



**YERINGTON CITY COUNCIL
MONDAY, SEPTEMBER 28TH 2026
10:00 A.M.**

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

The Yerington City Council will conduct a public meeting on the 28th day of September, 2026, beginning at 10:00 a.m. at 14 East Goldfield Ave. Yerington, NV 89447

Join Zoom Meeting

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

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

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

Please call Yerington City Hall at (775) 463-3511 if you have any questions accessing the meeting. Written public comments may be mailed to the City Clerk's office at 14 E. Goldfield Ave. Yerington, Nevada 89447 or emailed to stacys@yerington.net. Be sure to type PUBLIC COMMENT in the subject line. Comments must be received the business day prior to the date of the meeting by 4:00 p.m. for the comments to be included in the meeting.

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

AGENDA:

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

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

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

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

Checks #42383 through 42437 totaling \$252,494.26

4.b For Possible Action: Discussion and Possible Approval of minutes from the September 14th, 2026 regular meeting.

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

A. Moses Schofield dba Maverik #440, Convenience Store/Gas Station, 402 W. Goldfield Ave. Yerington, NV 89447 – Name Change & Change in Officers

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

5. **For Possible Action:** In recognition of October as National Bullying Prevention Month, the City of Yerington is requested to approve a Proclamation of October 21nd, 2026 in Yerington as Unity Day. (Requested by Stephanie Vrsnik, Community Development Director of Nevada PEP)
6. **For Possible Action:** Discussion and Possible Action to approve Resolution 2026-14, a resolution of the City accepting a beneficiary interest arising from an annuity and authorizing city officials to pursue and administer the claim.
7. **For Presentation Only:** Presentation by Laura Hardesty-Butcher, Executive Director of Farmy Inc., on current status and activity related to Farmy's Off-Road Park.
8. **For Possible Action:** Discussion and Possible Action to Reaffirm Special Use Permits previously issued. Determination of compliance to include conditions of original permit and authorize continuation, modification, suspension or revocation of Special Use Permits.

8.a Boys & Girls Club of Mason Valley APN 001-114-09 124 N. Main St. Yerington, NV

8.b Boys & Girls Club of Mason Valley APN 001-114-01 140 N. Main St. Yerington, NV

8.c Boys & Girls Club of Mason Valley APN 001-095-13 230 N. Main St. Yerington, NV

9. **For Possible Action:** Discussion and Possible Action to approve a Special Use Permit application submitted by Robert McMinn on behalf of Pony Express Village, LLC for APN 001-231-28 (300 Perumean Lane). This item was recommended for approval by the Yerington Planning Commission on September 2, 2026.
10. **For Possible Action:** Discussion and Possible Action to accept the donation of municipal cornhole sets and related park improvements from the Rotary Club of Yerington to enhance Mountain View Park.
11. **For Possible Action:** Discussion and Possible action to approve the 2026 Community Service 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 23rd day of September 2026, in compliance with NRS 241.020.



Jerry Bryant, City Manager
City of Yerington

09/22/2026

Date

4a

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

Checks **42383** through **42437** totaling **\$252,494.26**

Accounts Payable: \$156,622.92

Payroll: \$57,263.27

Transmittals: \$38,608.07

A/P:

9.10.2026
(28) 42383 - 42412

9.14.2026
(4) 42418 - 42421

9.16.2026
(16) 42422 - 42437

P/R:

9.14.2026
(3) 42413 - 42415

(28) 9172601 - 9172628

Trans:

9.14.2026
(2) 42416 - 42417

(2) 9142601 - 9142602

September 28th Meeting
September 7 - September 20

Report Criteria:

Report type: Invoice detail

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Amount
09/26	09/10/2026	42383	1005	AIRNAV, LLC	2033571	72.00
09/26	09/10/2026	42384	6607	AMAZON CAPITAL SERVICES	114V-XTHY-T	1,011.04
09/26	09/10/2026	42384	6607	AMAZON CAPITAL SERVICES	14WF-VG9N-7	73.75
09/26	09/10/2026	42384	6607	AMAZON CAPITAL SERVICES	17TF-NWTD-N	491.64
09/26	09/10/2026	42384	6607	AMAZON CAPITAL SERVICES	1PLK-VNRJ-F	13.10
09/26	09/10/2026	42384	6607	AMAZON CAPITAL SERVICES	1R7M-PLDH-N	38.79
09/26	09/10/2026	42384	6607	AMAZON CAPITAL SERVICES	1T1W-39PJ-C	154.90
09/26	09/10/2026	42384	6607	AMAZON CAPITAL SERVICES	1TW1-JYJK-F	127.24
09/26	09/10/2026	42384	6607	AMAZON CAPITAL SERVICES	1XWH-VDRJ-	38.82
09/26	09/10/2026	42385	6244	ARELLANO HEATING & AIR	P11419	433.80
09/26	09/10/2026	42385	6244	ARELLANO HEATING & AIR	P11422	156.00
09/26	09/10/2026	42385	6244	ARELLANO HEATING & AIR	P12022	886.51
09/26	09/10/2026	42386	1868	AT & T LONG DISTANCE	0283920022	2.44
09/26	09/10/2026	42386	1868	AT & T LONG DISTANCE	2182051797	1.68
09/26	09/10/2026	42387	6544	AT&T MOBILITY	281355205515	286.09
09/26	09/10/2026	42388	6804	CC COMMUNICATIONS	AUGUST 2026	244.99
09/26	09/10/2026	42389	7047	CLANTON, SHAWN	TRAVEL SEPT	473.00
09/26	09/10/2026	42390	1232	D & S WASTE REMOVAL	260831390000	1,810.20
09/26	09/10/2026	42391	1261	DESERT ENGINEERING	52366	29,740.00
09/26	09/10/2026	42392	1062	FLYERS ENERGY, LLC	CFS-4707972	1,232.14
09/26	09/10/2026	42393	6270	FREEDOM MAILING SERVICES, INC	53759	1,396.45
09/26	09/10/2026	42394	2058	FRONTIER	82426FIRE	650.20
09/26	09/10/2026	42394	2058	FRONTIER	82526CH	316.89
09/26	09/10/2026	42395	2034	JIM MENESINI PETROLEUM, LLC	AUGUST 2026	895.95
09/26	09/10/2026	42396	2034	JIM MENESINI PETROLEUM, LLC	AUGUST 2026	2,391.69
09/26	09/10/2026	42397	1566	LYON COUNTY CLERK TREASURER	AUGUST 2026	5,674.06
09/26	09/10/2026	42398	1566	LYON COUNTY CLERK TREASURER	AUGUST 2026	8,707.78
09/26	09/10/2026	42399	1098	MINDEN LAWYERS, LLC	12273	5,458.10
09/26	09/10/2026	42400	1902	NV ENERGY	312895-0826	1,672.71
09/26	09/10/2026	42400	1902	NV ENERGY	317493-0826	42.65
09/26	09/10/2026	42400	1902	NV ENERGY	441484-0826	84.07
09/26	09/10/2026	42400	1902	NV ENERGY	475438-0826	14,277.16
09/26	09/10/2026	42400	1902	NV ENERGY	475469-0826	1,053.29
09/26	09/10/2026	42400	1902	NV ENERGY	475616-0826	3,803.59
09/26	09/10/2026	42400	1902	NV ENERGY	512345-0826.	69.23
09/26	09/10/2026	42401	7073	PORTER GROUP LLC	26-COY-8.	6,000.00
09/26	09/10/2026	42401	7073	PORTER GROUP LLC	26-COY-9	6,000.00
09/26	09/10/2026	42402	1795	PUBLIC EMP. BENEFITS PROGRAM	SEPTEMBER	873.96
09/26	09/10/2026	42403	7176	RATTIFF, TAMBERLEE	200222.06	50.92
09/26	09/10/2026	42404	6838	SHAPIRO, PAUL	TRAVEL SEPT	215.00
09/26	09/10/2026	42405	1961	STATE OF NV-DEPT OF TAX	JULY 2026 RM	3,404.44
09/26	09/10/2026	42406	1969	STICKS & STONES	AUGUST 2026	321.40
09/26	09/10/2026	42407	7154	THOMSON REUTERS	854089710	430.80
09/26	09/10/2026	42408	1824	USA TODAY MEDIA CORPORATION	0007852039	269.80
09/26	09/10/2026	42409	2099	XPRESS BILL PAY	INV-XPR0390	417.64
09/26	09/10/2026	42410	2098	YERINGTON AUTO PARTS	SEPTEMBER	385.79
09/26	09/10/2026	42411	1324	DOWL, LLC	7363.30212.03	2,362.00
09/26	09/10/2026	42412	1324	DOWL, LLC	7363.30212.03	291.00
09/26	09/14/2026	42418	7023	CALIFORNIA STATE DISBURSEMENT	JERRY BRYA	944.50
09/26	09/14/2026	42419	7047	CLANTON, SHAWN	BURNING MA	13,920.47
09/26	09/14/2026	42420	1208	COOMBS, BRANDON	BURNING MA	12,811.74
09/26	09/14/2026	42421	6903	SMITH, BRIAN	BURNING MA	9,163.47
09/26	09/16/2026	42422	6409	CANON FINANCIAL SERVICES, INC.	43840111	610.33
09/26	09/16/2026	42423	1324	DOWL, LLC	7363.30212.04	2,038.00

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Amount
09/26	09/16/2026	42424	2058	FRONTIER	90726PW	167.04
09/26	09/16/2026	42425	1527	O'REILLY AUTOMOTIVE STORES	AUGUST 2026	208.33
09/26	09/16/2026	42426	1761	PAPE MACHINERY	17155950	369.24
09/26	09/16/2026	42427	1888	SIERRA CONTROLS, LLC	258310	1,596.02
09/26	09/16/2026	42428	1938	SOUTHWEST GAS CORP	90926PD	30.24
09/26	09/16/2026	42429	1406	WELLS FARGO BANK-REMIT. CNTR	90726BECKE	974.93
09/26	09/16/2026	42430	1406	WELLS FARGO BANK-REMIT. CNTR	90726BRYAN	1,352.25
09/26	09/16/2026	42431	1406	WELLS FARGO BANK-REMIT. CNTR	90726CLANT	1,197.16
09/26	09/16/2026	42432	1406	WELLS FARGO BANK-REMIT. CNTR	90726COOMB	40.00
09/26	09/16/2026	42433	1406	WELLS FARGO BANK-REMIT. CNTR	90726LARSO	567.68
09/26	09/16/2026	42434	1406	WELLS FARGO BANK-REMIT. CNTR	90726SHAPIR	778.50
09/26	09/16/2026	42435	1406	WELLS FARGO BANK-REMIT. CNTR	90726STEVE	383.74
09/26	09/16/2026	42436	6317	WESTERN ENVIRONMENTAL TESTIN	26080370	931.60
09/26	09/16/2026	42436	6317	WESTERN ENVIRONMENTAL TESTIN	26080371	1,152.08
09/26	09/16/2026	42437	2094	WILD WEST CHEVROLET	6039888	2,401.69
09/26	09/16/2026	42437	2094	WILD WEST CHEVROLET	6040629	179.21
Grand Totals:						156,622.92

