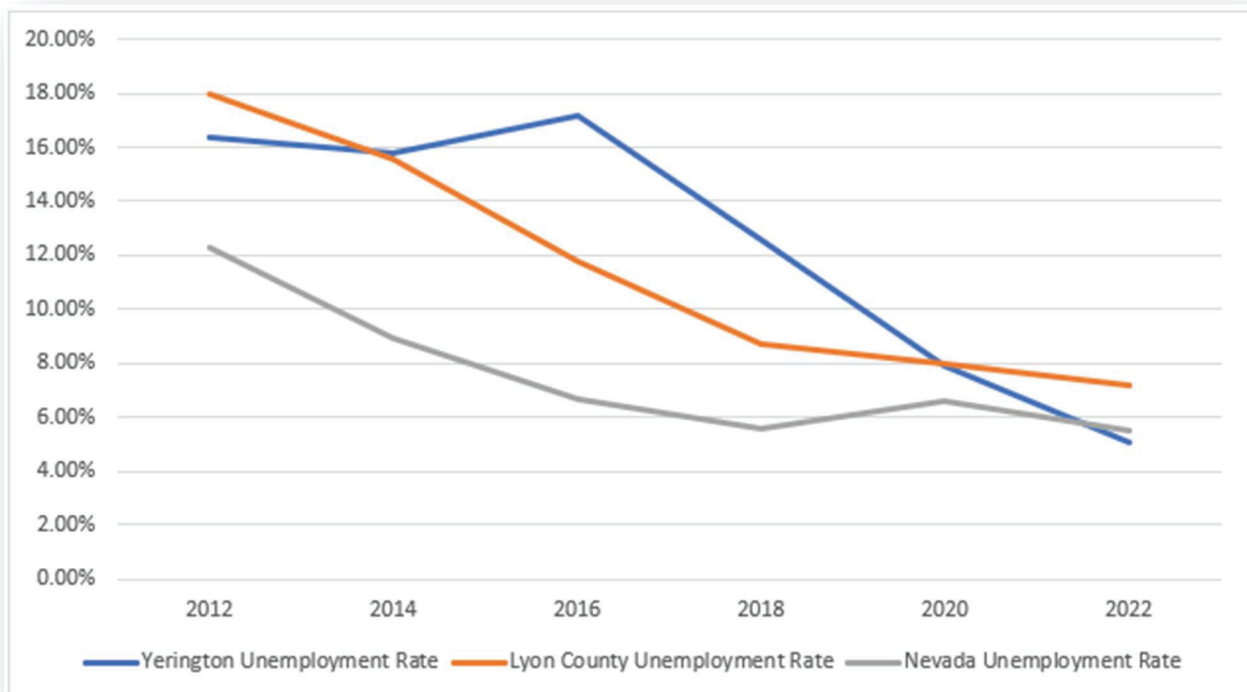


Figure 9: Unemployment Rates in Yerington, Lyon County, and Nevada, 2012-2022

5.2.2 Labor Force

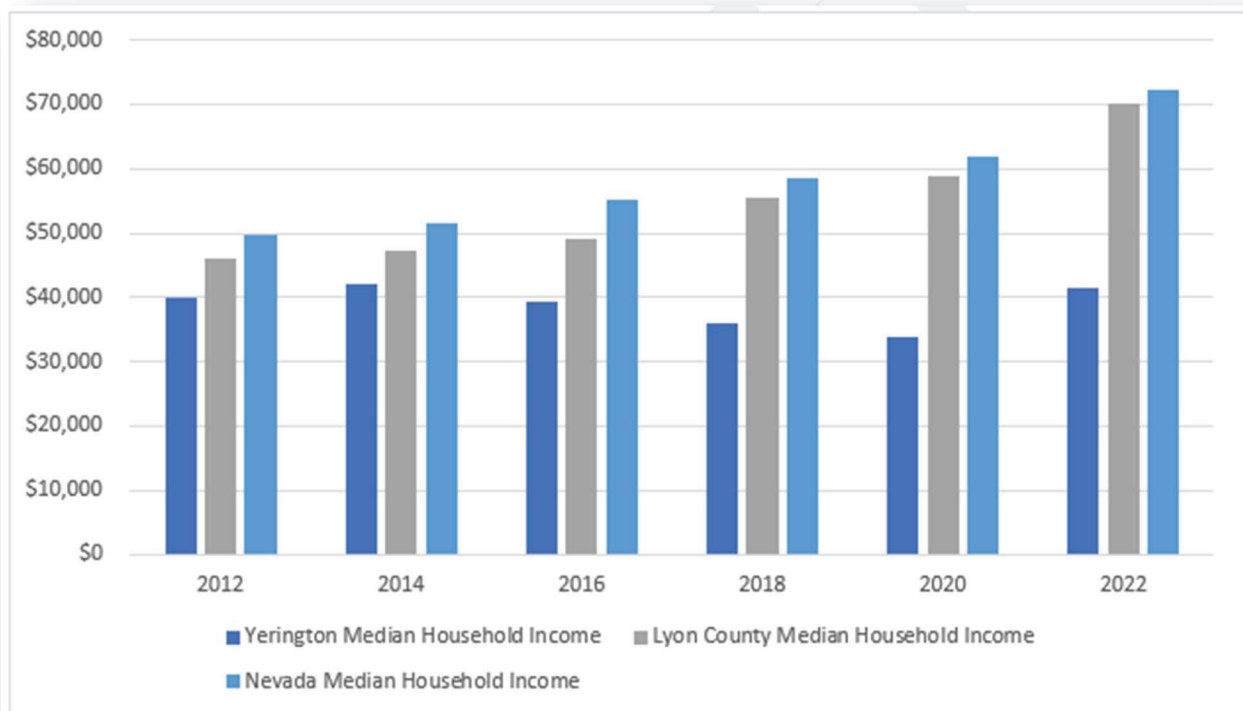
Yerington experienced a significant decrease in the labor force participation rate from approximately 54 percent to 42 percent, from 2012 to 2022 (Table 7), whereas Lyon County experienced a slight increase and Nevada as a whole experienced a small decrease during this period. Yerington's decreasing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

