

102 South Main Street ♦ Yerington ♦ Nevada ♦ 89447
PHONE: 775 463-3511 Website: www.yerington.net FAX: 775 463-2284
The City of Yerington is an Equal Opportunity Provider

YERINGTON CITY COUNCIL
MEETING AGENDA
September 9, 2019 – 10:00 A.M. - CITY HALL

1. Meeting called to order, roll call reported and Pledge of Allegiance.
2. Public Participation/Comments: Public comments(s) shall not be restricted based on content or view point – No action will be taken.
Public Comment on any item not on this agenda, and pertinent to the City Council, will be received during the Public Participation/Comment portion of this meeting. The presiding officer will invite public comment pertaining to those matters on this agenda during the council's consideration of each individual matter, and before action, if any, is taken. Public comment is limited to three (3) minutes per person, per item, unless additional time is permitted by the presiding officer.
3. For Possible Action: Review and Approval of Agenda.
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 that 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. For Possible Action: Approve the Minutes of the August 26, 2019 Regular Meeting.
5. For Discussion Only: Presentation by Holly O'Toole, Fallon Campus and Rural Outreach Director, will give an Update on Western Nevada College and see Feedback from the Yerington City Council.
6. For Possible Action: Presentation by Jeff Collins of Nevada Department of Environmental Protection and Participation by the City of Yerington to Provide Twenty-Six(26) Residents Near Campbell Lane with Water Utility Services.
7. For Possible Action: Presentation by Jason Cooper of the Nevada Department of Environmental Protection to Utilize State Revolving Funds (SRF) to service Residents Near Campbell Lane.
8. For Possible Action: Review Bills Previously Submitted for Payment.
9. Public Participation/Comments: Public comments(s) shall not be restricted based on content or view point – No action will be taken.

10. Department Reports and City Manager Report - No action will be taken.

Copies of all documents discussed herein may be attained at City Hall, 102 S. Main Street, Yerington, Nevada 89447.

This is a tentative schedule for the meeting. The presiding officer reserves the right to take items in a different order to accomplish business in the most efficient manner, and may combine two or more agenda items for consideration. Items may be removed from this agenda or delayed for later discussion.

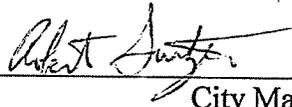
NOTICE TO PERSONS WITH DISABILITIES: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Administrative Director/Interim City Clerk at 463-3511 in advance so that arrangements may be made.

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

I, Sheema D. Shaw, do hereby certify that the foregoing agenda was duly posted September 4, 2019 at the following locations:

Yerington City Hall, Yerington Post Office, Lyon County Court House, Lyon County Administrative Complex.

For questions or supporting materials regarding this agenda, please contact Sheema D. Shaw at (775) 463-3511.



City Manager

August 26, 2019

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

Mayor John Garry
Council Members Jerry Bryant, Selena Catalano, Shane Martin and Terceira Schunke
City Manager Robert Switzer
City Attorney Chuck Zumpft
Public Works Director Jay Flakus
Administrative Director/Interim City Clerk Sheema D. Shaw

Absent: Chief of Police Darren Wagner

Guests: Chief Scott Draper of the Mason Valley Fire District, Tim Dyhr and David Swisher of Nevada Copper, Ashley Creel and Adam Duffenbach of Pool/Pact

Agenda Approval

Councilwoman Schunke made a motion to approve the agenda as presented, seconded by Councilman Martin. Mayor Garry asked for public comments, there were no comments and the motion carried unanimously.

Minutes

Councilwoman Schunke made a motion to approve the minutes of August 12, 2019 Regular meeting minutes and the August 15, 2019 Special meeting minutes, seconded by Councilman Martin. Mayor Garry asked for public comments, there were no comments and carried unanimously.

Business Licenses

The following business license applications were presented for review and approval:

- A. Weiss Consulting, LLC, Consulting, 61 E. Pursel Lane Yerington, NV 89447-New
- B. Karen L. Howard dba Bathhouse For Pets, 36B Main St. Yerington, NV 89447-Renewal

Councilwoman Schunke made a motion to approve the business license applications as presented, seconded by Councilman Martin. Mayor Garry asked for public comment, there were no public comments and the motion passed unanimously.

Presentation: Tim Dyhr will give an Update on the Current Operations at Nevada Copper.

Mr. David Switcher, Vice President of Operations for Nevada Copper gave an over view of current operations at Nevada Copper.