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
09/13/2026	PC	09/17/2026	42413	Smith, David W.	602		00-00-00-102	664.92-	
09/13/2026	PC	09/17/2026	42414	Talamante, Thomas	605		00-00-00-102	638.30-	
09/13/2026	PC	09/17/2026	42415	Galvin, Matt	660		00-00-00-102	345.76-	
09/13/2026	PC	09/17/2026	9172601	Aiello, Angelo	701		00-00-00-102	930.01-	D
09/13/2026	PC	09/17/2026	9172602	Beaton, Nicholas	692		00-00-00-102	368.97-	D
09/13/2026	PC	09/17/2026	9172603	Becker, Dennis	20		00-00-00-102	2,857.75-	D
09/13/2026	PC	09/17/2026	9172604	Bryant, Jeremy	647		00-00-00-102	2,859.59-	D
09/13/2026	PC	09/17/2026	9172605	Cianton, Shawn J.	695		00-00-00-102	3,569.52-	D
09/13/2026	PC	09/17/2026	9172606	Coombs, Brandon	31		00-00-00-102	3,514.82-	D
09/13/2026	PC	09/17/2026	9172607	Devine, Connie	703		00-00-00-102	527.02-	D
09/13/2026	PC	09/17/2026	9172608	Durst Jr, Ronald	676		00-00-00-102	1,860.29-	D
09/13/2026	PC	09/17/2026	9172609	Garry, John Joseph	61		00-00-00-102	739.65-	D
09/13/2026	PC	09/17/2026	9172610	Gibbs, Lianne	704		00-00-00-102	825.16-	D
09/13/2026	PC	09/17/2026	9172611	Gutierrez, Tommy	659		00-00-00-102	3,451.94-	D
09/13/2026	PC	09/17/2026	9172612	Haas, Stephanie	678		00-00-00-102	3,244.70-	D
09/13/2026	PC	09/17/2026	9172613	Hansen, Crystal	699		00-00-00-102	1,288.39-	D
09/13/2026	PC	09/17/2026	9172614	Jennerjohn, Richard	650		00-00-00-102	2,721.56-	D
09/13/2026	PC	09/17/2026	9172615	Larsen, Stacey	644		00-00-00-102	1,722.77-	D
09/13/2026	PC	09/17/2026	9172616	Larson, Michele	667		00-00-00-102	1,789.40-	D
09/13/2026	PC	09/17/2026	9172617	Lopez, Omar	686		00-00-00-102	368.97-	D
09/13/2026	PC	09/17/2026	9172618	Lopez, Savannah	698		00-00-00-102	1,386.03-	D
09/13/2026	PC	09/17/2026	9172619	Lucas, Peter	700		00-00-00-102	1,255.85-	D
09/13/2026	PC	09/17/2026	9172620	Martin, Shane	648		00-00-00-102	368.97-	D
09/13/2026	PC	09/17/2026	9172621	McNeill, Sean	683		00-00-00-102	3,256.17-	D
09/13/2026	PC	09/17/2026	9172622	Ruiz, Francisco	658		00-00-00-102	1,234.56-	D
09/13/2026	PC	09/17/2026	9172623	Shapiro, Paul	687		00-00-00-102	3,201.33-	D
09/13/2026	PC	09/17/2026	9172624	Smith, Brian	681		00-00-00-102	2,957.77-	D
09/13/2026	PC	09/17/2026	9172625	Staugaard, Austin	702		00-00-00-102	603.24-	D
09/13/2026	PC	09/17/2026	9172626	Stevenson, Stacy	682		00-00-00-102	2,204.73-	D
09/13/2026	PC	09/17/2026	9172627	Sturtevant, Helen M.	163		00-00-00-102	1,740.24-	D
09/13/2026	PC	09/17/2026	9172628	Wisner, Nicholas	177		00-00-00-102	4,764.89-	D
Grand Totals:								57,263.27-	

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
09/13/2026	CDPT	09/14/2026	42416	CALIFORNIA STATE DISBURSEM	13	Child Support Pay Period: 09/13/	00-00-00-102	944.50-	
09/13/2026	CDPT	09/14/2026	42417	PUBLIC EMPLOYEES RETIREME	2	Retirement - Council Pay Period:	00-00-00-102	26,224.83-	
09/13/2026	CDPT	09/14/2026	9142601	IRS Tax Deposit Wells Fargo	1	Tax Deposit Federal Withholding T	00-00-00-102	11,021.74-	
09/13/2026	CDPT	09/14/2026	9142602	YERINGTON POLICE OFFICERS	6	Police Dues Pay Period: 09/13/20	00-00-00-102	417.00-	
Grand Totals:								38,608.07-	
			4						

Signature Lines

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

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

4b



The regular meeting of the Yerington City Council was held on September 14, 2026 in the Council Chambers at 10:00 a.m. with the following present:

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

Absent: Councilman Shane Galvin and Chief of Police Shawn Clanton

Guests: Robin Biggs, Leo Solari , Dean Stevenson and Peter Deterding

AGENDA:

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

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

2. Public Comment:

Robin Biggs wanted to see who was Zoom. City Manager Bryant showed her.

Mayor Garry stated the agenda would be approved as presented unless there were any objections or corrections. Councilman Beaton stated Due to my employment with Boys & Girls Clubs of Mason Valley, I will be recusing myself from item number 9, just for sake of transparency and everything. I have not discussed those items with anybody on staff, or council, or even my own employer, but I feel like recusing myself would be best for any conflict of interest, but that does lose our quorum for that item today. City Manager Bryant stated that item number 9 will be tabled. Mayor Garry asked for comments, no comments were made at this time and the agenda was approved unanimously.

3. For Possible Action:

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 #42264 through #42382 totaling \$397,289.77

4.b For Possible Action: Discussion and Possible Approval of minutes from the August 24th, 2026 regular meeting.

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

A. Marc & Sharee Parker dba American Motor Performance, Exhaust Fabrication & Classic Vehicle Restoration, 22 Panavista Circle Yerington, NV 89447-New

B. Frank Rieger & Stephen Hamile dba Gigawatt Operations Inc. dba Sol-Up, Solar Panel Installation, 4305 Dean Martin Dr. Ste. 150 Las Vegas, NV 89103-New

C. Kyle McClelland dba Have Lights Will Travel, Inc., Electrical Contractor, 1508 Gentry Way Reno, NV 89509-New

D. David Lytle dba CTR Roofing, LTD, Roofing Contractor, 1961 Pacific Ave Sparks, NV 89431-New

E. Ronald & Michelle Jacoboni dba Tahoe Pool & Spa Construction, Inc., Swimming Pool & Spa Construction, 3650 Research Way Ste. 21 Carson City, NV 89702-New

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

Regular Agenda

5. **Recognition of Accomplishments: The City of Yerington recognizes employees Frank Ruiz and Tommy Gutierrez for 5 years of service to our community.**

City Manager Bryant stated I'm proud to be up here today to, congratulate and thank a couple members of my staff for their dedication to the City and, their length of service with the City. Both, Tommy Gutierrez and Frank Ruiz just, passed 5 years of service with the City. Both are valued employees with the City of Yerington, and have put in countless hours doing all kinds of different projects for us

6. **For Possible Action: Discussion and Possible Action to approve an Annual Preventative Maintenance agreement with Sierra Controls in the amount of \$23,010.10 for water and waste water systems.**

City Manager Bryant stated The item before you is just as it describes there. It's a preventative maintenance agreement. We have this agreement annually with Sierra Controls. They do much of the work with us to help maintain and keep our work... keep our systems and working orders when it comes to management of our water and wastewater systems. Last year, this contract was valued at about \$21,000, so it is about a \$2,000 increase year over year. And otherwise, we're just seeking

your approval to continue. Councilman Beaton asked if the increase of \$2,000.00 was budgeted? City Manager Bryant stated It was not budgeted for the increase, but we'll make it work. Okay. And this is one of those up-to things, right? That is not necessarily guaranteeing that we'll be spending the full value of the contract, it's just covering us for the next year for any service we need? It's going to have both. We're going to have some preventative maintenance work done on there, as well as lock-in rates for times that we do need to call for emergency services. Councilman Beaton made a motion to approve item number six as presented, seconded by Councilman Lopez. Mayor Garry asked for public comment, no comments were made at this time and item number six was approved unanimously.

7. **For Possible Action: Discussion and Possible Action to approve a quote from Thunder-Electric LLC for \$20,002.14 to install new LED lights at the tennis and pickleball courts with timer switch. Approval is subject to availability of Lyon County park funds for funding.**

This item here is a one I'm pretty excited about, if we can make it happen. This is to approve a quote to upgrade the lights over at the tennis courts and pickleball courts. Many of you are aware that that area has actually been very active lately with activity. The pickleball enhancements that we did last summer, with the help of Chief Draper, have been a very, very big success for our community. : We have plans in the works right now to finish upgrading the tennis court side and improving that area. In fact, a lot of the supplies for that repair have just arrived and this is another item that we're using to enhance that area. Now, the funding for this, again, is not a budgeted item, but it's a county park fund. So, the idea is that we're going to request there, pending your approval today. We would then go to the county and ask them to approve us dipping into that county park fund to pay for this project. If it's approved by both parties, then it would be money spent on us, but then reimbursed by the county parks. Councilman Galvin made a motion to approve item number 7 as presented, seconded by Councilman Lopez. Mayor Garry asked for public comment, no comments were made at this time and item number 7 was approved unanimously.

8. **For Possible Action: Discussion and Possible Action to approve the First Amendment to the Water Lease Agreement dated March 5, 2026 between the City of Yerington and Libra Solar, LLC, amending the agreement to include application 95486T.**

City Manager Bryant stated Previously, I want to say it was a couple of months ago, this Council did approve an additional application in order to allow Libra Solar to continue using the fire hydrant down on Clemente and McKenzie, by extending that for another year, pending approval from the water engineer, the state engineer. With that, when the state engineer reviews that application, they assigned it a new number. At the time, we weren't sure if they would be adopted under the old number, or if they would assign it a new one. They assigned it a new one. And as such, the agreement with them needs to reference that application number. At this point, it does not... it doesn't change anything with the agreement as far as dollar values or water amounts. It's just adding that application number to it. That way, if the state engineer does approve it, then it's already accounted for in the agreement. Councilman Galvin made a motion to accept item number 8 as presented, seconded by Councilman Beaton. Mayor Garry asked for public comment. Robin Biggs stated that we've never seen what the income is on this water, what you're getting from them. And you're fully aware, or you should be, with the public comment that has been going around stuff on social media, of how these solar panels. Leo Solari stated I'd like to go on the record. I had a couple questions about this agreement that was entered into on March 5th. I didn't really see it being discussed Before the council, I don't know if it legally has to be. You guys know

all this stuff, But I'm looking on this at, it's under the... NRS268.063. I don't see it in the best interest to lease this water without the public first having some say over it. We've changed the lease date to the 5th, and changing locations of where we're drawing the water. I just wish we could discuss this a little further. This all being laid out into the public as of Friday, and then we're supposed to look at this legally, maybe ask for legal help, other than the Council of the city, to have it looked at and see if everything's right. And here we are first thing Monday morning. It doesn't give us any time to review this and go over this with these changes. I'm not coming up here assuming that this... the city is trying to do anything wrong. The public needs a chance to look at this. When we look at it under the NRS, it's in violations of that. they have not gone before the public and spoke to us before we changed this, and these dates changing on this. You can't enter into this agreement without first having the approval from the state engineer. I know it's all pending the state engineers, but how can you sign off on this today and make any action on this today before we hear from the state engineer. Or we have further discussion from the public, and give us more than 24 hours to read an agreement and look at it legally and make decisions. I'm not upset with the City of Yerington. I know Gary worked really hard to get things going here, and everything's fine, but, you know, things need to be looked at. I'm just worried about the water in the valley. Everywhere we look, it's a concern. I'm sure everyone's done their homework to make sure it's right, but that's why I'm up here. I love Yerington. I love living here. I don't want to leave here. Water is always going to be in question because it's an agricultural state. The whole state of Nevada, only Mason Valley, is the only one who's an agricultural county, and we do not want to ruin that. Mayor Garry asked if there were any more public comments, no comments were further made and item number 8 was approved unanimously.

9. **For Possible Action: Discussion and Possible Action to Reaffirm Special Use Permits previously issued. Determination of compliance to include conditions of original permit and authorize continuation, modification, suspension or revocation of Special Use Permits.**

9.a Boys & Girls Club of Mason Valley APN 001-114-09 124 N. Main St. Yerington, NV

9.b Boys & Girls Club of Mason Valley APN 001-114-01 140 N. Main St. Yerington, NV

9.c Boys & Girls Club of Mason Valley APN 001-095-13 230 N. Main St. Yerington, NV

This item was tabled.