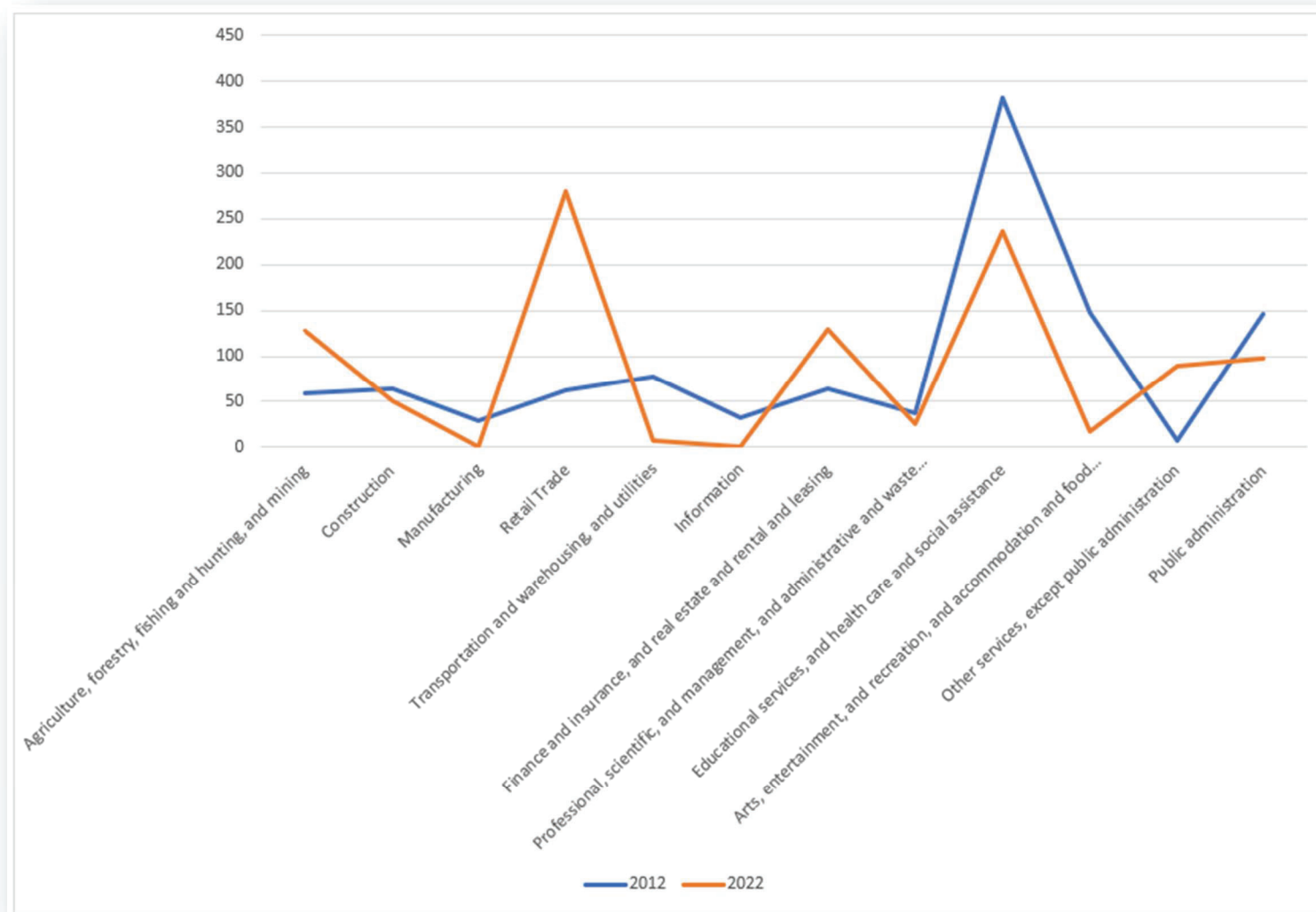
5.2.4.4 *Health Care and Social Assistance Support Occupations*

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.

7

**COMPREHENSIVE ECONOMIC
DEVELOPMENT STRATEGY**

Yerington, Nevada (Lyon County, ZIP 89447)

2025–2030

Prepared in Partnership with:

**University of Nevada Extension | Western Nevada Development District
Northern Nevada Development Authority | Lyon County**

*Data Sources: Lightcast Q1 2026 | U.S. Census Bureau | USGS | WNDD | City of Yerington
June 2026*

Executive Summary

This Comprehensive Economic Development Strategy (CEDS) for Yerington, Nevada (Lyon County, ZIP 89447) establishes a data-driven framework for sustainable regional economic growth through 2030. Developed in alignment with U.S. Economic Development Administration (EDA) requirements, this plan synthesizes Lightcast Q1 2026 labor market intelligence, U.S. Census data, and regional stakeholder priorities to chart a clear strategic course for Yerington’s economy.

Yerington is a small, rural city of approximately 9,456 residents (ZIP 89447) serving as the county seat of Lyon County. The area’s economy is anchored by agriculture, mining, government, and construction—industries that reflect both the community’s heritage and its emerging opportunities in critical minerals and sustainable land use.

The region faces meaningful challenges: a below-national-average job growth rate, an aging workforce with nearly half the population aged 55 or older, below-average median household income, and constrained water resources in the Walker Basin. However, it also sits at the intersection of significant opportunity—particularly the pending restart of the Pumpkin Hollow copper mine by Kinterra Capital/Southwest Critical Materials, growing government and accommodation sectors, and strong demand for construction and agriculture workers.

Key Findings at a Glance

9,456 Population (2025) <i>Projected +143 by 2030</i>	3,356 Total Jobs (2025) <i>+5.7% since 2020</i>	\$79.0K Avg. Earnings/Job <i>\$9.5K below national avg.</i>
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Five Strategic Goals

- Diversify and strengthen the economic base by leveraging the Pumpkin Hollow copper mine restart and supporting value-added agriculture.
- Develop and retain workforce talent through targeted education, vocational training, and career pathway programs.
- Improve infrastructure and connectivity including broadband, transportation, and water system sustainability.
- Support small business development, entrepreneurship, and downtown Yerington revitalization.
- Enhance quality of place through housing affordability, recreational amenities, and community health services.

Section 1: Regional Profile & Background

1.1 Geographic Overview

Yerington is the county seat of Lyon County, Nevada, located approximately 65 miles southeast of Reno in the Mason Valley. The city sits at the confluence of the East and West Walker Rivers, at an elevation of approximately 4,377 feet. The surrounding agricultural valley is bounded by the Singatse Mountains to the east and the Wassuk Range to the west. Yerington is located at the intersection of US 95A and Nevada State Route 208, making it a regional hub for the southern Lyon County communities.

The area encompasses Lyon County's industrial park in Yerington, which joins two other industrial parks in Dayton and Fernley as anchors of Lyon County's business attraction strategy. The county is part of the Carson City Metropolitan Statistical Area, providing connections to broader regional labor markets and infrastructure networks.

1.2 History and Community Identity

Yerington was founded in 1871, originally known as Pizen Switch, and was incorporated as a city on March 17, 1907. It became the Lyon County seat in 1911. The city is named after Henry M. Yerington, superintendent of the Virginia and Truckee Railroad from 1868 to 1910. The area's economy has historically been shaped by agriculture (particularly alfalfa, onions, and livestock), copper mining, and public services.

The Yerington Paiute Tribe of the Yerington Colony and Campbell Ranch, whose people (Numu) have lived in the Smith and Mason Valleys since approximately 1000 A.D., represents an important cultural and economic stakeholder in the region. The tribe maintains a presence in the community and participates in regional planning processes.

The community has a strong identity tied to its agricultural heritage and small-town character. Yerington's livability score of 74/100 ranks it in the 88th percentile nationally, with particular strengths in crime prevention (rated A+) and housing affordability (rated A-).

1.3 Governance and Regional Partners

Yerington operates under a Council-Manager form of municipal government. Key regional economic development partners include:

- Western Nevada Development District (WNDD): The federally designated Economic Development District covering Lyon County, which produces and updates the regional CEDS and coordinates EDA funding access. Yerington is one of seven cities represented on the WNDD board.
- Northern Nevada Development Authority (NNDA): Provides business recruitment, retention, and expansion services across the region.
- University of Nevada Extension: Provides agricultural, community development, and economic research support, including the Lightcast data underpinning this report.
- Western Nevada College: Operates service centers in Fernley and Yerington, providing workforce and continuing education.
- Walker River Irrigation District (WRID): Manages water delivery across approximately 235,000 acres including 80,000 irrigated acres in Smith and Mason Valleys.