Mr. Switcher stated that the goals of Nevada Copper have not changed. The first focus is the underground project. Mr. Switcher stated that they are looking at open pit mining, but only from a feasibility level. They are also looking at future exploration potential as well.

Mr. Switcher stated that Nevada Copper's schedule has remained unchanged and they expect to be in operation by the end of this year. Mr. Switcher stated that they expect to advance the open pit feasibility by the end of next year and look at potential construction activity in 2022, provided all continues on track.

Mr. Switcher stated that they are making very strong development on the underground side. They have advanced over 6,000 feet of lateral development. In the east/north shaft they are just shy of 11,000 feet down.

Mr. Switcher stated that the pumping arrangements at the 2850 shaft station is about 2,000 feet underground. That station pumps all of the water out of the mine and discharges it into the infiltration system on the surface or to their farming area.

Mr. Switcher thanked the council for their time and asked if there any questions.

Mayor Garry asked what resources Nevada Copper would need from the City of Yerington in the event of an emergency. Mr. Switcher stated that Nevada Copper has training and is prepared for emergency situations. The worst case is if someone gets hurt; there is the possibility that local fire protection services would be needed. Mr. Switcher stated that Larry Simms is the Safety Manager for Nevada Copper and would be in touch With Chief Draper of the Mason Valley Fire District to coordinate fire training.

Mr. Tim Dyhr of Nevada Copper stated that they have formed an advisory council and has quarterly meeting to discuss issues and opportunities in Yerington.

Mr. Dyhr stated that Nevada Copper views their relationship with the City of Yerington as a partnership and they would like to continue that relationship. Currently the biggest revenue for the city is for the building permits required. Due to current operations the motels are normally full. Mr. Dyhr stated that housing continues to be a big issue. Over the next 12 to 18 months there will be a need for more housing and there will also be more traffic.

Mr. Dyhr stated that Nevada Copper works with local suppliers and vendors. Currently they are using over 30 local businesses.

Mr. Dyhr stated that all job openings are posted on their website, currently they are looking to hire technical professionals. Mr. Dyhr stated that there is a blog with constant updates and a community page. Mr. Dyhr stated that there is also an issue and concern form that can be submitted to report issues and ask questions.

Mr. Dyhr stated that they expect to hire about 400 people. Currently onsite there are approximately 40 people working directly for Nevada Copper, with a total of 474 people onsite.

Chief Draper of the Mason Valley Fire District asked when net proceeds of the mine would kick in. Mr. Dyhr stated that with regard to tax revenue; you take your onsite operational cost and your onsite gross revenue which is all calculated under a state formula. Once you are making money then they will pay net proceeds.

Chief Draper asked if the City would be in a better position at that time. Mr. Dyhr stated that the biggest impact for the city will be in property taxes and sales net proceeds.

Mr. Switcher stated that this is a very fluid situation and there are things outside of Nevada Copper's control, such as copper prices. Mr. Switcher stated that we still have a way to go and things change month to month.

Councilman Bryant complimented Nevada Copper. Their employees are purchasing local and their community involvement has been great.

No action was taken.

Renew Membership with Northern Nevada Development Authority in the Amount of \$2,500 for the Period of September 2019 through August 2020.

City Manager Switzer reported that this item is to renew the membership with Northern Nevada Development Authority (NNDA) and to pay the membership dues of \$2,500. City Manager Switzer stated that council should consider if the membership is paying off for the city.

Councilman Bryant stated that NNDA just hired a business support manager which will support this area and he is in favor of continuing with the membership. Councilwoman Catalano agreed.

Councilman Bryant made a motion to approve Renewing the membership with Northern Nevada Development Authority in the amount of \$2,500 for the period of September 2019 through August 2020, seconded by Councilwoman Catalano. Mayor Garry asked for public comments, there were no comments and the motion carried unanimously.

City Attorney Zumpft excused himself from the meeting at 10:40 a.m.

Purchase a Backup Pump for the Airport Lift Station Not to Exceed \$9,000.00.

City Manager Switzer stated that the airport lift station is a critical choke point for our system. Should that system go down we would have to manually pump out and truck to our sewer facility.

Public Works Director Flakus stated that this would be standard pump. There are two pumps in the lift station. They alternate lead and lag. The first pump has been ordered and this is the second pump. If council approves this purchase we will be in good shape.

Councilwoman Catalano made a motion to approve the purchase of a backup pump for the Airport Lift Station not to exceed \$9,000.00, seconded by Councilwoman Schunke.