10. **For Possible Action: Discussion and Possible Action to approve a Special Use Permit application submitted by Robert McMinn on behalf of Pony Express Village, LLC for APN 001-231-28 (300 Perumean Lane). This item was recommended for approval by the Yerington Planning Commission on September 2, 2026.**

City Manager Bryant stated What we're discussing here today is, this larger parcel. This is located off of Bridge Street near, Perumian, is your cross street there. I have it up on the map just to make sure everybody has their bearings on it. You have a large parcel right now that currently has 3 mobile homes on it. The two northern parcels there are both zoned commercial, C1 and these lots back here are commercial R01 designation. The previous plan for this area was for a mobile home development park, and the proposal before you today are for them to do phase one of a development over there, in which they use 23 of the spaces in that original area surrounding where the homes are right now, and turn them into an RV space for each one of those 3 units. So each one of those mobile home spaces would now occupy 3 RV spaces, if permitted today. They would

have on-site management. The conditions from the Planning Commission, requested and required that they have on-site management. And that this is, again, just Phase 1, so 23 of the units, which would be 3 RVs each. No on-street parking. Curbs must be painted red., as the streets have a little bit less width over there. Space numbers must be clearly marked and lit for emergency services. Occupancy is to be restricted to 4 adults or a family of 6 per space. Basically, that would be per RV. Restrooms and shower facilities must be developed as part of Phase 1. Regular scheduled trash services must be organized by the property holder and the City of Yerington staff is to explore and identify water and wastewater impacts for the developer to remedy. We have some discussions scheduled for this Wednesday at 10 30 to discuss the wastewater impact on this, and we have a one-year review process for compliance in which they would come back before this board to make sure they're in compliance with everything before. This is the map here of the mobile home map, that was turned in prior, and what we're focusing on is... I'll use my laser pointer, if that's okay, I'm going to point behind you guys here. We're really focusing on these units right in this area here for these first 23 spaces. And you can see here that this is where that shower and restrooms would go, is in that little bit of green space there. And so that's what this item is focusing on, is this Phase 1 part. Councilman Beaton asked if they have notified the residents that are living there now. City Manager Bryant turned it over to Dean Stevenson representing the Pony Express Village, LLC. Mr. Stevenson stated that Mr. McCann and Mrs. McCann are here in the row behind me, and they spoke with the tenants that are currently there. They're their tenants that, that live in these three mobile homes that are there, so I can't speak directly other than they've had conversations with them, and there doesn't seem to be any objection to the, the plans. Councilman Lopez stated that he sees this is only Phase 1 and when we to develop all the phases and how many phases will there be? Mr. Stevenson stated that they plan to come back very soon with a complete plan for Phase 2 and present that to the Planning Commission. Councilman Beaton stated that looking at some stuff here. I think the only concern that I had on this, that's why I asked the question about the zoning, is as we consider other development coming in on Permian Lane, and the folks that purchase homes in Whispering River and this was set up to be a manufactured home facility, and now it'll be an RV facility. Can you go into some details on maybe what the line of sight or screening or things could look like to separate the mobile homes? Mr. Stevenson stated currently, there's a 6-foot solid wood, I believe it's cedar fence that, runs along Perumean there, where these Phase 1 lots are. So, there's 6-foot high screening. Now, our RVs are 10 feet tall, probably, so yes, those residents would see a little bit of the tops of RVs at this time. We're not opposed at all to putting a lot of trees along there to help screen that even further. Of course, the trees would probably start out the minimum sizes as required by the city, but would grow in time to fully... most likely fully screen the visibility of any RVs there. I don't think the RVs are any taller than mobile homes are, and mobile homes have already been permitted under a previous special use permit on the site. Councilman Lopez asked if these are these gonna be the drawings or are they gonna be engineered? Mr. Stevenson stated there will be engineering on how we actually construct this. There's got to be engineering on water, sewer, and electric, for sure. So this is what I'd call conceptual drawings. For the purpose of getting your approval, but certainly there would be some engineer drawings that would be submitted for building permits. Councilman Lopez stated that personally, I would feel more comfortable if we could get all the phases and the concept with the end result and how it's going to look. Mr. Stevenson stated that We see this as transitional housing that maybe will take care of the workforce housing needs over the next 5 years, and then it's quite likely this would go back to being mobile homes in the future. Probably 5 years, it's hard to predict, but really driven by what the market demand for housing is. There's... there's a need for workforce housing at this time, and... and those are well-paying jobs. The construction jobs at Libra. Those jobs average, the laborers are making \$60,000 a year, and many of them are making

over \$100,000 a year. They would be staying here. So we're bringing in workforce housing, mining jobs are similar type of pay, and then after those construction jobs go away in the next 5 years, it very likely could go back to being a mobile home, or hopefully mobile home park at that point. One consideration may be that with an RV park, there's a transient lodging tax for the city, the county, and the state. Under mobile home, you wouldn't have that, and we estimate that this transient lodging tax could easily be \$150,000 to \$250,000 per year. So this works not only for the workforce housing, but it also works for tourists. Councilman Lopez suggested tabling this item until we get a complete site plan that's fit to scale and we know the end result. This item was tabled.

11. For Possible Action: Discussion and Possible Action to approve a Special Use Permit application for Bakersfield Parks LP on behalf of Pioneer Mobile Home Ranch for APN 001-231-01. This item was recommended for approval by the Yerington Planning Commission on September 2, 2026.

City Manager Bryant stated that We're looking at the mobile and RV park that's directly east of the property we were just talking about. This is Pioneer Mobile Home Park, or Pioneer Mobile Ranch. What you have is Long Bridge Street, they have some RV parking that's currently in use, then they have mobile homes for about 4 sections, and then they have an undeveloped area in the back on the south end of the property. That area currently, the city had previously approved, plans for an RV site development back there. This is a special use permit to allow temporary or interim use of dry camping while they develop the city-approved engineered plans for RV spaces in that back area. What you have here is the Planning Commission, again, reviewed this item, put some conditions in place with it. This would allow for 28 dry camp spaces during Phase 1, temporary showers with 3 to 4 stalls minimum to be placed in the vicinity, 2 vehicle space maximum, with no recreational vehicles or anything permitted, no on-street parking here either. They have to have access to potable water within 500 feet of the spaces. Again, spaces must be clearly marked and lit for emergency services. Park management must provide their local park rules to the City Manager's office. They are also to have regular scheduled trash services, just like the other permit requested. And City of Yerington staff is, again, looking at the water and wastewater impacts again. You heard me say last time, we have a follow-up meeting this Wednesday with Dowell Engineering to discuss some of that further. Noise must not interfere with any reasonable comfort of residents or community members, as outlined in Title IV, Chapter 2 of our City Codes. And again, this would be back before you for a one-year compliance review, and the Planning Commission requested that they break ground by March of 2028, which is an 18-month window for the dry cabin. These are the previously designed maps for the spaces. This is what Phase 2 would look like complete. And again, during the dry camping phase, this is where the dry camping would occur, is where A is listed here in this photograph. This is the eastern end of that area at the back. If you don't mind, at this point, I'll turn it over to the... is it Pete that's going to present today? Yep, come on up. I'm going to bring up Pete Deterding who's the property owner, and I'll let him explain some of the different phases here on the map. Mr. Deterding stated good morning, Mayor and City Council members. Thank you for considering our use of the land right now, for dry camping. So in 2023, we were approved to do the RV. We had a previous budget, going into the project, and following our, permitting process, and receiving final estimates, the project went considerably over budget, and so we had to put... put it on hold for temporary time in the meantime, because we had quite a bit of new infrastructure work that we had to take care of in the existing park, and so... but we have been building towards this project. We... we've built B as a retention basin, so when we prepared A, which was the dry camping. We cut grade down per the permitted plans, so when we brought in the AV to... per the permitted plans, we, built a retention

base, and we also installed on F a part of the permitted plans, we have a fire line coming down that side of the property, and we... the fire department asked us when we did put it on hold to install that first part of the fire line, so we did that. So we are building towards the final project, but because of the budget overrun, we needed a little bit more time. And so we're hoping... To do the dry camping, to continue to pay for this and piece it in phases. Councilman Beaton asked what the plan was with the waste. Mr. Deterding stated that right now, they're being pumped, the portable company's coming out and pumping them. We, in Section D right there, we did install a dump and fill station. we just installed that for the dump and fill station for the... for the RVers, we are going to provide temporary shower stalls. We currently are... we do have a shower stall at the park, and it's being used. It's a... it's a bathroom, and so we currently have 8 campers out there, so they are using it and we have a dumpster can front-end load for the garbage truck to pick up right by the space. we will be installing some, you know, some, space lighting, solar space lighting, and we will be installing, address, solar re-address lighting also. Councilman Beaton stated that he thinks the only thing I know it got brought up at Planning Commission, too, was the difference in timelines compared to our last applicant, with this one being 18 months for that phase, and the other one being 12, do we... do we have an explanation for the discrepancy in that time? I just want to make sure that we're kind of being level and fair with all of our applicants. Councilman Beaton made a motion to change the phrase March 2028 on the special use permit to September 2027. And so my understanding there is that, when we do the one-year review for this project here, we'll review the plans for Phase 2 at that same time. If you guys need more time, or a variance, or anything like that. Absolutely happy to consider that. I want to make sure you guys are set up for success, seconded by Councilman Galvin. Mayor Garry asked of public comments. Robin Biggs stated I'm not quite sure what happened to the previous thing, what was voted on. The tribe on Loop Road, the Paiutes, but I would, you know, I think the whole subdivision there, the colony, should get notices mailed to them about it and all the residents of the mobile home park, especially the ones on the street that all this traffic's going to be coming in and out of, and the biggest thing is the water. The water and the sewer. And, you know, I'm seeing a little garden hose out there. Mayor Garry asked if there were any more public comments, no comments were further made and item number eleven was approved unanimously.

12. For Possible Action: Discussion and Possible action to approve Resolution 2026-12, a resolution amending the City of Yerington Fee Schedule as it pertains to various line items. (City Manager Jerry Bryant)

City Manager Bryant stated that in our last City Council meeting, I had this resolution before the Council for consideration, and we had some good open dialogue regarding some of the fees on our fee schedule currently. This is an effort to try to recoup some costs where we are seeing some charges, or some expenses on the city end of our, administration side. And we have a few revisions based on the dialogue that we had in the last City Council meeting on August 24th. Some of the amended items would be the surrendering of an adult dog, if they are not spayed or neutered, would be \$150. Again, right now, our city fee schedule does not differentiate between spayed or neutered or not spayed or neutered, and it's \$20 to surrender your dog. Then we have, of course, the surrendering of a litter. The discussion at the last meeting was that the increase from 20... I'm sorry, from \$50 to \$100 may not have been significant enough, so that new rate reflects that dialogue. And then we had, of course, going down to our park fees, and right now I'm only covering the revisions that came out of that meeting. I'm happy to go over any other items on there. The park fees. The ball field season reservation, we just struck the... the period of 12 weeks, as that'll probably be a little bit more discretionary. What is a season, what is not and that's why

the cleaning deposit has the same strike on it as well, for the same season and then a ball-filled daily cleaning deposit was modified to, say, 3 days or less. And that way, if somebody is having a weekend tournament, something to that effect, they just pay a \$150 deposit, which is actually in line with what you would pay if you were reserving a park elsewhere. And then, of course, our street closure fees. What I had on here is I struck the item for the police or traffic escort, as there was, some dialogue surrounding that, and maybe if... should we charge for that? Should we not? As many times it's a non-profit, a church, or, you know, maybe a funeral procession, something to that effect that we're asked to escort. As a result, I just struck that one from the fee schedule itself. I'm happy to go into detail about any other fees that we had proposed. Every fee on here was proposed as a new one for the fee schedule, or a modified one for the fee schedule. But again, I was just highlighting the differences that came out of our last public meeting. Councilman Beaton asked The cleaning deposits are refundable, right? City Manager Bryant stated Correct. The cleaning deposits are all refundable, whether it be for a daily park reservation, as it sits here, that would be \$150. Currently, we charge \$200, but we don't charge anything to reserve the park itself. This would split that so that the city retains \$50 of it, then \$150 of it is given back as a cleaning deposit, so long as it's returned in good condition. Councilman Beaton asked if it doesn't say deposit, that's something that the city's collecting, right? Correct. City Manager Bryant stated Yes, if it's not a deposit, our intention is to retain it. In this case, your \$200 park reservations, right now, they're all \$200 deposits only. This would split it to 50 retained by the city, \$150 given back as a cleaning deposit. It's been very rare that we ever have to hold a cleaning deposit when it comes to a park reservation. Our community has been great about that. And then it would introduce that new cleaning deposit for a season as well, for whether it's youth soccer, youth baseball, adult softball, anything like that. So right now, if this is passed, it'll go into effect immediately. The intention is that it would be in effect immediately, unless the Council directs otherwise. Councilman Beaton stated that he still doesn't feel great about the road closure fees. I think the vast majority of the time that we are closing our streets, it's for an event that's driving tourism or it's for a non-profit event, or it's for a community celebration, or, you know, just some sort of gathering, a fun, awesome thing, and I totally understand that we incur costs every time we have to close the street. I just think that maybe that falls under the services provided by the city category less than the services charged by the city, if that makes sense. I'm all for application fees. I think that there's got to be a little bit of buy-in, or else people could just willy-nilly turn in street closure applications, you know, as much as they wanted to, with no real consequence. I feel bad charging some of these events \$300 to close the street for the day, especially when they're so beneficial to our town overall. City Manager Bryant stated following up on that, you may remember at the last meeting, we also had several policies that we also openly discussed as a discussion-only item, one of which was our street closure policy. And I did not bring our street closure policy back today for this meeting for the purpose of fine-tuning it a little bit more based on the dialogue that we had. I admittedly just didn't have time to spend as much time working on that one as I would have liked. I did bring some of the other policies back, they're on the next few agenda items, but hearing what Councilman Beaton is saying, being that maybe we're not fine-tuned on our street closure policy side yet either, I can concede that maybe we're not ready for those fees to be modified with it as well. Maybe we can revise that at the same time. One thing, if I can make a suggestion, is with the other fees that are proposed there, I would still strongly suggest, at least, at bare minimum passage of the street closure application fee, the application fee itself for \$50, just to help absorb some of that cost that goes into the applications that we do receive, but I would be happy to concede, the rest of the event street closure fees, for the time being, until we sharpen that street closure policy. Councilman Beaton made a motion to strike all road closure fees except for the event street closure application fee of \$50, and the utility street closure application fee of \$50 from Resolution 2026-

12 for approval, seconded by Councilman Lopez. Mayor Garry asked for public comment, no comments were made at this time and item number twelve was approved unanimously.