- Walker Basin Conservancy: Works on water restoration and tourism development along the Walker River Corridor.

Section 2: Economic & Demographic Analysis

2.1 Population Trends

The ZIP 89447 area (Yerington and surrounding Mason Valley) had a total population of 9,456 in 2025, reflecting a modest 0.9% decline from 9,543 in 2020 (a loss of 86 residents). This contrasts with Nevada statewide population growth of 14.5% over the same period, and national growth of 6.5%.

Despite recent declines, population projections are positive: the area is expected to gain 143 residents between 2025 and 2030, reaching 9,599—a 1.5% increase. The city of Yerington proper had a population of approximately 3,204–3,252 in 2025–2026, representing modest but consistent growth of approximately 0.2–0.8% annually.

Year	ZIP 89447 Population	Year	ZIP 89447 Population
2020	9,543	2026	9,481 (proj.)
2021	9,319	2027	9,509 (proj.)
2022	9,300	2028	9,539 (proj.)
2023	9,285	2029	9,569 (proj.)
2024	9,449	2030	9,599 (proj.)
2025	9,456		

2.2 Population Demographics

Yerington’s demographic profile presents both opportunities and challenges for economic development planning:

Age Structure

The area has a significantly older population than national averages. The median age in Yerington is approximately 51–55 years, compared to the national median of approximately 38 years. Notably, 4,447 residents (47% of the ZIP 89447 area) are aged 55 or older—far exceeding the national average of 2,857 for an area of comparable size. This creates substantial retirement risk for the regional labor force, as a large share of experienced workers will exit the workforce in the coming decade.

Conversely, the millennial population (ages 25–39) stands at only 1,045—nearly half the national average of 1,934 for comparable areas. The under-5 and 5–14 cohorts showed mixed trends between 2015 and 2025, while the 65–74 cohort grew dramatically (+99% for 70–74 year olds), consistent with national Baby Boomer retirement trends.

Race and Ethnicity

The ZIP 89447 area has lower racial diversity than national averages: 3,006 racially diverse residents compared to a national average of 4,019 for areas of similar size. The city of Yerington’s racial breakdown includes approximately 67–73% White non-Hispanic, 15–20% Hispanic/Latino, 4–7% Native American, with smaller shares of other groups. The Yerington Paiute Tribe represents a significant Native American community presence.

American Indian/Alaska Native residents (Non-Hispanic) totaled approximately 667 in the ZIP area in 2025, down slightly from 707 in 2015. The Hispanic/Latino population, including White Hispanic residents, represents a growing and economically important segment of the agricultural workforce.

Gender

The 2025 population was approximately 48.3% male and 51.7% female. The female population grew by 14.7% between 2015 and 2025, while the male population declined slightly (-2.5%), reflecting broader patterns of male workforce out-migration common in rural agricultural communities.

2.3 Employment & Labor Market

Total regional employment in ZIP 89447 reached 3,356 jobs in 2025, up 5.7% from 3,174 in 2020. While this represents positive growth, it fell short of the national employment growth rate of 10.6% by 4.9 percentage points, indicating the region has room to close a competitive gap. Jobs are projected to grow to 3,543 by 2030.

An important distinction in the local labor market: while 3,356 jobs are located within the ZIP area (place of work), 3,959 workers residing in the ZIP area work somewhere (place of residence). This net outflow of approximately 600 workers indicates that a meaningful share of the local residential workforce commutes to jobs in Carson City, Reno, Fernley, and other regional centers.

Year	Jobs (Actual/Projected)
2020	3,174
2021	3,215
2022	3,383
2023	3,426
2024	3,471
2025	3,356
2026 (proj.)	3,413
2027 (proj.)	3,459
2028 (proj.)	3,495
2029 (proj.)	3,526
2030 (proj.)	3,543

2.4 Industry Composition

The regional economy is characterized by a small but concentrated industrial base, with pronounced specialization in agriculture and mining relative to national averages. The following table presents the top industries by 2025 employment:

Industry	2025 Jobs	2020 Jobs	Change	Avg. Earnings
Agriculture, Forestry, Fishing & Hunting	617	645	-28 (-4.3%)	\$80,764
Government	519	445	+74 (+16.6%)	\$80,332
Construction	381	354	+27 (+7.5%)	\$79,922
Mining, Quarrying & Oil/Gas Extraction	331	317	+15 (+4.6%)	\$153,907
Health Care & Social Assistance	324	352	-27 (-7.8%)	\$67,391
Retail Trade	318	285	+33 (+11.3%)	\$45,069
Accommodation & Food Services	158	99	+59 (+59.8%)	\$28,295
Other Services	158	126	+32 (+25.5%)	\$44,767
Wholesale Trade	111	79	+32 (+41.4%)	\$93,655
Finance & Insurance	50	30	+19 (+62.5%)	\$83,524

Mining stands out as the highest-earning industry by far at \$153,907 average annual earnings per worker, followed by Utilities (\$173,626) and Information (\$104,548). Agriculture, despite being the largest employer, pays \$80,764—slightly above government (\$80,332) and construction (\$79,922). Accommodation and Food Services is the fastest-growing sector in percentage terms (+59.8%) but also the lowest-paying (\$28,295 per worker).

2.5 Industry Concentration (Location Quotients)

Employment concentration, measured by location quotient (LQ), reveals where Yerington is truly specialized relative to the national economy. An LQ above 1.0 indicates above-average concentration. Key concentrations include:

Industry	Location Quotient (2025)	Interpretation
Mining, Quarrying & Oil/Gas Extraction	28.93	Extremely concentrated — signature industry
Agriculture, Forestry, Fishing & Hunting	16.10	Highly concentrated — regional pillar
Utilities	2.69	Moderately concentrated
Construction	1.95	Moderately concentrated
Arts, Entertainment & Recreation	1.77	Slightly concentrated
Government	1.06	Roughly at national average
Retail Trade	1.03	At national average

2.6 Gross Regional Product

The region’s Gross Regional Product (GRP) was estimated at \$659.4 million in 2025. Mining, Quarrying & Oil/Gas Extraction leads GRP contribution at approximately \$148.8 million, followed by Agriculture (\$102.2 million), Wholesale Trade (\$54.7 million), Government (\$44.0 million), and Construction (\$43.2 million). Total regional imports were approximately \$1.04 billion, while exports were \$905.5 million, reflecting a regional trade deficit that highlights opportunities for import substitution through local business development.

2.7 Business Characteristics

Yerington’s business community is dominated by small and micro enterprises. Data from DatabaseUSA.com via Lightcast shows a total of approximately 326 businesses in the area with the following size distribution:

Business Size	% of Total
1–4 employees	34.4%
5–9 employees	30.7%
10–19 employees	20.2%
20–49 employees	9.5%
50–99 employees	3.1%
100–249 employees	1.2%
250–499 employees	0.9%

A striking 85.3% of businesses employ fewer than 20 people, underscoring the importance of small business support services, microenterprise financing, and business development technical assistance to the local economy. Only 5.2% businesses employ 50 or more workers, representing the largest employers in the area.

2.8 Workforce Characteristics

The top occupational categories by employment in 2025 are Construction & Extraction (408 jobs), Management (383), Farming/Fishing/Forestry (332), Office & Administrative Support (281), and Transportation & Material Moving (253). The highest-earning occupational group is Healthcare Practitioners & Technical at a median hourly wage of \$43.47, followed by Legal (\$40.72), Computer & Mathematical (\$37.22), and Management (\$33.60).