Contract with Valley Collection to Collect Final Billed Customers with Balances from 2007 through 2017

City Manager Switzer stated that this item will approve the contract with Valley Collections and allow us to send all accounts with outstanding amounts from 2007 through 2017 to them.

City Manager Switzer stated that we have advertised in the local paper and have had a few people make payment on those old accounts; however, the time period to pay those billings has expired and we need to move forward. City Attorney Zumpft has reviewed the contract is good with it.

Councilman Bryant made a motion to contract with Valley Collection to collect final billed customers with balances from 2007 through 2017, seconded by Councilwoman Catalano. Mayor Garry asked for public comments, there were no comments and the motion carried unanimously.

Discussion only: Administration Action to Direct the City Attorney to Bring Litigation for Weed Abatement on Select Properties.

City Manager Switzer stated that this item is on the agenda for informational purposes only. Each of the properties were noticed to clean the property. Quail Run Meadows and the others are north of Goldfield Family Dollar and the property west of Raley's have overgrown weeds and vegetation. We will direct the City Attorney to bring litigation for weed abatement on those properties to the Yerington Municipal Court. If found guilty they could be fined up to \$1,000.00, hopefully we will get compliance before it gets to that notice.

Councilman Bryant asked when we will get to our alleys and remove the weeds. Public Works Director Flakus stated that we have one more week of work left on the Police Department Building. Public Works Director Flakus stated that the hydrants are the highest priority.

No action was taken.

Review Bills Previously Submitted for Payment

Bills, Salaries and Vouchers:

Accounts Payable Checks	8-7-2019	31310 through 31346
	8-13-2019	31355 through 31371
	8-19-2019	31372 through 31402
Payroll Vouchers	8-12-2019	8151901 through 815923

Payroll Checks	8-12-2019	31347 through 31352
Transmittal Vouchers	8-12-2019	8121901
Transmittal Checks	8-12-2019	31353 & 31354

Councilwoman Schunke made a motion to approve the bills as submitted, seconded by Councilwoman Catalano. Mayor Garry asked for public comments, there were no comments and the motion carried unanimously.

Public Participation

There was no public participation.

Department Reports

Public Works Director Flakus reported:

- The Lyon County Fair and Rodeo Parade went well
- The Police Department will be ready for an open house on Friday
- Public Works holds their safety meetings on Mondays @ 12:30
- The issue on Main & Surprise will be taken care of by Chief Wagner
- City sign is broken. At some point we need to upgrade the sign
- We need to address the Airport Fuel system at the next budget
- We will have an auction in October for old equipment

City Manager Switzer Reported:

- There is continued interest in the airport. We have someone that wants to build a hangar and one that is looking at an FBO
- The City of Yerington is the final one on the FAA list for a Master Plan. Will bring that before the council at a future meeting.
- Met with the Police Department Association and will have on the agenda for September 26th
- Waiting to hear from the Armory. Requested copies of the blueprints so that we can make an informed decision

Mayor Garry stated that he will be out of town for the next 8 to 10 days.

Time Specific 1:00 p.m.

Presentation/Training By Wayne Carlson of Pool/Pact on Ethics in Government, Open Meeting Law and Governance – No Action Will Be Taken

Mr. Carlson provided training on Ethics in Government, Open Meeting Law and Governance for the City Council.

No action was taken.

There being no further business the meeting was adjourned.

Mayor of the City of Yerington

ATTEST:

Administrative Director/Interim City Clerk

Report Criteria:

Report type: Invoice detail

Check Type = {<=>} "Adjustment"

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
31408	08/19	08/27/2019	31408	6128 SILVER STATE ANALYTICAL LAB.	RN238965	COLIFORMS	02-54-25-7050	380.00	380.00
Total 31408:									
31409	08/19	08/27/2019	31409	1021 AFLAC	132163	AFLAC INSURANCE	00-00-00-2015	219.63	219.63
Total 31409:									
31410	08/19	08/27/2019	31410	1324 FARR WEST ENGINEERING	11982	GIS SERVICES	03-54-25-7027	2,950.00	2,950.00
Total 31410:									
31411	08/19	08/27/2019	31411	1324 FARR WEST ENGINEERING	12148	GIS SERVICES	03-54-25-7027	1,328.75	1,328.75
Total 31411:									
31412	08/19	08/27/2019	31412	1566 LYON COUNTY CLERK TREASURER	JULY19RMTX	ROOM TAX TRANSMITTA	08-56-35-8081	873.84	873.84
Total 31412:									
31413	08/19	08/27/2019	31413	2227 MOURITSEN LAW	MT19049	LEGAL SERVICES	01-53-15-7031	250.00	250.00
Total 31413:									
31414	08/19	08/27/2019	31414	6289 Murphy, Caitlyn	MT16096	BAIL REFUND	01-17-00-3148	305.00	305.00
Total 31414:									