13. **For Possible Action: Discussion and Possible action to approve the 2026 Procurement Procedures Policy (City Manager Jerry Bryant)**

City Manager Bryant stated this is one of those policies that we discussed at our last, public meeting. This one remains fairly unchanged. We only had one sentence that was amended in here, and that was based on the advice of our city attorney. There was one sentence that was mentioned that it may be too limiting in terms of what the disciplinary action may be, because it specifically listed what the discipline action could be, and what we did is we just revised it to be more open-ended, and therefore, whatever discipline could be appropriate at that time could then be followed, but again, this is our procurement policy that we're looking to establish. Most of it is based on NRS anyway. This is just a matter of us as a city, putting it on paper and adapting it, saying that this is what we follow, and improving our staff clarity regarding how we handle procurements and purchases. Councilman Galvin made a motion to accept item thirteen as presented, seconded by Councilman Beaton. Mayor Garry asked for comments, no comments were made and item number thirteen passes unanimously.

14. **For Discussion Only: Review and Discussion of a proposed Compensation and Classification Policy for City Employees not covered by contract. (City Manager Jerry Bryant)**

City Manager Bryant stated this one, again, is one of our policies that we did discuss at the last, Council meeting. This one, again, is not ready for final approval just yet, but I wanted to share with the Council what we're working on to adapt, or to adopt this policy moving forward. And again, the whole purpose of establishing a compensation and classification policy is to make sure that we have consistency within our pay scales throughout the entire city staff, and how we grade each of those systems. So what we've done is we had to start by looking again at what our organizational chart is. And of course, we have our Public Works Director, Chief of Police, City Clerk, our Municipal judge, and then who reports to each of them. We had to define what each of those positions are, who they report to again. Slight modifications from what you saw during the budget season would be that we've renamed some of the positions within Public Works to be Utilities Tech 3, Utilities Tech 2, and Utilities Tech 1. The differentiate or the difference between those positions are certifications. Within those positions, you may have certifications for water treatment, wastewater treatment, and we're looking to distinguish between those. When you look over, we've added the position of animal shelter attendant. That was done recently with the movement of some budgeted dollars over to our animal shelter, allowing us to put a part-time staff member in our animal shelter. And as a result, we needed to add them to the organizational flow chart. And then, of course, we've made it more consistent with the titles of Administrative Assistant, because we have one that works in Public Works and one that works over at our police department, and they're essentially doing the same work. And therefore, we've given them essentially the same title. You'll notice on the next chart, though, that there is a little bit different grade system for them, and that's because one of those positions do require certifications, and the other one does not. And then we have, in our city clerk department, the renaming of our bookkeeper as a chief deputy clerk, and then deputy clerks, that would report to them. The purpose of renaming that is to actually mirror in similarity what the county does with their office as well. So that when members of the public are speaking with us or speaking at the county, they're speaking the same language. Same positions, same titles, but of course, we'll have our own pay

grades that are relative to our city and our budget within it. Councilman Galvin asked when did we vote on integrating a Lieutenant into the Police Department? City Manager Bryant stated what we had is on the CBA, we do actually have that outlined, and the reason that it's mentioned on here, even though that is not a budgeted position, it's not something that's budgeted at this time, what we are working at is for the long-term goal. Having those pay scales attached and making sure that we have proper separation from sergeant to lieutenant to the chief of police. I would tell you that in my experience, I think we've gotten a little too muddy in those areas, where some of the pay scales are almost a little too close to each other, where we didn't have that separation between the positions. So again, not a budgeted item. Obviously, you're working through this, but my suggestion is the lieutenant... I mean, obviously, it's a contractual thing, but... A lieutenant needs to come out, and you need to have a second administrative assistant working within the police department or trained up and certified, because if one's gone, the other needs to be there. Councilman Galvin stated that he thinks the lieutenant's a waste position. It's a waste of funds. City Manager Bryant stated that I'm just taking notes as we go, too. And again, my goal is to try to bring this back to you here in the near future, to actually pair up the dollar amounts that go to each of the grades as well. So what we have is the organizational chart, and thank you, Councilman Galvin, as well, for the input on it, too. What we do then is we look over to the next chart, which is, what classification are they assigned, and how many positions do we have for each of those positions? And so what you have here is, of course, the city manager, city clerk, and so on, all the way down, and then you have a classification over to the right-hand side. That classification on the right-hand side is what will be married to the salary range, or the compensation range, for those positions. And now we have two people with the same title doing the same work, they're being paid equally. And that's what we're trying to get to there. The way that we come across the classification rankings is a weighted system based on 5 different categories. And we grade each of them based on their certifications, the complexity of the work that they perform, the number of people they supervise. Weighting all of that together, and then that is essentially how we come up with the classification numbers. The next item that I'm hoping to bring to you at the next meeting would be where these steps go and how they correlate to each of the steps. But there's some work to be done there still. This is more just an update to the Council to let you know what we're working on internally, and trying to get this across the finish line. On the previous page, when it says authorized positions, what does that say zero? What's that mean to me? I mean, just educate me there. For example, on a lieutenant, the one that we were just talking about there, that is not a budgeted position. Not something that we're looking to fill right now. I absolutely took note of Councilman Galvin's recommendations there, too. Then we have positions like the building inspector and the judge. Currently, those are filled by contract, both of them. I do feel that our sweetheart deal on the building inspector, we can expect to last forever, right? I've been very open about how we have the most favorable contract in the state history when it comes to a building inspector. We can't expect that to last forever. At some point, we need to start budgeting for that position, what it's going to be, and how much workflow we're getting. Now, if we can continue to get sweetheart deals, trust me, I'll take it as long as I can get it. But I can't expect it to last forever, right? At some point, we're gonna have to face the music and... and pay for that piece. He realized that it was his retirement gig. So, again, I'm happy to be the recipient of a sweetheart deal, if you want to call it that, with our building inspector. Very favorable contract for the city, but again, we can expect that to last forever, right? We're going to have to work that into the budget at some point, and we might as well lay the groundwork for it now. So again, this is just an update for you to let you know what we're working on, trying to make it consistent across the board for all of our positions, and it's fair to our employees, it's fair for everybody, they'll know what their range is, and what they can expect for years to come, barring any changes. One more thing I'd like to add, Jerry, and just... just so you can hear it. Just remember, when you're adding a

sworn position. And again, my goal is to continue fine-tuning this, and I'm hoping that by the September 28th meeting, we have something more solid for you to review on this page. But again, I'm just trying to bring you along in the process and let you know. Mayor Garry asked for public comment, no comments were made.

15. Agenda Requests:

16. Public Comment:

17. Department and Elected Official Reports -

A. City Attorney Report – Nothing to report.

B. Chief of Police Report – Absent

C. Public Director Report –

I guess the only thing I really want to share with you this morning is the shelter was awarded, an award from Best Friends Network, and they sent this to us. It's for a 90% no-kill rate for our shelter, so it's pretty nice to be recognized, especially since we're, run on a pretty tight budget for that shelter. This is just due to a lot of hard work by our staff and the few volunteers that we do have working in the shelter. And I just want to congratulate them for doing a great job of maintaining that shelter and maintaining that no-kill rate. And on that note, we've been working pretty hard with cats, and I talked to my staff member assigned to the shelter, Ron Durst, last week, and he told me that they've taken in over 100 kittens, in the last year, and had them spayed or neutered, through the Oregon program. So it's really helpful. We're working to help reduce the number of cats in town. Everybody's complained about it for years. It's a difficult project, and sometimes I don't see the light at the tunnel... light at the end of the tunnel, but we are making progress slowly but surely.

D. City Manager Report –

Just a couple of quick updates. I'll answer a few comments that were made by the public there, too. One is the fees for surrendering an animal. I would like to remind the public that part of the necessity in raising that fee is because people don't typically surrender healthy animals. They're surrendering animals that are at the end of their life and require severe veterinary bills to maintain them. Or they're surrendering animals that are very ill, sick, and as a result, they're getting out of it by paying a \$20 fee, then turning the animal over to us, and then we inherit an \$800 vet bill to keep that dog alive. So this is, again, in part to try to remedy that, but we're not being punitive. We're not going after people for the whole thing. We're not trying to discourage people from using the system properly. But we can be here for everybody's vet bills. The other part here is regarding the cats, and thank you, Paul, for what you mentioned there, too. Our team has been working very hard to remedy the cat problem in town. We have a very bad stray cat problem here in Yerington. We need people to stop feeding them. Stop putting them out. It is a violation of city code. Title V, Chapter 4, Section 3, it is a violation of city code to feed stray animals. Stray cats specifically. Otherwise, it just undoes the work that our team is working to do in getting them captured, stayed, neutered, and re-reared back out to the public. So again, please stop feeding the stray cats. It's actually compounding the issue rather than helping it. We are working on... with, Safe Streets for All. They're part of the Department of Safety for the state. We're working with them on the bicycle

scooter safety event. We'll be conducting it right here at City Hall in the parking lot, and possibly inside the gymnasium. And a big focus on that is bicycle safety and electronic scooter safety, as we see more electronic scooters popping up all around town.

E. City Clerk Report – Nothing to report.

F. Council Reports –

Councilman Beaton – I want to thank the Yerington Main Street Committee and everybody that came out to volunteer with us yesterday for our Goldfield cleanup, and a big thank you to all of the drivers for not running anybody over with their car as we cleaned up on Goldfield. So, there were a lot of people that were given some slowdown grace as we were sweeping and scooping and whatnot. So, yeah, it was a good morning out there on Goldfield.

Councilman Lopez - I just want to give a shout out to everybody who came out for the Suicide Awareness Day yesterday. We had a good turnout. We had handed out about 69 or 70 Philly cheesesteaks and cheeseburgers, great turnout. We ended up doing a walk down Main Street, ended up at the Chamber, took a picture next to the mural back there, which was amazing, so... thank you guys, everybody, for coming out. And today at 6pm, we have a mural out here that we're gonna be, showing to the public. Stephanie Pellegrini is talented. She put all her time and effort and heart into it, so please come out, 6pm, support us, be here. I'll be at the Murder Mystery Dinner for this Saturday. We have the Murder Mystery coming up this Saturday. It's sold out. I'm actually an actor in it, so I'm looking forward to being there, so... we'll see you guys out there. Thank you guys so much.

Councilman Galvin – Nothing to report

Mayor Garry - I'll tell you what, I'll just make it short. I don't really have anything for you, so I'll bid you a good day and call it adjourned.

G. Adjournment.

There being no further business, the meeting was adjourned at 11: 27 a.m.

Stacy Stevenson

Date

4c

NEW BUSINESS LICENSE APPLICATIONS SUBMITTED TO THE CITY COUNCIL ON SEPTEMBER 28, 2026

	APPLICANT(S)	BUSINESS NAME	LOCATION	NATURE OF BUSINESS	COMMENTS
A	Moses Schofield	Maverik #440	402 W. Goldfield Ave Yerington, NV 89447	Convenience Store/Gas Station	Name Change & Change in Officers

TYPE - NEEDS ACTION

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

Business Status:
Business License # 1777
Category # B

(OFFICIAL USE ONLY)

BUSINESS NAME: Maverik #440

FEE CALCULATION INFORMATION: (No fees are refundable)

Application Fee:

Choose One

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

\$ 20.00

TOTAL FEES PAID:

\$ 20.00

REQUIRED INSPECTIONS:

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

* (Department Official - Attach comment page if necessary.)

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:

Date:

8/14/26

Public Works Director:

Date:

8-19-2026

2.

Fire Department

Phone: (775) 463-2261

Approved ☒ Denied ☐

Fire Inspector:

Date:

8-10-26

Fire Chief:

Date:

3.

Nevada Health Department

Phone: (775) 684-5280

Approved ☒ Denied ☐

Inspector:

Date:

8/13/26

4.

Police Department

Phone: (775) 463-2333

Approved ☐ Denied ☐

Chief of Police:

Date:

9/9/2026

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

Proclamation

Recognizing Unity Day

WHEREAS, Unity Day is a time for individuals, schools, communities, and organizations to come together in the spirit of kindness, acceptance, and inclusion; and

WHEREAS, this day serves as a powerful reminder that every person deserves to feel safe, respected, and valued, free from bullying, discrimination, and exclusion; and

WHEREAS, wearing and displaying the color orange on Unity Day symbolizes our shared commitment to stand together against bullying and to promote a culture of empathy and understanding; and

WHEREAS, by fostering compassion, celebrating diversity, and encouraging open dialogue, we strengthen the bonds that unite us as one community; and

WHEREAS, our collective actions both big and small can create lasting change, ensuring that every individual has the opportunity to thrive in a supportive environment;

NOW, THEREFORE, I, Shane Martin, Mayor Pro Tem, do hereby proclaim **October 21, 2026** as **Unity Day** in Yerington, and encourage all citizens to join in activities and expressions that promote kindness, acceptance, and inclusion for all.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of Yerington to be affixed this **21 day of October 2026**.