Among the fastest-growing occupational groups are Food Preparation & Serving (+36 jobs), Transportation & Material Moving (+34), Educational Instruction & Library (+32), Management (+29), and Sales & Related (+27). These growth occupations reflect the expanding government, accommodation, and retail sectors noted in industry analysis.

The Farming, Fishing & Forestry occupation group has the highest employment concentration (LQ = 15.1), followed by Construction & Extraction (LQ = 2.7) and Management (LQ = 1.5). Notably, Computer & Mathematical occupations, while small in number (27 jobs), grew 60% from 2020 to 2025—suggesting emerging digital economy potential.

2.9 Income and Poverty

Median household income in the city of Yerington was approximately \$44,974–\$60,109 in 2023–2024 (estimates vary by source), representing significant growth from \$31,151 in 2000 but remaining below Nevada’s statewide and national medians. Average earnings per job in the ZIP area were \$79,000, roughly \$9,500 below the national average of \$88,500.

The poverty rate in Yerington was approximately 11.9–17.4% in 2024, with American Indian residents experiencing higher poverty rates (22.4%). Approximately 38% of households reported median income below \$25,000, highlighting the importance of wage growth strategies alongside job creation. The cost of living index for Yerington was 91.1 (below the national average of 100), meaning that while incomes are lower, purchasing power is somewhat supported by lower living costs.

Section 3: Key Industry Sectors & Opportunities

3.1 Agriculture & Food Production

Agriculture remains the single largest employment sector in Yerington, with 617 jobs and an employment concentration (LQ = 16.1) far above the national average. The Mason Valley is one of Nevada's most productive agricultural areas, producing alfalfa, onions, beef cattle, and specialty crops. Major agricultural employers include Peri & Sons Farms (one of the largest onion producers in the United States), operating in the Yerington area with a substantial Hispanic/Latino seasonal and permanent workforce.

Challenges facing the agricultural sector include water availability from the Walker River and groundwater, climate variability, and the aging of farm operators. USGS research has documented that groundwater pumping levels in Mason Valley have reached levels that even major precipitation events cannot replenish, creating long-term sustainability concerns.

Opportunities include value-added agriculture processing, agritourism, precision agriculture technology adoption, and participation in emerging water markets facilitated by the Walker Basin Conservancy. The University of Nevada Extension's Walker Basin SNOWPACS water markets research project is directly relevant to helping local agricultural producers adapt to changing water conditions.

3.2 Mining & Critical Minerals

Mining is Yerington's highest-GRP and highest-earning industry (LQ = 28.93, \$148.8M GRP, \$153,907 average annual earnings). The dominant asset is the Pumpkin Hollow copper project, located approximately 7 miles southeast of Yerington within 22,862 acres in Mason Valley.

Following the June 2024 bankruptcy of Nevada Copper Corp., the Pumpkin Hollow assets were acquired by Southwest Critical Materials LLC, an affiliate of Kinterra Capital, in a \$128 million 363 sale completed October 2024. In September 2025, Kinterra announced plans to restart copper production within 24 months, securing \$80 million in equity financing led by Lionhead. Restart plans involve completing geological resource model updates using advanced core-scanning techniques, multi-discipline engineering assessments, and offtake-linked financing with downstream partners.

The project hosts an estimated 1.7–5 billion pounds of copper resources across underground and open-pit assets and carries fully constructed underground mine infrastructure. As the clean energy transition accelerates global copper demand—for electric vehicles, grid infrastructure, and renewable energy systems—Pumpkin Hollow represents a transformative economic opportunity for Yerington with potential employment of 300+ direct jobs and substantial multiplier effects.

Strategic priorities include workforce pipeline development (particularly for mining trades, engineering, and environmental compliance roles), ensuring community benefit agreements, and managing potential environmental and water-use impacts.

3.3 Government & Public Services

Government is the second-largest employment sector with 519 jobs and the fastest-growing major industry (+74 jobs, +16.6% from 2020 to 2025). Lyon County government functions are headquartered in Yerington, and public sector employment includes county administration, K–12 education (Lyon County School District), law enforcement, public works, and social services.

The government sector's growth reflects both county population growth in suburban Lyon County communities (Dayton, Fernley) and expanded service delivery for Yerington's older population. The sector pays \$80,332 average annual earnings—competitive with construction and agriculture—and provides stable employment with benefits.

3.4 Construction

Construction employed 381 workers in 2025 (LQ = 1.95) with average annual earnings of \$79,922. The sector grew 7.5% between 2020 and 2025, driven by residential and infrastructure development across Lyon County. Construction is among the top occupational concentration groups (Construction & Extraction LQ = 2.7), indicating deep local expertise.

Opportunities include residential infill development in Yerington proper, infrastructure projects tied to mine development, and the broader Lyon County industrial park expansion. Workforce development for construction trades is a consistent regional priority given the sector's size and wage competitiveness.

3.5 Healthcare & Social Services

Health Care & Social Assistance employed 324 workers in 2025, though this represents a decline of 27 jobs (−7.8%) from 2020. The sector is significantly underrepresented relative to national averages (LQ = 0.71), indicating that Yerington residents likely travel to Carson City, Reno, or other centers for many healthcare services. Banner Churchill Community Hospital in Fallon and Renown/Saint Mary's systems in Reno serve as referral destinations.

Given the area's rapidly aging population (47% aged 55+) and the national retirement wave, healthcare capacity will be an increasingly pressing issue. Gaps in primary care, behavioral health, dental services, and elder care represent both community need and economic development opportunity. Healthcare practitioners earn a median hourly wage of \$43.47—the highest of any occupational group in the area.

3.6 Tourism & Recreation

Accommodation and Food Services grew dramatically between 2020 and 2025 (+59.8%, adding 59 jobs), making it the fastest-growing sector by percentage. While average earnings are the lowest of all industries (\$28,295), the sector's growth signals increasing visitor traffic and local consumer spending.

Tourism development along the Walker River Corridor is an active strategic initiative, co-led by the Walker Basin Conservancy and Yerington Main Street Committee through the Travel Nevada 3D Tourism Destination Plan launched in 2024–2025. Walker River State Recreation Area and the broader Mason Valley offer significant outdoor recreation, birding, and agritourism potential. The annual Farm to Table dinner events and other community events hosted by the Walker Basin Conservancy demonstrate growing interest in rural experiential tourism.

Section 4: SWOT Analysis

4.1 Strengths

- Prime location in Mason Valley with productive agricultural land and water access via Walker River.
- Lyon County industrial park in Yerington providing pad-ready development sites.
- No state income tax and low property taxes (Nevada business-friendly climate).
- Strong employment concentration in high-value mining (LQ = 28.93) and agriculture (LQ = 16.10).
- Pumpkin Hollow copper project: major permitted asset with restart underway under new ownership.
- Yerington Paiute Tribe as engaged cultural and economic partner.
- Lyon County seat status providing stable government employment base.
- Affordable housing market (median home \$144,700–\$298,000, below state average).
- Low cost of living (index 91.1 vs. national 100), supporting workforce recruitment.
- Strong community cohesion and high livability rating (74/100, 88th percentile nationally).
- University of Nevada Extension and Western Nevada College presence supporting workforce and research.
- Growing accommodation/tourism sector signaling increased regional appeal.