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
31415	08/19	08/27/2019	31415	6290 PIONEER CROSSING CONVENTIONS	PICNIC2019	COY PICNIC 2019	03-54-25-7011	103.48	103.48
Total 31415:									
31416	08/19	08/27/2019	31416	1901 SIERRA OFFICE SOLUTIONS	IN407765	SUPPLIES	03-54-25-7041	35.00	35.00
Total 31416:									
31417	08/19	08/27/2019	31417	1961 STATE OF NV-DEPT OF TAX	JULY19RMTX	ROOM TAX TRANSMITTA	08-56-35-8080	524.30	524.30
Total 31417:									
31418	08/19	08/27/2019	31418	2028 U.S. POSTAL SERVICE	82319	POSTAGE FOR MACHINE	03-54-25-7011	600.00	600.00
Total 31418:									
Grand Totals:									

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
00-00-00-2015	219.63	.00	219.63
00-00-00-2200	.00	219.63-	219.63-
01-00-00-2200	.00	766.67-	766.67-
01-17-00-3148	305.00	.00	305.00
01-51-14-7011	200.00	.00	200.00
01-51-14-7041	11.67	.00	11.67
01-53-15-7031	250.00	.00	250.00
02-00-00-2200	.00	2,782.79-	2,782.79-
02-54-25-7011	251.74	.00	251.74
02-54-25-7027	2,139.38	.00	2,139.38
02-54-25-7041	11.67	.00	11.67

GL Account	Debit	Credit	Proof
02-54-25-7050	380.00	.00	380.00
03-00-00-2200	.00	2,402.77-	2,402.77-
03-54-25-7011	251.74	.00	251.74
03-54-25-7027	2,139.37	.00	2,139.37
03-54-25-7041	11.66	.00	11.66
08-00-00-2200	.00	1,398.14-	1,398.14-
08-56-35-8080	524.30	.00	524.30
08-56-35-8081	873.84	.00	873.84
Grand Totals:	7,570.00	7,570.00-	.00

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:
 Report type: Invoice detail
 Check Type = {<->} "Adjustment"

Report Criteria:

Computed checks included
 Manual checks included
 Supplemental checks included
 Termination checks included
 Void checks included

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Description	GL Account	Amount
08/25/2019	PC	08/29/2019	31403	Coombs, Bailey	646		00-00-00-102	412.80-
08/25/2019	PC	08/29/2019	31404	Rogers, Larry	624		00-00-00-102	416.50-
08/25/2019	PC	08/29/2019	31405	Talamante, Thomas	605		00-00-00-102	803.67-
08/25/2019	PC	08/29/2019	31406	West, Robert	635		00-00-00-102	396.18-
08/25/2019	PC	08/29/2019	8291901	Argo, Pamela	631		00-00-00-102	1,575.81-
08/25/2019	PC	08/29/2019	8291902	Becker, Dennis	20		00-00-00-102	2,152.29-
08/25/2019	PC	08/29/2019	8291903	Campi, John Joseph	637		00-00-00-102	1,901.99-
08/25/2019	PC	08/29/2019	8291904	Cochrane, Jesslyna	60		00-00-00-102	1,100.02-
08/25/2019	PC	08/29/2019	8291905	Coombs, Brandon	31		00-00-00-102	3,788.88-
08/25/2019	PC	08/29/2019	8291906	Dew-Hedrick, Leslie	40		00-00-00-102	1,065.41-
08/25/2019	PC	08/29/2019	8291907	Flakus, Jay	32		00-00-00-102	2,019.18-
08/25/2019	PC	08/29/2019	8291908	Flores, Elan	59		00-00-00-102	3,384.10-
08/25/2019	PC	08/29/2019	8291909	Kosak, Mark	638		00-00-00-102	2,075.01-
08/25/2019	PC	08/29/2019	8291910	Kusmerz, Debra K.	634		00-00-00-102	371.18-
08/25/2019	PC	08/29/2019	8291911	Larsen, Stacey	644		00-00-00-102	1,004.68-
08/25/2019	PC	08/29/2019	8291912	Pittman, Brian	121		00-00-00-102	1,179.77-
08/25/2019	PC	08/29/2019	8291913	Saunders, Brian	636		00-00-00-102	1,956.09-
08/25/2019	PC	08/29/2019	8291914	Shaw, Sheema D.	150		00-00-00-102	1,742.80-
08/25/2019	PC	08/29/2019	8291915	Smith, David	157		00-00-00-102	1,055.29-
08/25/2019	PC	08/29/2019	8291916	Stanton, Monte	642		00-00-00-102	2,033.66-
08/25/2019	PC	08/29/2019	8291917	Sturtevant, Helen M.	163		00-00-00-102	1,367.07-
08/25/2019	PC	08/29/2019	8291918	Switzer, Robert	643		00-00-00-102	2,780.03-
08/25/2019	PC	08/29/2019	8291919	Wagner, Darren E.	184		00-00-00-102	2,207.40-
08/25/2019	PC	08/29/2019	8291920	Wisner, Nicholas	177		00-00-00-102	2,201.82-
Grand Totals:			24					38,991.63-