Shane Martin

Mayor Pro Tem

6

RESOLUTION NO. 2026-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YERINGTON, ACCEPTING A BENEFICIARY INTEREST ARISING FROM THE ANNUITY OF VIRGINIA P. KING AND AUTHORIZING CITY OFFICIALS TO PURSUE AND ADMINISTER THE CLAIM.

WHEREAS, New York Life Insurance and Annuity Corporation has notified an entity identified in its records as “City of Yerington NV Animal” that it is entitled to make a claim for a death benefit arising from one or more annuity certificates associated with Virginia P. King, under Case Number 30622243; and

WHEREAS, the City Council understands the beneficiary reference to concern the City of Yerington and its municipal animal shelter or animal-control functions, subject to confirmation of the exact beneficiary designation and any restrictions imposed by the governing contract or designation; and

WHEREAS, Section 2.120(1)(c) of the Yerington City Charter authorizes the City Council to receive and hold property for the benefit of the City; and

WHEREAS, New York Life requires documentation identifying the individual or individuals authorized to act and sign for the beneficiary;

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

- 1. Acceptance of Beneficiary Interest.** The City accepts, to the extent lawfully payable to it, the beneficiary interest and all associated death benefits, guaranteed payments, interest, refunds, riders and other proceeds arising from the New York Life or NYLIAC annuity contract or contracts associated with Virginia P. King under Case Number 30622243.
- 2. Confirmation of Beneficiary Designation.** The City Manager, Jerry Bryant, is authorized to obtain written confirmation of the exact beneficiary designation, all certificate or contract numbers, the City’s beneficiary share, all available benefits and settlement options, applicable deadlines, and any restrictions governing the use of proceeds.
- 3. Authorized Representative.** Jerry Bryant, City Manager, is authorized to act for the City in connection with the claim; to request and receive claim and contract information; and to prepare, execute and submit claim forms, tax certifications, payment instructions and related administrative documents that are reasonably necessary to collect amounts payable to the City.
- 4. Attestation and Certification.** Stacy Stevenson, City Clerk and ex officio City Treasurer, is authorized to attest this Resolution, affix the City seal, certify the authority granted by the City Council, and provide certified copies to New York Life or other persons administering the claim.
- 5. Settlement Election.** The City Manager may elect a lump-sum payment after receiving written confirmation of the gross amount and available alternatives and after review by the City Attorney and finance staff. If New York Life offers continuation of payments or another option that could materially change the total amount or timing of proceeds, the City Manager shall return the election to the City Council unless the Council separately authorizes that option.

6. Restrictions and Accounting. Proceeds shall be deposited into an account of the City and separately identified in the City's accounting records. Any legally enforceable restriction benefiting the City's animal shelter, animal-control program or related animal-welfare purpose shall be honored. If no restriction exists, the proceeds shall be used only for lawful municipal purposes as later budgeted or directed by the City Council.

7. No Waiver of Material Rights. This Resolution does not authorize any release, compromise, disclaimer of benefits, or waiver of a material City right without further City Council approval.

8. Effective Date. This Resolution becomes effective upon adoption.

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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Yerington City Council
City of Yerington, Nevada
14 E. Goldfield Ave.
Yerington, NV 89447

September 8, 2026

RE: SPECIAL USE PERMIT REAFFIRMATION - Boys & Girls Club of Mason Valley

Mayor and City Council,

As prescribed in Title 10, Chapter 8 Section 10, unless otherwise specified by the Planning Commission or City Council, a Special Use Permit (SUP) shall be subject to a one year extension.

Therefore, I recommend approval of the annual reaffirmation of the SUP's for the Boys & Girls Club of Mason Valley for continued operation of Childcare facilities at their three locations, in compliance with 10-6a-4.

1. APN: 001-114-09 124 N. Main St. Yerington, NV 89447, originally issued 1999
2. APN: 001-114-01 140 N. Main St. Yerington, NV 89447, originally issued 2017
3. APN: 001-095-13 230 N. Main St. Yerington, NV 89447, originally issued 2021

If you have any questions or concerns, please feel free to contact the City Manager's office.

Sincerely,

Jerry Bryant
City Manager

Cc: Property Owner, Planning Commission President, Mayor John J. Gary, City Council Members

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Yerington City Council
City of Yerington, Nevada
14 E. Goldfield Ave.
Yerington, NV 89447

September 3, 2026

RE: SPECIAL USE PERMIT APPROVAL - APN 001-231-28
PONY EXPRESS VILLAGE, LLC

Mayor and City Council,

By a vote of 5 Aye, 0 Nay, 1 absent- the Yerington Planning Commission recommended for conditional approval of the Special Use Permit application submitted by Robert McMinn on behalf of Pony Express Village, LLC. The conditions recommended are as follows:

- This application permits the development of 23 units only (up to 3 spaces per unit)
- On-Site Management
- No on-street parking, curbs must be painted red by developer
- Space Numbers must be clearly marked and lit
- Occupancy to be restricted to 4 adults or a family of 6 per space
- Restrooms/Shower facility must be developed as part of Phase I development
- Regularly scheduled trash services must be organized
- City of Yerington staff to explore/identify water/waste-water impacts for developer to remedy
- 1 year review process for compliance

This pending approval is personal to the applicant, Pony Express Village, LLC (Robert McMinn) and cannot be transferred or carried to any other owner, as prescribed by Yerington City Code 10-8-1(b).

If you have any questions or concerns, please feel free to contact the City Manager's office.

Sincerely,

Jerry Bryant
City Manager

Cc: Property Owner, Planning Commission President, Mayor John J. Gary, City Council