4.2 Weaknesses

- Below-national-average job growth rate (5.7% vs. 10.6% national, 2020–2025).
- Severely low millennial population (1,045 vs. national average 1,934) indicating youth out-migration.
- High retirement risk: 47% of population aged 55+ creating imminent workforce transition.
- Median household income below state and national averages.
- Poverty rate of 11.9–17.4%, with higher rates among Native American residents.
- No postsecondary degree-granting institution located within Yerington.
- Geographic isolation from major labor markets (65+ miles from Reno).
- Limited broadband and digital infrastructure in rural areas.
- Small business ecosystem: 85% of businesses employ fewer than 20 people, limiting scalability.
- Healthcare capacity gaps relative to aging population needs.
- No commuter transit connecting Yerington to regional employment centers.

4.3 Opportunities

- Pumpkin Hollow mine restart: 300+ high-wage jobs, multiplier effects, and local supply chain opportunities.
- Critical minerals supply chain development (copper for EV/clean energy transition).
- Walker River Corridor tourism development and agritourism expansion.
- Federal infrastructure and economic development funding (EDA, USDA Rural Development, BIL/IIJA).
- Value-added agricultural processing to capture more of the food supply chain.

- Remote worker attraction leveraging affordable housing and quality of life.
- Water market development supporting agricultural resilience and economic flexibility.
- Expansion of Western Nevada College offerings in Yerington for workforce development.
- Renewable energy development (Libra Solar groundwater lease agreement active in 2025).
- Native American entrepreneurship and tribal economic development initiatives.
- Downtown Yerington revitalization through Main Street program expansion.

4.4 Threats

- Water scarcity: groundwater over-pumping in Mason Valley threatens long-term agricultural viability.
- Mining sector volatility: copper price fluctuations and operational challenges (as evidenced by Nevada Copper bankruptcy).
- Climate change impacts including reduced Sierra Nevada snowpack affecting Walker River flows.
- Continued youth and working-age population out-migration.
- Broadband and technology infrastructure gaps limiting remote work and business competitiveness.
- Regional competition from high-growth Lyon County communities (Fernley, Dayton) attracting investment away from Yerington.
- Supply chain disruptions affecting agricultural inputs and mining equipment.
- Loss of experienced workers to retirement without adequate replacement pipeline.

Section 5: Strategic Goals, Objectives & Action Plans

Goal 1: Leverage Mining & Critical Minerals for Economic Growth

Capitalize on the Pumpkin Hollow copper mine restart under Kinterra Capital/Southwest Critical Materials to create high-wage employment, stimulate local supply chain development, and position Yerington as a center of domestic critical minerals production.

Objectives

- Support the Pumpkin Hollow mine restart timeline and maintain productive relationships between the city, Lyon County, and Kinterra Capital.
- Develop a local supplier and contractor database to maximize local hiring and procurement.
- Create mining-specific workforce training programs through Western Nevada College and regional trade programs.
- Pursue community benefit agreements that direct mine revenues toward local infrastructure and social services.
- Attract ancillary businesses (equipment suppliers, environmental services, logistics) to Yerington's industrial park.

Lead Partners

City of Yerington, Lyon County Economic Development, NNDA, Western Nevada College, Kinterra Capital/Southwest Critical Materials, WNDD

Timeline

Immediate (2025–2026): Stakeholder engagement, workforce pipeline planning. Short-term (2026–2027): Training program launch, supplier database. Medium-term (2027–2030): Full mine operations, supply chain integration.

Goal 2: Strengthen and Diversify Agriculture

Build on Yerington's signature agricultural strength while diversifying into value-added processing, agritourism, and sustainable farming practices that address water constraints.

Objectives

- Attract or develop at least one value-added agricultural processing facility (onion products, alfalfa pellets, specialty crops) by 2028.
- Partner with University of Nevada Extension on precision agriculture and water efficiency demonstration projects.
- Expand agritourism infrastructure including farm stays, U-pick operations, and agritourism marketing.
- Support water market participation and conservation easements that maintain long-term agricultural viability.
- Develop agricultural workforce housing to retain essential farm labor, particularly seasonal Hispanic/Latino workers.

Lead Partners

Lyon County, Walker River Irrigation District, Walker Basin Conservancy, UNR Extension, USDA Rural Development, Peri & Sons Farms and other major agricultural operators

Goal 3: Invest in Workforce Development

Close the gap between Yerington’s current workforce capacity and the skills required by growth industries—particularly mining, construction, healthcare, and technology—while creating pathways that retain young people and attract working-age adults.

Objectives

- Establish a Yerington Workforce Development Center in partnership with Western Nevada College offering certificate programs in mining technology, construction trades, healthcare assistant, and digital skills.
- Create employer-led apprenticeship programs targeting the 300+ mining jobs projected at Pumpkin Hollow.
- Develop a young professional retention program including mentorship, networking, and homebuyer assistance for residents under 35.
- Expand early childhood education capacity to support working families with children.
- Partner with Yerington Paiute Tribe for culturally specific workforce development programming.

Lead Partners

Western Nevada College, Lyon County School District, Yerington Paiute Tribe, NNDA, Nevada DETR, WorkForce Connections, WNDD

Goal 4: Improve Infrastructure & Connectivity

Address critical infrastructure gaps—broadband, transportation, water, and housing—that limit economic competitiveness and quality of life.

Objectives

- Complete broadband infrastructure buildout to achieve 100 Mbps+ service coverage for 95% of businesses and households in the ZIP area by 2028, leveraging BIL/BEAD funding.
- Pursue NDOT investment in US 95A corridor improvements to reduce travel time to Carson City and Reno.
- Develop a housing action plan targeting 200 new workforce housing units by 2030 (mix of for-sale and rental), with emphasis on affordability.
- Support Walker River water infrastructure modernization to improve irrigation efficiency and protect long-term water security.
- Evaluate feasibility of commuter transit or vanpool services connecting Yerington to regional employment centers.

Lead Partners

City of Yerington, Lyon County, NDOT, NV Energy, Walker River Irrigation District, USDA Rural Development, Nevada Housing Division

Goal 5: Grow Small Business, Tourism & Quality of Place

Foster a vibrant local economy and community by supporting small business formation and retention, developing tourism assets, and enhancing the amenities and services that make Yerington an attractive place to live and work.

Objectives

- Establish a Yerington Small Business Development Center (SBDC) satellite office providing technical assistance, lending connections, and business planning support.
- Implement a Downtown Yerington Revitalization Plan through the Main Street Nevada program, focusing on façade improvements, tenant attraction, and event programming.
- Complete the Walker River Corridor Tourism Destination Plan and implement priority projects (trailhead development, signage, interpretive facilities) by 2027.
- Develop a healthcare capacity expansion strategy including recruitment of primary care providers, behavioral health services, and elder care facilities.
- Attract a full-service grocery and daily needs retail operator to address the retail gap.