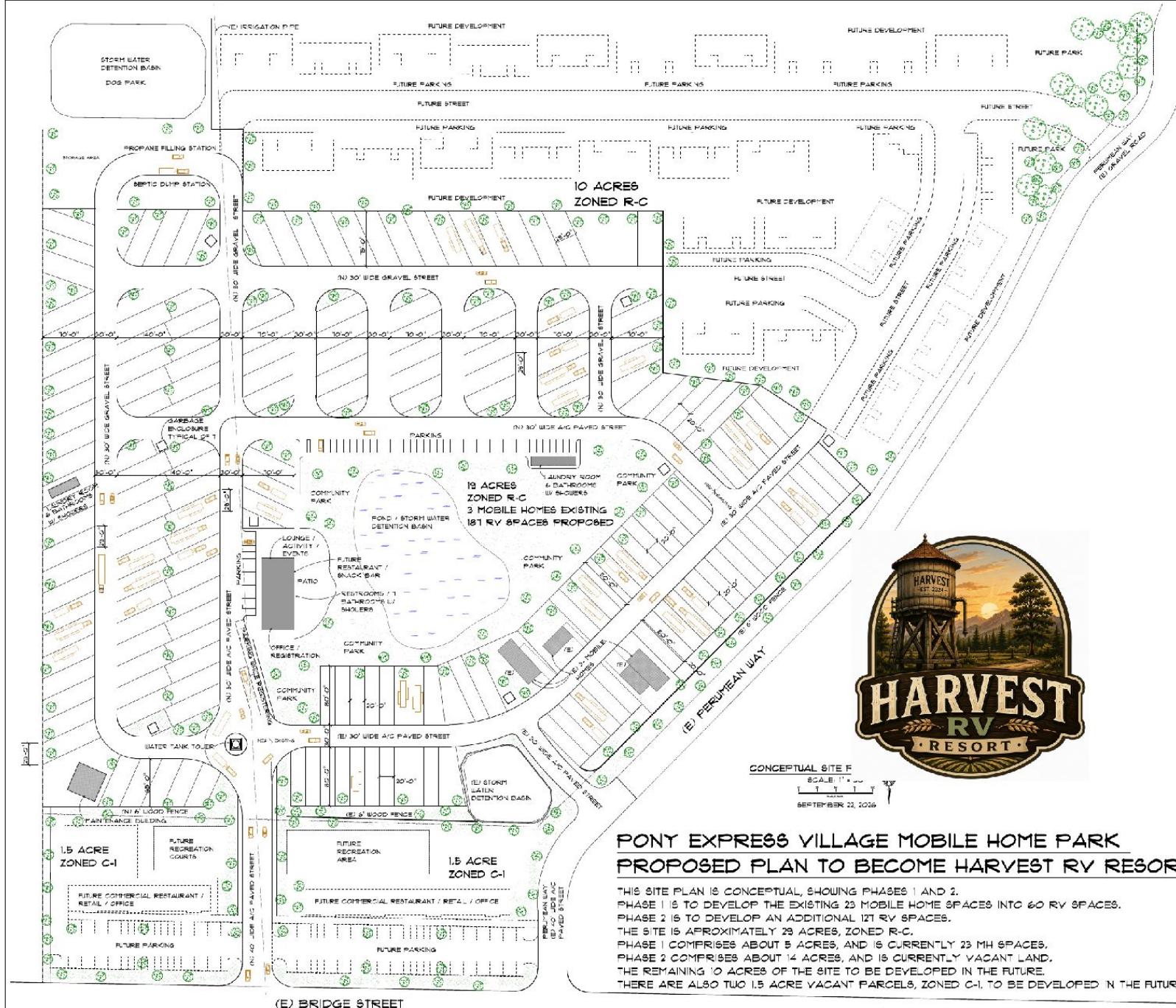






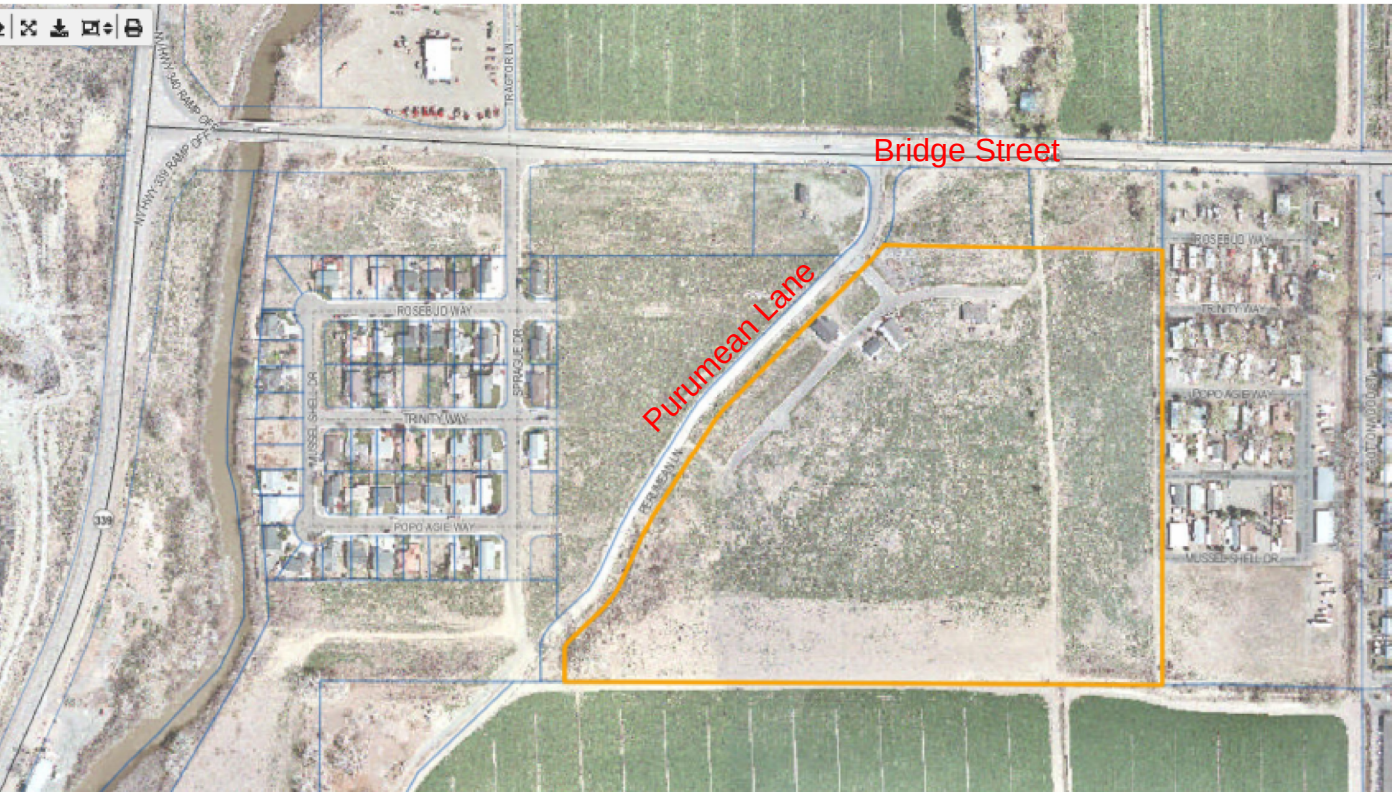


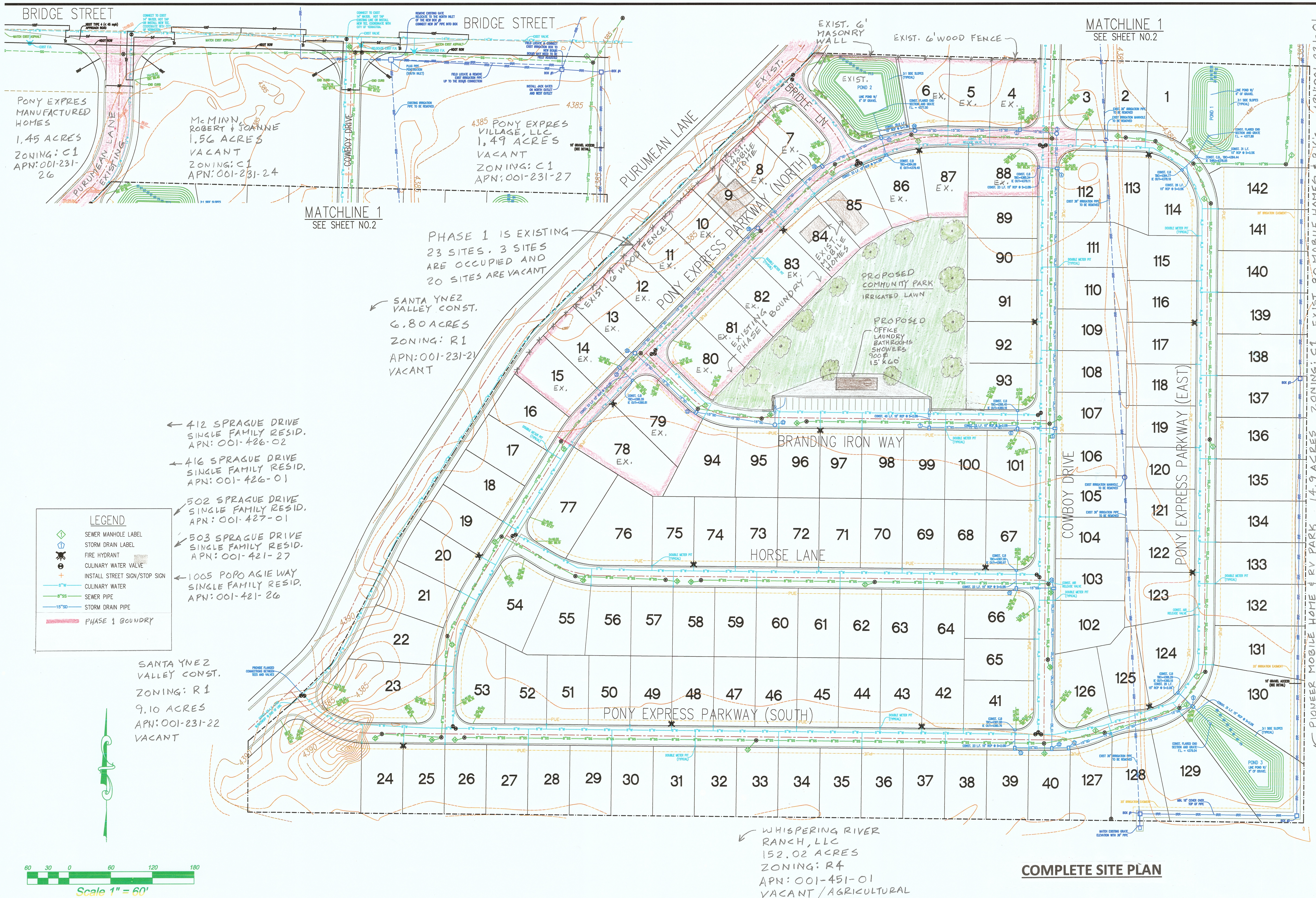




PONY EXPRESS VILLAGE MOBILE HOME PARK
PROPOSED PLAN TO BECOME HARVEST RV RESORT

THIS SITE PLAN IS CONCEPTUAL, SHOWING PHASES 1 AND 2.
 PHASE 1 IS TO DEVELOP THE EXISTING 23 MOBILE HOME SPACES INTO 60 RV SPACES.
 PHASE 2 IS TO DEVELOP AN ADDITIONAL 121 RV SPACES.
 THE SITE IS APPROXIMATELY 23 ACRES, ZONED R-C.
 PHASE 1 COMPRISES ABOUT 5 ACRES, AND IS CURRENTLY 23 MH SPACES.
 PHASE 2 COMPRISES ABOUT 14 ACRES, AND IS CURRENTLY VACANT LAND.
 THE REMAINING 10 ACRES OF THE SITE TO BE DEVELOPED IN THE FUTURE.
 THERE ARE ALSO TWO 1.5 ACRE VACANT PARCELS, ZONED G-1, TO BE DEVELOPED IN THE FUTURE.

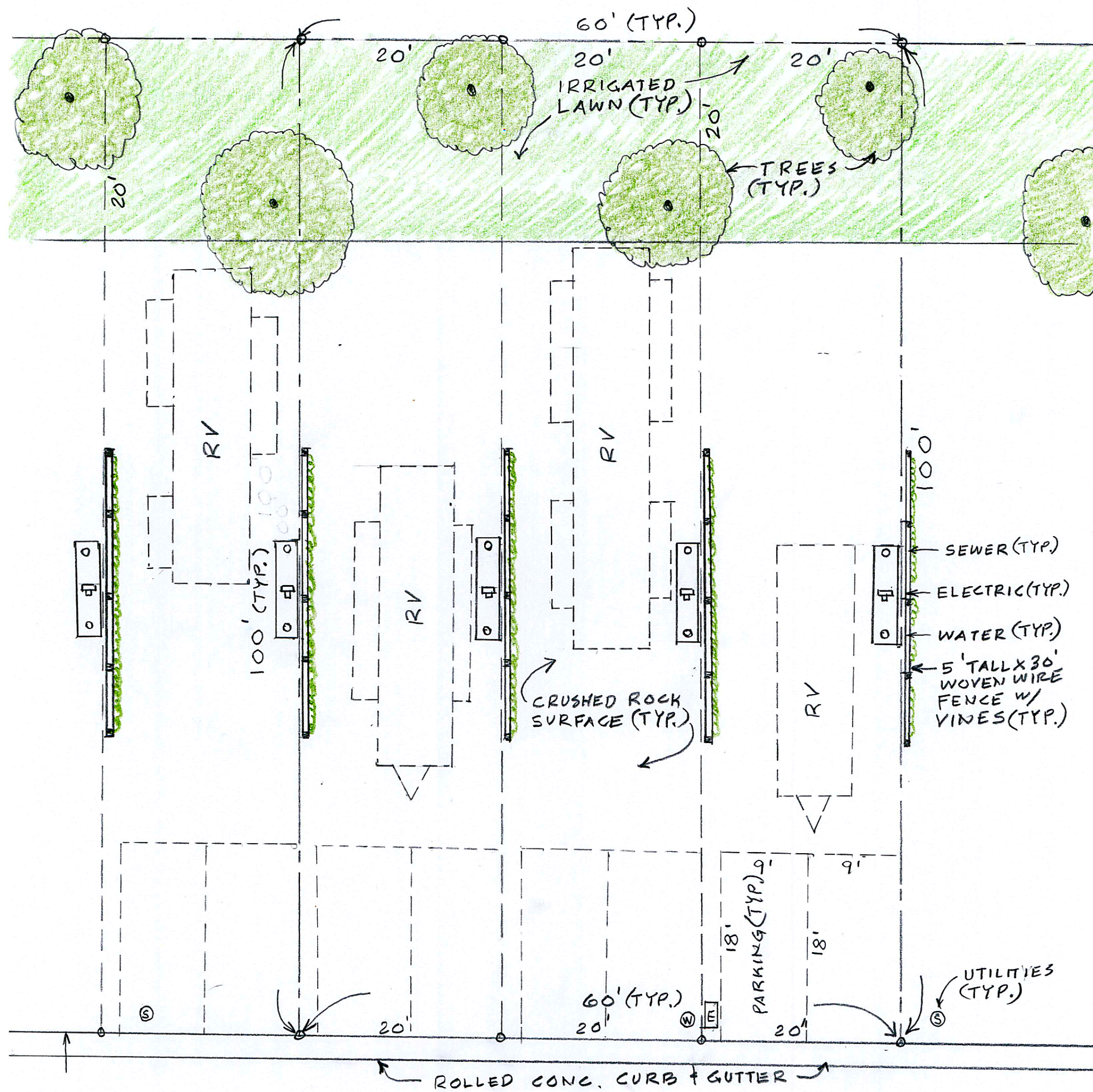




PROPOSED RV PARK FOR PONY EXPRESS VILLAGE
MOBILE HOME PARK

Located at: 300 Purumean Lane, Yerington, NV

Date: August 8, 2026
This proposal is to allow 3 RV's to occupy each of the mobile home sites of the approved mobile home park. Each RV site would have a minimum of 2,000 square foot of area. A building would be added at the community park for the office, laundry room, bathrooms, and showers.



TYPICAL RV SITE PLAN

PROPOSED RV PARK FOR PONY EXPRESS VILLAGE
MOBILE HOME PARK

Located at: 300 Purumean Lane, Yerington, NV

Owner & Applicant:

Pony Express Village LLC

c/o Robert & Joanne McMinn

417 Silver Star Ct

Yerington, NV 89447

Phone 209-329-3769

Date: August 8, 2026

This proposal is to allow 3 RV's to occupy each of the mobile home sites of the approved mobile home park. Each RV site would have a minimum of 2,000 square foot of area. A building would be added at the community park for the office, laundry room, bathrooms, and showers.



SPECIAL USE PERMIT APPLICATION
CITY OF YERINGTON
14 E. GOLDFIELD AVENUE
YERINGTON, NV 89447
(775)463-3511

Applicant: PONY EXPRESS VILLAGE LLC Owner: PONY EXPRESS VILLAGE LLC

Address: 417 SILVER STAR CT Address: 417 SILVER STAR CT.

City/State/Zip: YERINGTON, NV 89447 City/State/Zip: YERINGTON NV 89447

Telephone: _____ Telephone: _____

LEGAL DESCRIPTION OF PROPERTY

Assessor's Parcel Number: 001-231-28

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

Street Address of Property: 300 PERUMEAN LANE, YERINGTON, NV

Area of Property (Sq. Ft.): 29 ACRES Deed Restrictions: Yes [] No [☒]
(If yes, copy attached)

Existing Zoning District: R-C Ordinance Section Proposed: _____

Explanation of Request: TO ALLOW RECREATIONAL VEHICLES (RV) TO
OCCUPY EACH MOBILE HOME SPACE, AT AN AVERAGE RATIO
OF 3 RV'S PER MOBILE HOME SPACE

REQUIRED ITEMS FOR APPLICATIONS

1. Plot Plan: Drawn to scale showing property size, locations of existing buildings and proposed buildings, abutting streets and alleys, driveways and property ownerships within 300 feet of the exterior boundaries of the subject property.
 2. One Plot set to be a minimum size of eleven inches by seventeen inches (11" x 17")
 3. Application Fee: The fee shall be \$1,500.00 payable at the time of filing the application.
- Non-

JUSTIFICATION FOR SPECIAL USE PERMIT REQUIRED BY ORDINANCE

Any person seeking issuance of a Permit shall file a request and shall present evidence to the Planning Commission as defined by all the following:

1. That the use is necessary to the public health, convenience, safety and welfare and to the promotion of the general good of the community, and;
2. That the use of the property for such purposes will not result in material damage or prejudice to other property in the vicinity, and;
3. That all owners of real property within 300 feet of the exterior limits of the property involved, as shown on the latest Assessor's ownership maps, have been notified of the intended use of such property and proposed construction or alteration of any building.

Owner's Certificate

I ROBERT L. McMINN, Owner in fee of the described property, state that this

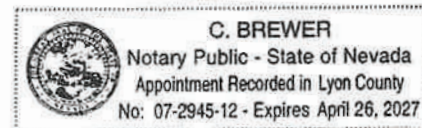
application for a Special Use Permit has been made with my full knowledge and consent and the facts stated above are true to the best of my knowledge.

Robert L. McMin
Signature of Owner

State of Nevada
County of Lyon

Subscribed and sworn to before me this 7th day of August, 2021.

C Brewer
Notary Public



Applicant's Certificate

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

Robert L. McMin
Signature of Applicant

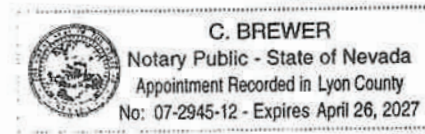
State of _____
County of _____

ATTACHED TO SPECIAL USE PERMIT APPLICATION

State of Nevada
County of Lyon

This instrument was acknowledged before me on this 7th day of August, 2026 by
[Enter Data] Robert L. Mcminn

C. Brewer
Notary Public Charmayne Brewer
My Commission Expires: 4-26-27



AFFIDAVIT

PROPERTY TAX:

I, Sandy Shipley, hereby
certify that all required property taxes are currently paid on Assessor's Parcel
Number(s):

- 001-231-28 ✓
- ~~001-231-27~~ ✓
- ~~001-231-24~~ ✓
- _____
- _____
- _____

Dated this 8th day of Aug, 2020.