Lead Partners

City of Yerington, Walker Basin Conservancy, Yerington Main Street Committee, Yerington Chamber of Commerce, Nevada SBDC, Lyon County Health Department

Section 6: Implementation & Evaluation

6.1 Priority Projects (2025–2027)

The following projects are identified as highest priority for near-term funding and implementation:

Priority Project	Lead Entity	Est. Timeline	Funding Source
Pumpkin Hollow Mine Workforce Pipeline Program	WNC + NNDA + Kinterra	2025–2027	EDA, WIOA, NV DETR
Broadband Infrastructure Buildout (BEAD)	Lyon County + City	2026–2028	Federal BEAD/BIL
Walker River Corridor Tourism Plan Implementation	Walker Basin Conservancy	2025–2026	Travel NV, USDA
Downtown Yerington Revitalization	City + Main Street NV	2026–2028	CDBG, Main Street NV
Workforce Housing Development (100 units Phase 1)	City + Lyon County	2026–2029	NV Housing Div., LIHTC
Value-Added Ag Processing Feasibility Study	Lyon County + UNR Ext.	2025–2026	USDA Rural Dev.
Healthcare Provider Recruitment Campaign	Lyon County Health	2025–2026	HRSA, county general fund
Small Business Development Center Satellite	NV SBDC + City	2026	SBA, EDA

6.2 Performance Metrics

Progress on this CEDS will be measured annually using the following key performance indicators:

Metric	2025 Baseline	2030 Target
Total regional employment (ZIP 89447)	3,356	3,600+
Average earnings per job	\$79,000	\$85,000+
Total businesses (50+ employees)	7	12+
Median household income (Yerington city)	\$57,980	\$65,000+
Poverty rate	11.9–17.4%	<10%
Broadband coverage (100 Mbps+)	Estimated <60%	95%+
New housing units permitted (5-year)	Baseline TBD	200+

Metric	2025 Baseline	2030 Target
Annual visitor spending (Walker Corridor)	Baseline TBD	+30% growth
Pumpkin Hollow mine employment	~331 (mining sector)	600+
Millennial population (ages 25–39)	1,045	1,300+

6.3 Organizational Roles & Governance

This study is designed to be implemented through the existing regional economic development governance structure. The City of Yerington and Lyon County serve as primary local implementation authorities and will assess metric performance, update project priorities, and revise strategies as needed. Stakeholder participation will be maintained through the Yerington Chamber of Commerce, Yerington Paiute Tribe, Walker Basin Conservancy, and major employers.

6.4 Funding Landscape

Key federal and state funding programs relevant to Yerington’s CEDS implementation include:

- EDA Public Works & Economic Adjustment: Infrastructure and economic recovery projects; requires CEDS compliance for eligibility.
- USDA Rural Development: Business & Industry loans, Community Facilities grants, Rural Economic Development loans, Value-Added Producer grants.
- BIL/IIJA Broadband: State BEAD program administered through Nevada Governor’s Office of Science, Innovation and Technology.
- WIOA Title I–II: Workforce development and adult education through WorkForce Connections.
- SBA 7(a), 504, and Microloan programs: Small business financing.
- Nevada Community Development Block Grant (CDBG): Housing and community infrastructure administered through Nevada DHCVB.
- Low-Income Housing Tax Credit (LIHTC): Administered through Nevada Housing Division for affordable housing.
- HRSA Rural Health: Healthcare workforce and facility development.
- Nevada Governor’s Office of Economic Development (GOED): Site Readiness, Catalyst Fund, and business incentive programs.

Section 7: Conclusion

Yerington, Nevada stands at a pivotal juncture. The community faces genuine structural challenges—an aging population, below-average wage levels, youth out-migration, and water constraints—but it also possesses extraordinary assets: world-class copper deposits on the verge of renewed production, one of Nevada’s most productive agricultural valleys, an authentically livable small-town environment, and a resilient community that has navigated boom-bust cycles for over a century.

The 2025–2030 Comprehensive Economic Development Strategy charts a path that is both realistic about challenges and ambitious about opportunities. The Pumpkin Hollow mine restart, led by Kinterra Capital/Southwest Critical Materials, represents the most significant near-term economic catalyst—with the potential to add hundreds of high-wage jobs, stimulate a local supply chain, and generate tax revenues supporting community infrastructure. Alongside this, the diversification of agriculture, expansion of tourism along the Walker River, investment in downtown revitalization, and targeted workforce development programs will collectively strengthen the economic foundation.

Success will require sustained collaboration among the City of Yerington, Lyon County, the Western Nevada Development District, the Yerington Paiute Tribe, major employers, educational institutions, and state and federal partners. The data-driven benchmarks established in this CEDS will provide accountability and transparency, ensuring that strategies adapt to changing conditions.

Yerington’s future is one of measured optimism: a community leveraging its unique strengths—agricultural heritage, mineral wealth, and strong community identity—to build a more diversified, higher-wage, and sustainable economy for all residents.

Data Sources: Lightcast Q1 2026 | U.S. Census Bureau ACS 2019–2023 | USGS Nevada Water Science Center | Nevada Copper Corp. / Kinterra Capital press releases | Wikipedia | city-data.com | worldpopulationreview.com | nnda.org | walkerbasin.org

Prepared June 2026

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RESOLUTION NO. 2026-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YERINGTON, NEVADA, AMENDING THE CITY OF YERINGTON FEE SCHEDULE FOR VARIOUS MUNICIPAL SERVICES, PERMITS, AND FEES.

WHEREAS, the City Council of the City of Yerington has the authority to establish and amend fees for municipal services, administrative requests, licensing, and permits to ensure reasonable cost recovery for city operations; and

WHEREAS, the City staff has reviewed the current fee schedule and determined that adjustments to certain administrative, licensing, utility, and departmental fees are necessary to reflect current operational costs; and

WHEREAS, the City Council desires to update and amend the City Fee Schedule as set forth herein.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Yerington, Nevada, as follows:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF YERINGTON, NEVADA:

1. **Adoption of Amended Fee Schedule:** The City Fee Schedule for the City of Yerington is hereby amended as detailed below:

- **Administrative & Licensing Fees:**
 - *CD/DVD/USB/Video/Audio Reproduction: \$15.00*
- **Animal Control Fees:**
 - *Surrender of an Adult Dog(Previously spayed/neutered): \$50.00*
 - *Surrender of an Adult Dog(not spayed/neutered): \$75.00*
 - *Surrender of Litter (up to 6) Under 12 weeks of Age: \$100.00*
 - *Impounding of any stray: \$50.00*
 - *Adoption: \$30.00*
- **Building Department Fees:**
 - *Building Permit Reinstatement (after 12 mos.) Fee: \$150.00*
- **Park Fees:**
 - *Park Reservation (per day) Fee: \$50.00*
 - *Park Reservation cleaning deposit: \$150.00*
 - *Ballfield Season Reservation Fee (12 week) Fee: \$500.00*
 - *Ballfield Daily Reservation Fee: \$50.00*
 - *Ballfield Season Cleaning Deposit Fee (12 week): \$500.00*
 - *Ballfield Daily Cleaning Deposit Fee: \$150.00*
- **Police Fees:**
 - *Accident/Incident Report Fee: \$12.00*
 - *BodyCam and/or Video/Photo Fee: \$45.00/staff hour (min. 1 hour)*
- **Street Closure Fees:**
 - *Event Street Closure Application Fee: \$50.00*
 - *Event Street Closure Fee(NDOT Rightaways): \$300.00*
 - *Event Street Closure Fee Interior Streets: \$100.00*
 - *Event Street Closure Hourly Fee(NDOT Rightaway Only): \$35.00*
 - *Event Street Closure Cleaning Deposit(NDOT Rightaway): \$300.00*
 - *Police/Traffic Escort Fee: \$75.00*

- *Utility Street Closure Application Fee: \$50.00*
- *Utility Street Closure Fee (1st day): \$250.00*
- *Utility Street Closure Fee (additional days): \$50.00*
- *Utility Street Closure Traffic Control Detail Fee: \$50.00/hour (min. 1 hour)*

2. **Severability:** If any section, subsection, sentence, clause, or phrase of this Resolution is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions.
3. **Effective Date:** This Resolution shall take effect immediately upon its passage and adoption on this _____ day of _____, **2026**.

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

CITY OF YERINGTON, NEVADA

By: _____

John J. Garry, Mayor

ATTEST:

By: _____

Stacy Stevenson, City Clerk

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CITY OF YERINGTON STREET CLOSURE POLICY

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Policy Statement

Having a formalized Street Closure Policy is essential for maintaining safety, transparency, and order within the City of Yerington. Public streets are critical infrastructure designed primarily for public transportation and emergency access. When events, maintenance, or construction require these thoroughfares to be restricted or closed, a clear policy ensures that public interests and safety remain protected.

A Street Closure Policy is vital for the City of Yerington for the following key reasons:

- **Public Safety & Emergency Preparedness:** It ensures that local public safety agencies—including the police, fire, and emergency medical services—are notified in advance, allowing them to plan alternative response routes and maintain uninterrupted emergency services.
- **Traffic Flow & Community Coordination:** It establishes standard procedures for traffic control, detours, and signage, minimizing traffic congestion and disruption for local residents and businesses.
- **Liability & Risk Management:** It protects the city and event organizers by establishing clear liability standards, insurance requirements, and safety protocols to mitigate risks associated with closing public roadways.
- **Fairness & Accessibility:** It provides a transparent, standardized permitting process for community organizations, businesses, and residents, ensuring equitable access to public space for special events while safeguarding public accessibility.
- **Inter-departmental Efficiency:** It streamlines communication across city departments—such as Public Works, Law Enforcement, and Administration—ensuring all necessary approvals and logistics are handled cohesively.

By implementing a clear Street Closure Policy, the City of Yerington strikes a balance between supporting community events and economic activity while fulfilling its primary obligation to protect public safety and convenience.

Purpose and Scope

This policy establishes the regulations and application process for temporary street closures and special events on public property within the City of Yerington. This includes, but is not limited to, community gatherings, street fairs, block parties, parades, runs/walks, and other similar events.

Application Requirements

Any individual, organization, or entity wishing to hold a special event or temporarily close a public street must submit a completed Special Event & Street Closure Application to City Hall at least thirty (30) days prior to the proposed event date. Roads managed by NDOT require sixty (60) days notice.

NDOT Roads are specified as Main Street, Goldfield Ave. and Bridge St.

Required Fees & Deposits:

1. **Application Fee:** A non-refundable processing fee must accompany the application upon submission. This fee is established by the Yerington City Council and stated in the City Fee Schedule.
 2. **Event Closure Fee:** A street closure for the purpose of a private or public event applies to cover administrative overhead and basic city coordination. This fee is established by the Yerington City Council and stated in the City Fee Schedule.
 3. **Cleaning Deposit Fee:** A refundable cleaning deposit for event closures is required prior to permit issuance. This deposit will be refunded in full within fourteen (14) days following the event, provided the right-of-way and public spaces are restored to their original, clean condition without damage or excessive litter. The amount of this fee is set by Yerington City Council and stated in the City Fee Schedule.
-

REVIEW AND AUTHORITY

1. **Administrative Review:** All applications will be routed to the Chief of Police (or their designated representative) for review.
 2. **Approval Authority:** The Chief of Police or designee possesses full authority to evaluate the public safety impact, traffic detours, police staffing needs, and overall community welfare, and to grant approval, approval with conditions, or denial of the application.
 3. **Conditions of Approval:** The Chief of Police or designee may attach reasonable conditions to any approved permit, including required traffic control measures, barricades, security personnel, or specific operating hours.
 4. Some closures, such as those of State Highways (Main Street, Goldfield Ave., Bridge Street) may also require a permit from other agencies such as NDOT. It is the burden of the applicant to obtain any related permits associated with their closure request prior to their event.
-

4. APPEALS PROCESS

1. **Right to Appeal:** If an application is denied by the Chief of Police or designee, or if the applicant objects to the conditions imposed, the applicant may submit a written notice of appeal to the City Clerk within ten (10) business days of the denial notice. Any appeal that cannot be resolved by the City Manager has the right to be placed on an agenda for City Council to consider.
2. **City Council Review:** If not resolved by the City Manager, the appeal will be placed on the agenda of the next regularly scheduled City Council meeting. The City Council retains final authority to uphold, modify, or reverse the decision of the Chief of Police or designee.

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CITY OF YERINGTON SALARY & CLASSIFICATION POLICY

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Policy Statement

The purpose of this policy is to establish an equitable, transparent, and competitive Position Classification and Salary Plan for all non-represented and appointed employees of the City of Yerington. It is the policy of the City to maintain position descriptions that accurately reflect current job duties and to set compensation levels that ensure internal equity and external competitiveness within the relevant labor market, subject to municipal budget limitations and standard public fiscal controls.

Nothing in this policy is to supersede policies prescribed in the City of Yerington Personnel Policies. Should any discrepancy exist, the established Personnel Policies will prevail.

Administration of Classification

Position Classification: Every position within the City shall be classified based on duties, responsibilities, minimum qualifications, and complexity. Positions with similar levels of difficulty and responsibility shall be assigned to the same classification and pay range.

1. **Job Descriptions:** The City Clerk (or designated representative) shall maintain official, written job descriptions for each classification.
2. **Reclassification Requests:** Reclassification of an existing position may occur if permanent and substantial changes in duties or responsibilities alter the nature of the work. Reclassifications require review by the City Manager and final approval by the City Council

Salary Plan Structure & Placement

The City Council shall maintain and periodically update an official Salary Schedule establishing minimum and maximum pay range steps for each classification. It is recommended that this be reviewed and established and approved during the annual budget sessions.

Approval of budgeted funds and salary classifications shall satisfy requirements set for in Yerington City Ordinance Title 1, Chapter 6, Section 1(a) as it pertains to appointed officers.

1. New Hires: New employees shall normally be hired at Step 1 of the designated pay range. Hiring above Step 1 requires written justification based on exceptional qualifications or market scarcity, subject to approval by the City Manager within budgeted funds.
2. Promotions: An employee promoted to a higher classification shall receive a salary increase placing them at the step in the new salary range that represents a salary increase over their pre-promotion rate.

Merit Increases and Step Advancement

For a full description of Merit Increases and Advancement policy refer to the City of Yerington Personnel Policies.

Approved step increases will take effect at the beginning of the pay period in which the employee's anniversary date occurs.

Compliance with Collective Bargaining and Enforcement.

For positions subject to a collective bargaining agreement (CBA), the provisions of the ratified CBA shall prevail over conflicting provisions of this policy.

Should any policy or guideline established in this policy be in conflict with Nevada Revised Statutes, the policies and procedures established by Nevada Revised Statutes will prevail.