Sandy Shipley
Deputy Clerk



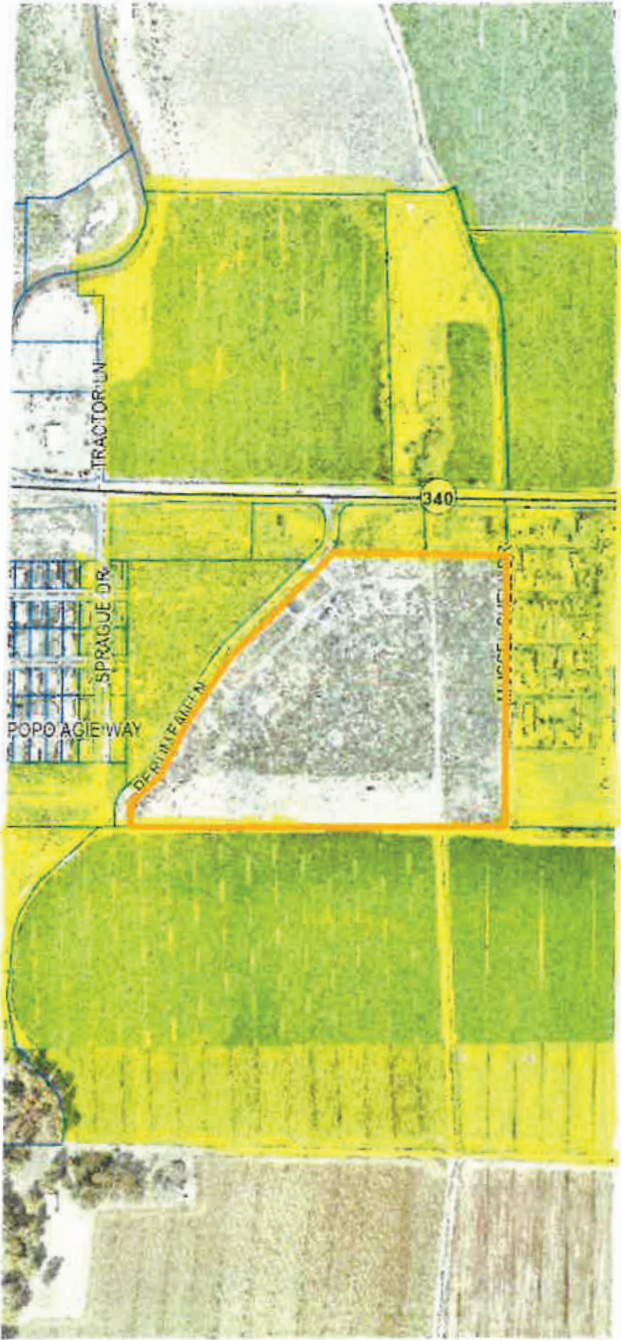
Parcel 001-231-28

Owners

PONY EXPRESS VILLAGE LLC
C/O JOANNE MC MINN
417 SILVER STAR CT
YERINGTON, NV 89447-0000

Parcel Summary

Location	300 PERUMEAN LN YERINGTON, NV
Use Code	350: Manufactured Home Park - Ten or More Manufactured Home Units
Tax District	1.0: City of Yerington
Map Parcel	PAR 2
Acreage	29.2400
Plat Maps	001-23.pdf (290kb)
Map	BAM440757
Documents	BAM411566 CTO172217 PAR168438



Keyline Description

22-13-25 FR N2 NW4 ADJ PAR F
Created from split of Parcel # 001-231-08 TWN/BLK: 13 RANGE:
25 ACRES: 63.19
Primary new parcel is Parcel # 001-231-10 TWN/BLK: 13 RANGE:
25 ACRES: 27.18
FR N2 NW4 SEC/LOT: 22 TWN/BLK: 13 RANGE: 25 ACRES:
13.28
Changed from Parcel # 001-231-11
BA#411566 ADJ PAR F SEC/LOT: 22 TWN/BLK: 13 RANGE: 25
ACRES: 13.2
Changed from Parcel # 001-231-23
BA #440757 PAR 2 SEC/LOT: 22 TWN/BLK: 13 RANGE: 25
ACRES: 29.24

Value History

	2026	2025	2024	2023	2022	2021	2020
Total Building Value	\$0	\$0	\$0	\$0	\$0	\$0	\$134,434
Total Extra Features Value	\$225,870	\$228,610	\$235,893	\$207,501	\$180,093	\$178,369	\$0

mailed 8/17

Bakersfield Parks, LP
9152 Greenback Ln #6
Orangevale, CA 95662

Snyder Livestock Co., Inc
PO Box 550
Yerington, NV 89447

Lucy Rechel
PO Box 217
Yerington, NV 89447

Cornerstone Mini Storage, LLC
200 Densmore Ln
Yerington, NV 89447

Santa Ynez Valley Construction Co
PO Box 489
Minden, NV 89423

Peter & Theresa Spinuzzi
833 W Bridge St
Yerington, NV 89447

Whispering River Ranch, LLC
102 S. Center St
Yerington, NV 89447

Jesus & Mary Rey
1300 Kimbles Way
Gardnerville, NV 89410

Monte Remboldt
1228 S Sherman St
Fallon, NV 89406

Jaime Stockton
1145 Hwy 339
Yerington, NV 89447

Gregorio Perez & Patricia Garcia
417 Seminole Dr
Yerington, NV 89447

Steven & Laura Tomac
13 Nordyke Rd
Yerington, NV 89447

Heriberto & Judith Tovar
402 Sprague Dr
Yerington, NV 89447

Jean Cota & Selina Queior-Belt
396 Sprague Dr
Yerington, NV 89447

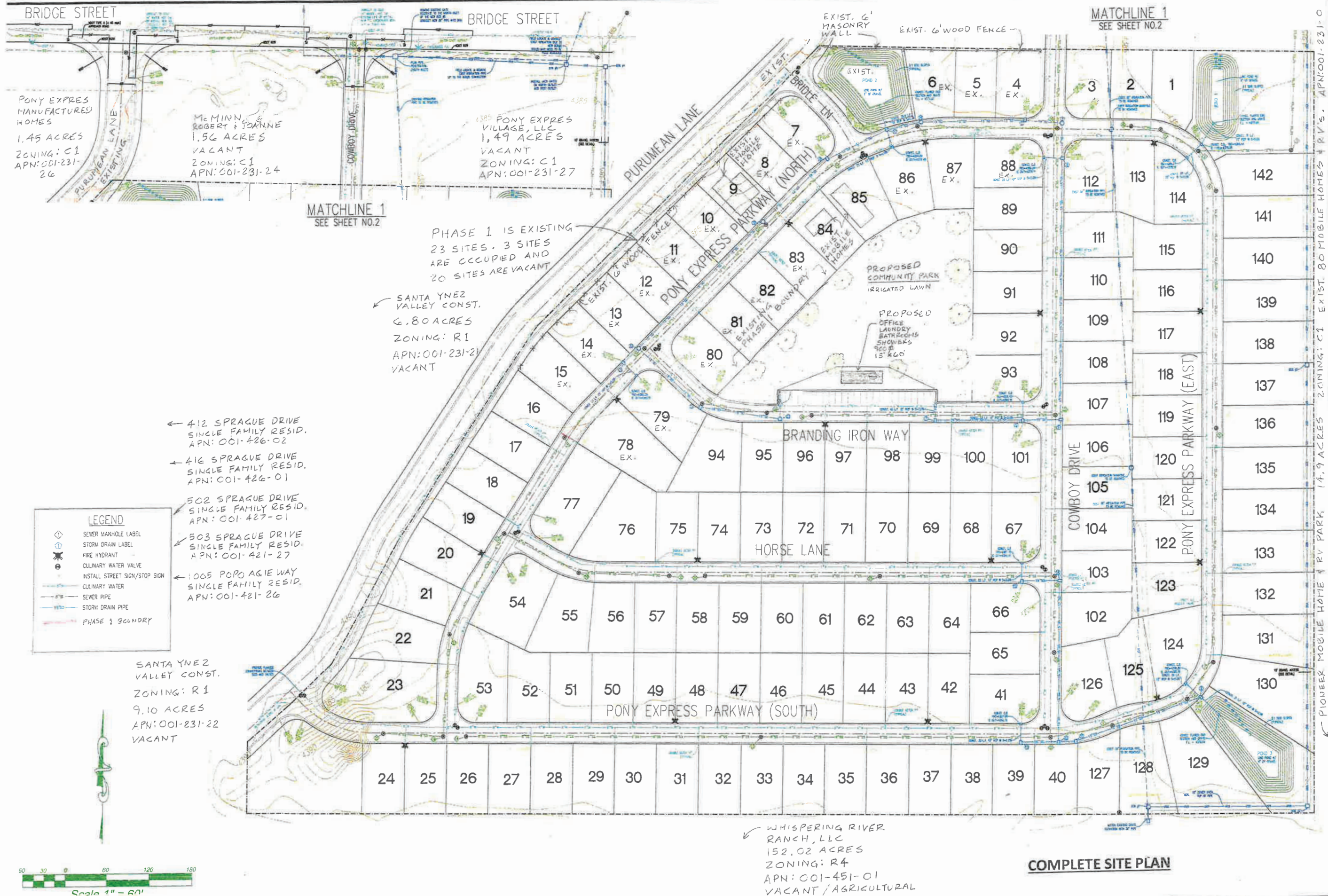
Louise Littlejohn
1000 Rosebud Way
Yerington, NV 89447

Omar Lopez
1001 Rosebud Way
Yerington, NV 89447

Jessica Moore
409 Sprague Dr
Yerington, NV 89447

Orlando Perez
415 Sprague Dr
Yerington, NV 89447

Colleen Castello
PO Box 1347
Yerington, NV 89447



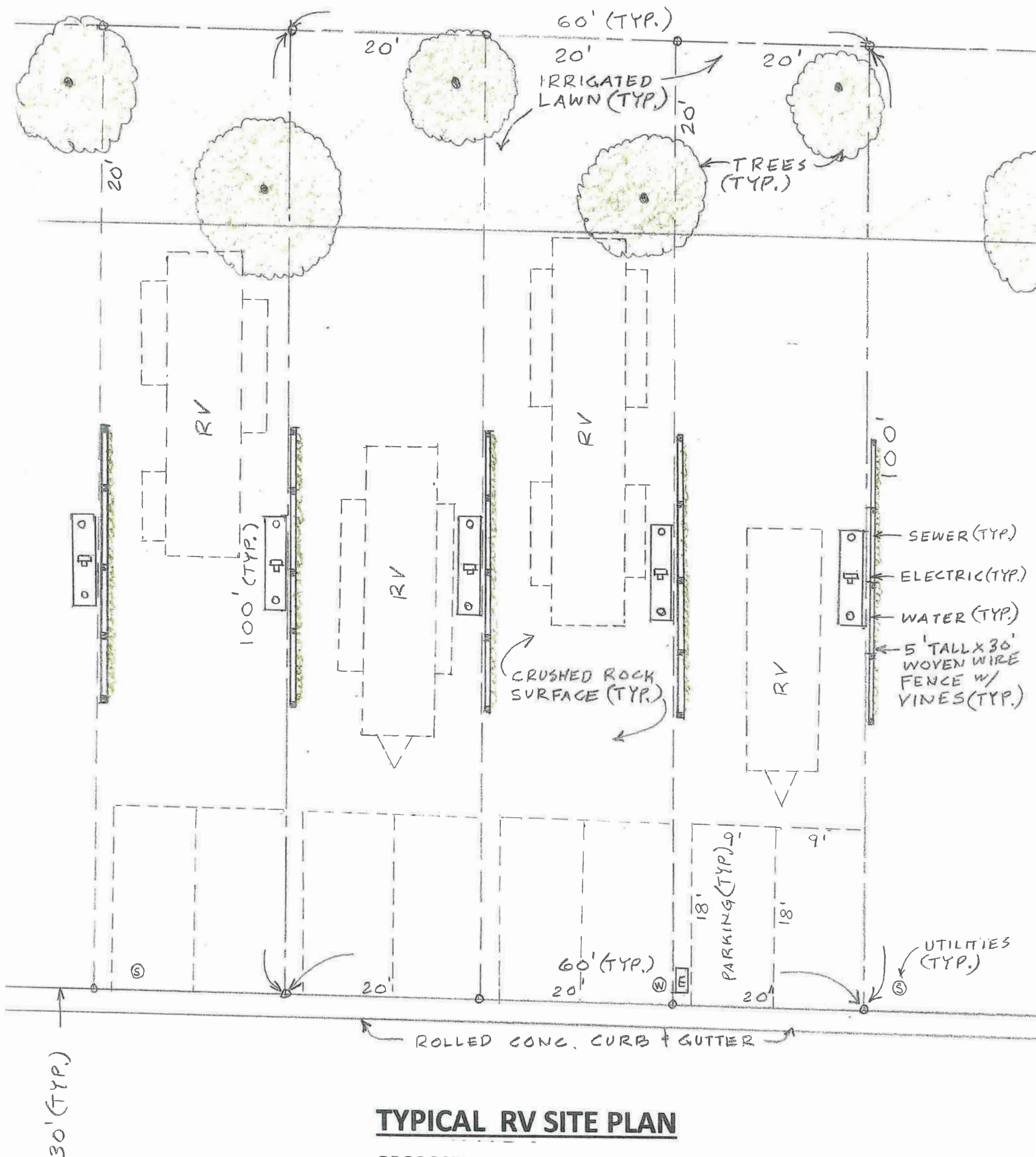
Date: August 8, 2026

This proposal is to allow 3 RV's to occupy each of the mobile home sites of the approved mobile home park. Each RV site would have a minimum of 2,000 square foot of area. A building would be added at the community park for the office, laundry room, bathrooms, and showers.