The City Manager is charged with establishing operational procedures to enforce this policy. Failure to follow established policies and guidelines may result in administrative disciplinary action up to and including termination, alongside potential criminal penalties under Nevada Law.

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CITY OF YERINGTON PROCUREMENT PROCEDURES POLICY

1. PURPOSE & OBJECTIVE

The City of Yerington establishes this policy to govern the procurement of goods, services, and public works. The primary objectives are to ensure fair and open competition, maximize the value of taxpayer dollars, preserve public trust, and maintain compliance with local, state, and federal laws.

2. APPLICABILITY & STATUTORY AUTHORITY

This policy applies to all departments, officers, and employees of the City involved in purchasing or contracting. All procurement activities shall strictly adhere to the Nevada Revised Statutes (NRS), specifically NRS Chapter 332, NRS Chapter 338, and other City of Yerington Policies. In the event of a conflict between this policy and state law, Nevada Revised Statutes shall control.

3. CORE GUIDING PRINCIPLES

1. **Ethical Conduct & Anti-Collusion:** All procurement activities must be free from self-interest, conflicts of interest, or improper influence. In accordance with NRS 332.800 and NRS 332.820, collusive bidding, advance disclosure of confidential evaluation data, and elected official or evaluator financial interests in contracts are strictly prohibited.
2. **Equal Opportunity:** The City provides fair, open, and non-discriminatory access to all qualified vendors and contractors responding to solicitations.
3. **Fiscal Responsibility:** Staff must ensure purchases are backed by adequate, budgeted funds prior to committing public resources.

4. STANDARDS OF CONDUCT

No officer, employee or agent of the City shall participate in the selection, award and administration of contracts on behalf of the City of Yerington if such participation would arise in a conflict of interest. Such a conflict of interest would arise when the employee, officer or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of the parties indicated herein; Has a financial interest or other interest in or a tangible personal benefit from a firm considered for contract;

The officers, employees, and agents of the City may neither solicit nor accept gratuities, favors, or anything of monetary value from contractors or parties to subcontracts.

Employees, officers or agents of the City that are found to be in violation of the article(s) above will be held accountable. Disciplinary actions may include any or all of the following: termination of employment, removing the appointed officer from the office, dissolving the relationship between the City and agent.

5. PURCHASE ORDERS

A purchase order is a legally binding document that obligates the City to make a purchase. The City of Yerington requires purchase orders for certain purchases to ensure compliance with budget, state procurement statutes, and federal grant agreements and regulations. Prior to signature, the approver of the purchase order is required to review the purchase order request to ensure that the item has been budgeted and is within budget, is in accordance with local government purchasing requirements in NRS 332 and 338, and is in accordance with applicable federal grant agreements and regulations.

Purchases under \$10,000.00

City Purchase Orders are not required for purchases under \$10,000; however, a purchase order may be completed if elected by staff, or if required by a vendor.

Purchases for \$10,000 or more

City Purchase Orders are required for purchases of \$10,000 or more. A purchase order must be issued prior to ordering the items or services being purchased. These purchase orders must be approved by City Manager (or their designee in their absence). This approval is documented by the approver's signature on the purchase order.

Contracts or task orders formally approved by the City Council do not require purchase orders, but may have one issued if requested.

6. CONTRACTS

The City of Yerington may utilize contracts and/or task orders for purchases of services and public works projects.

Prior to signature, contracts will be reviewed and approved by the City Attorney, City Manager and City Clerk to ensure legal and risk management provisions are adequate.

Contracts and task orders at or over \$15,000 annually will go to the City Council for approval or signature, while contracts and task orders under \$15,000 may go to the City Council or may be signed by the City Manager or designee.

Notice: A short form and long form contract to protect the interest of the City of Yerington is under review for future consideration and adoption to this section.

7. PROCUREMENT THRESHOLDS & METHODS

Pursuant to NRS Chapter 332, purchasing methods are governed by estimated annual contract values:

Estimated Threshold	Required Procurement Method	Authority / Requirement
Up to \$49,999 annually	Micro/Informal Purchases	City Manager approval; competitive quotes encouraged. These purchases require departments to perform due diligence to purchase for the best price. Documentation of due diligence is not required.
\$50,000 to \$100,000 annually	Informal Solicitation	These purchases require quotes from two or more vendors. The department should choose the lowest responsive and responsible vendor. The department should document the quotes received and selection of the most responsive quote and attach them to the voucher when being paid.
Over \$100,000 annually	Formal Competitive Bidding	These purchases require formal advertising and contracts are awarded by the City Council to the lowest responsive and responsible bidder. The City Council may also reject all bids received. The Clerk's Office is normally the department that publishes the advertisement and conducts the bid opening.

The City of Yerington may make purchases by using pricing from other competitively bid governmental contracts, such as Nevada State Purchasing, GSA, NASPRO, etc. City of Yerington may also piggyback off of pricing used in a contract for another government, so long as these types of purchases meet the state requirements for either informal or formal bidding.

8. PUBLIC WORKS

The City of Yerington may elect to perform its own work on a public works project under \$100,000 subject to the requirements of NRS 338.1444.

Public works include any project for new construction, repair or reconstruction of a project financed in whole or in part from public money for: public buildings, jails and prisons, public roads, public highways, public streets and alley, public utilities, publicly owned water mains and sewers, public parks and playgrounds, public convention facilities, and all other publicly owned works and property.

Requirements for awarding a public works contract

1. **\$25,000 or less** - NRS 383.13862
The City may award a contract after soliciting a bid from at least one licensed contractor.
2. **\$25,000 to \$100,000** - NRS 338.13862
The City may award a contract to the lowest responsive and responsible bidder after soliciting a bid from at least three licensed contractors. Preferences of 5% will be given for local businesses owned and operated by veterans with service-connected disabilities are applicable in NRS 338.1384-338.13847.
3. **\$100,000 and above** - NRS 338.3185
The City must formally advertise and bid a project between \$100,000, with the City Council formally awarding the contract to the lowest responsive and responsible bidder or the best bid (best bid defined under NRS 338.1389 for contracts over \$250,000).
4. **Construction manager at risk** - NRS 338.1685 to 338.16995
The City may utilize the construction manager at risk method by following the requirements in NRS 338.1685 to 338.16995.
5. **Design-Build** - NRS 338.1711 to 338.173
The City may utilize the design-build construction method by following the requirements in NRS 338.1711 to 338.173.
6. **Prevailing wage**
In accordance with NRS 338.080, state prevailing wage is applicable to public works projects in excess of the exemption, which is currently \$250,000.

9. SPECIAL PROVISIONS & EXCEPTIONS

- **Sole Source & Statutory Exceptions (NRS 332.115):** Solicitations may be waived for qualified sole-source items, specialized professional services, or hardware/software not adapted to competitive processes.
- **Emergency Procurements (NRS 332.112):** Emergency purchases resulting from natural disasters or sudden public health/safety threats may proceed under accelerated authorization procedures.
- **Federal Methods of Procurement:** The City of Yerington will use the following methods of procurement when making purchases. Should there ever be a conflict between this method and Federal Methods of Procurements, the Federal Methods of Procurements will be followed.

10. POLICY ADMINISTRATION & ENFORCEMENT

The City Manager and Designated Purchasing Agent are charged with establishing operational procedures to enforce this policy. Failure to follow established procurement guidelines may result in administrative disciplinary action up to and including termination, alongside potential civil or criminal penalties under Nevada law.