PROPOSED RV PARK FOR PONY EXPRESS VILLAGE

MOBILE HOME PARK

Located at: 300 Purumean Lane, Yerington, NV



TYPICAL RV SITE PLAN

PROPOSED RV PARK FOR PONY EXPRESS VILLAGE
MOBILE HOME PARK

Located at: 300 Purumean Lane, Yerington, NV

Owner & Applicant:

Pony Express Village LLC
c/o Robert & Joanne McMinn
417 Silver Star Ct

Yerington, NV 89447

Phone 209-329-3769

SCALE: 1" = 10'-0"



Date: August 8, 2026

This proposal is to allow 3 RV's to occupy each of the mobile home sites of the approved mobile home park. Each RV site would have a minimum of 2,000 square foot of area. A building would be added at the community park for the office, laundry room, bathrooms, and showers.

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CITY OF YERINGTON

COMMUNITY SERVICE PROCEDURES & POLICY

1. PURPOSE & OBJECTIVE

This policy establishes a consistent process for accepting, assigning, documenting, and confirming court ordered community service performed for the City of Yerington. The City may provide a placement only when appropriate work is available and the individual can safely complete the assigned work. A City placement is not guaranteed.

2. SCOPE

This policy applies to ORDERED LABORERS who request to perform court ordered community service for the City and to City employees who coordinate assignments, collect fees, issue equipment, verify hours, maintain records, or prepare completion letters.

3. RESPONSIBILITIES

1. Public Works Director shall: Maintain the running project list; evaluate participant skills; assign projects, work dates, and expected scope; provide safety requirements; and determine whether work was satisfactorily completed.
2. City Clerk shall: Review and complete the participant agreement and assignment form with the ORDERED LABORER before work begins.

Retain the completed forms, timesheets, receipts, and related records to protect the City and support any completion confirmation.

3. Deputy Clerk(s) shall: Collect the required \$25 fee, issue a receipt, and post the payment to GL 01-17-00-4026.
4. Participant (ORDERED LABORER) shall: Follow the assigned scope, schedule, safety rules, and timekeeping requirements; return all City property; and obtain required signatures.

4. INTAKE AND APPROVAL PROCESS

- A. Request and verification. The ORDERED LABORER must contact the City before reporting for work and provide sufficient information to verify the number of court ordered hours, applicable deadline, and any restrictions. The City may decline a placement that it cannot safely or reasonably accommodate.

- B. Project assignment. The Public Works Director (or their designee) will determine whether a suitable project is available, assign the project, define the expected scope, and agree with the ORDERED LABORER on work dates and reporting instructions.
- C. Required form. After the assignment and dates are agreed upon, the ORDERED LABORER must complete the Community Service Participant Agreement and Assignment Form with the City Clerk or their designee. No work may commence until the form is complete.
- D. Fee and receipt. The participant must pay a onetime \$25 community service placement fee before beginning work. The fee offsets the cost of adding the participant to applicable insurance coverage. Staff will issue a receipt and post the payment to GL 01-17-00-4026.
- E. Record retention. The City Clerk is responsible for retention of the completed agreement, assignment information, proof of payment, timesheet, and completion documentation in accordance with the City's records practices.

5.WORK RULES AND SAFETY

After the required form and fee are completed, the City may issue reasonable personal protective equipment and supplies appropriate to the task, including a reflective vest, eye protection, gloves, trash bags, hand tools, or similar items.

Before work begins, City staff will explain the assignment, boundaries of the work area, expected result, known hazards, required protective equipment, prohibited activities, and the person to contact with questions or in an emergency.

Participants must use required safety equipment, follow all instructions, remain within the assigned work area, and stop work if an unsafe condition arises. Injuries, property damage, unsafe conditions, and public confrontations must be reported promptly to the designated City contact.

The City is not required to provide continuous or on-site supervision. A City employee must remain reasonably available by telephone or other agreed method while work is scheduled.

When work occurs in or adjacent to a roadway or alleyway, the City must provide appropriate safety signage or traffic control devices before work begins. Participants may not set up, move, or remove traffic control devices unless specifically instructed.

Participants may not operate City vehicles or powered equipment, enter confined spaces, work at height, handle hazardous materials, direct traffic, or perform another higher risk task unless expressly authorized and properly trained under an applicable City procedure.

Alcohol, cannabis, illegal drugs, weapons, threats, harassment, and disruptive conduct are prohibited. A participant who appears impaired or presents a safety concern will not be permitted to work.

7. SCHEDULING AND ATTENDANCE

Participants must report at the agreed time and location. A participant who cannot attend must notify the designated City contact as soon as reasonably possible. Repeated absences, lateness, or failure to communicate may result in termination of the placement.

Only actual time spent performing the assigned work counts toward community service. Travel time, meal periods, unapproved breaks, time spent correcting incomplete work, and hours performed outside the approved schedule do not count unless The Public Works Director expressly approves them.

The participant must enter the date, start time, end time, unpaid break, task, and daily hours on the Community Service Timesheet. A City employee with knowledge of the work must initial each entry.

Participants may not approve their own hours or alter an approved entry.

The Public Works Director or his designee will review the timesheet and determine the verified total after the assignment is complete. The City will report only hours it can reasonably verify.

8. COMPLETION LETTER

After the assigned project or required hours are completed, the City may provide a letter confirming satisfactory completion and the verified number of hours. The letter is a factual confirmation of City records and does not modify the ORDERED LABORER's court order or guarantee acceptance by the court or referring agency.

The City will not issue a completion letter when:

City equipment, protective gear, tools, keys, or supplies that were required to be returned remain outstanding;

the assigned work was not completed to the agreed scope or was performed unsatisfactorily;

the timesheet is incomplete, inaccurate, altered, or lacks required City verification;

the participant has unpaid fees or unresolved damage to City property; or

the placement was ended for safety, misconduct, or material noncompliance with this policy.

9. SUSPENSION OR TERMINATION

The City may suspend, reassign, or end a placement at any time because of safety concerns, misconduct, poor performance, lack of work, operational needs, or failure to follow instructions. If a placement ends before the required hours are completed, the participant is responsible for arranging completion elsewhere and addressing any deadline with the court or referring agency.

10. RECORDS AND CONFIDENTIALITY

Community service records will be maintained with appropriate access controls and handled under applicable City records retention and disclosure requirements. Staff should collect only information reasonably necessary to administer the placement, document insurance coverage, verify service, protect City property, and respond to the court or referring agency.

Community Service Timesheet

Enter only actual time worked. A City employee with knowledge of the work must initial each entry.
Attach additional sheets if needed.

Participant name _____

Case number _____ Required hours _____

Assigned project _____

Date	Start	End	Unpaid break	Work performed	Daily hours	City initials	Notes

Verified total hours _____

Final Review

- ☐ Assigned scope completed satisfactorily ☐ Timesheet verified
☐ All City equipment returned ☐ No City property issued
☐ Completion letter authorized ☐ Completion letter not authorized

Reason letter not authorized, if applicable _____

Reviewed by The Public Works Director or designee _____ Date _____

Completion letter issued by _____ Date _____

Records filing: Return the completed agreement, receipt documentation, timesheet, and any completion letter copy to The City Clerk S. for retention.



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

MEMORANDUM

TO: All Community Service Workers and Supervising Personnel

FROM: _____

DATE: _____

SUBJECT: Required Safety Gear and Personal Protective Equipment (PPE) for Community Service Work

PURPOSE

The purpose of this memorandum is to establish mandatory safety requirements for all individuals performing community service work in and around the City of Yerington. Community service workers may be assigned duties involving litter removal, weed removal, landscaping, cleaning public areas, and other approved maintenance activities.

Safety is the first priority. Appropriate personal protective equipment (PPE) shall be worn at all times when required by the work assignment or identified hazards.

REQUIRED SAFETY GEAR

Unless otherwise directed by the supervisor based upon the specific assignment, community service workers performing outdoor cleanup duties shall wear or use the following:

- **High-visibility safety vest** when working outdoors, along roadways, in parking areas, or anywhere vehicle traffic may be present.
- **Work gloves** appropriate for handling trash, vegetation, debris, and other materials.
- **Closed-toe, sturdy footwear.** Sandals, flip-flops, open-toed shoes, and similar footwear are prohibited.
- **Long pants** to provide protection from cuts, scrapes, insects, vegetation, and debris.
- **Safety glasses or protective eyewear** when performing work that presents a risk of flying particles, dust, vegetation, or debris.
- **Hearing protection** when operating or working near equipment producing hazardous noise levels.
- **Additional PPE** as directed by the supervisor based upon the hazards associated with the assignment.

SHARPS, NEEDLES, AND HAZARDOUS MATERIALS

Community service workers **shall not pick up or handle hypodermic needles, syringes, broken glass presenting an unusual hazard, chemicals, unidentified liquids, suspected drug paraphernalia, human waste, blood-contaminated materials, dead animals, or any other material that may present a biological, chemical, or significant physical hazard.**

If any such item is discovered:

1. **DO NOT TOUCH, PICK UP, MOVE, OR HANDLE THE ITEM.**
2. Keep other workers away from the immediate area.
3. Notify the supervising employee immediately.
4. The supervisor shall determine the appropriate method or personnel for safely handling and disposing of the material.

ROADWAY AND TRAFFIC SAFETY

Community service workers shall not enter an active travel lane unless the work has been specifically authorized and appropriate traffic-control measures are in place.

Workers shall remain alert for approaching vehicles at all times. High-visibility safety vests shall be worn whenever work is conducted near streets, roadways, parking lots, alleys, or other areas where vehicles or equipment may be operating.

Workers shall follow all instructions from the assigned supervisor regarding work zones, traffic hazards, and areas that are off limits.

TOOLS AND EQUIPMENT

Community service workers shall only operate tools or equipment they have been authorized to use. Workers shall inspect tools before use and immediately report damaged, defective, or unsafe equipment.

Power equipment shall not be operated without authorization, appropriate training, and required PPE.

WEATHER CONDITIONS

Workers shall dress appropriately for weather conditions and maintain adequate hydration during hot weather. Supervisors shall provide appropriate rest and hydration opportunities and shall modify or suspend outdoor work when weather or environmental conditions create an unreasonable safety risk.

SAFETY BRIEFING

Before beginning work, the supervisor shall review:

- The assigned work area and duties;
- Known or reasonably anticipated hazards;
- Required PPE;
- Traffic and roadway hazards;
- Prohibited items and materials;
- Emergency procedures; and
- Who workers should contact if an unsafe condition is discovered.

OSHA requires workplace hazards to be evaluated and appropriate PPE selected when hazards are present or likely to be present. PPE must be appropriate for the work being performed and properly fit the person using it.

COMPLIANCE

Required safety equipment is **mandatory, not optional**. No community service worker shall begin or continue an assignment without the required PPE.

Any worker who refuses to wear required safety equipment, disregards safety instructions, operates unauthorized equipment, enters a prohibited area, or intentionally engages in unsafe conduct may be immediately removed from the work assignment. The incident may be documented and reported to the appropriate court, probation/parole authority, program coordinator, or other referring agency, as applicable.

No work assignment is important enough to justify unnecessary risk of injury. When in doubt, stop work and contact the supervisor.

ACKNOWLEDGMENT OF SAFETY REQUIREMENTS

I acknowledge that I have received and reviewed the Community Service Safety Gear and PPE Requirements. I understand that I am required to follow these safety requirements and the directions of my assigned supervisor.

Community Service Worker: _____

Signature: _____

Date: _____

Supervisor: _____

Signature: _____

Date: _____