Report Criteria:

Transmittal checks included

Void checks included

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Description	GL Account	Amount
08/25/2019	CDPT	08/26/2019	31407	PUBLIC EMPLOYEES RETIREM	2	Retirement - Employee Contrib. P	01-00-00-202	30.48-
08/25/2019	CDPT	08/26/2019	31407	PUBLIC EMPLOYEES RETIREM	2	Retirement - Employee Contrib. P	02-00-00-202	121.96-
08/25/2019	CDPT	08/26/2019	31407	PUBLIC EMPLOYEES RETIREM	2	Retirement - Employee Contrib. P	03-00-00-202	101.63-
08/25/2019	CDPT	08/26/2019	31407	PUBLIC EMPLOYEES RETIREM	2	Retirement - Employee Contrib. P	01-00-00-202	30.48-
08/25/2019	CDPT	08/26/2019	31407	PUBLIC EMPLOYEES RETIREM	2	Retirement - Employee Contrib. P	02-00-00-202	121.95-
08/25/2019	CDPT	08/26/2019	31407	PUBLIC EMPLOYEES RETIREM	2	Retirement - Employee Contrib. P	03-00-00-202	101.64-
08/25/2019	CDPT	08/26/2019	31407	PUBLIC EMPLOYEES RETIREM	2	Retirement - Regular Employees	01-00-00-202	1,582.93-
08/25/2019	CDPT	08/26/2019	31407	PUBLIC EMPLOYEES RETIREM	2	Retirement - Regular Employees	02-00-00-202	2,403.98-
08/25/2019	CDPT	08/26/2019	31407	PUBLIC EMPLOYEES RETIREM	2	Retirement - Regular Employees	03-00-00-202	1,985.68-
08/25/2019	CDPT	08/26/2019	31407	PUBLIC EMPLOYEES RETIREM	2	Retirement - Police Pay Period: 8	01-00-00-202	5,153.97-
08/25/2019	CDPT	08/26/2019	8261901	IRS Tax Deposit Wells Fargo	1	Tax Deposit Social Security Pay	01-00-00-201	10.91-
08/25/2019	CDPT	08/26/2019	8261901	IRS Tax Deposit Wells Fargo	1	Tax Deposit Social Security Pay	02-00-00-201	79.47-
08/25/2019	CDPT	08/26/2019	8261901	IRS Tax Deposit Wells Fargo	1	Tax Deposit Social Security Pay	03-00-00-201	79.44-
08/25/2019	CDPT	08/26/2019	8261901	IRS Tax Deposit Wells Fargo	1	Tax Deposit Social Security Pay	01-00-00-201	10.91-
08/25/2019	CDPT	08/26/2019	8261901	IRS Tax Deposit Wells Fargo	1	Tax Deposit Social Security Pay	02-00-00-201	77.42-
08/25/2019	CDPT	08/26/2019	8261901	IRS Tax Deposit Wells Fargo	1	Tax Deposit Social Security Pay	03-00-00-201	77.40-
08/25/2019	CDPT	08/26/2019	8261901	IRS Tax Deposit Wells Fargo	1	Tax Deposit Medicare Pay Perio	01-00-00-201	324.21-
08/25/2019	CDPT	08/26/2019	8261901	IRS Tax Deposit Wells Fargo	1	Tax Deposit Medicare Pay Perio	02-00-00-201	180.59-
08/25/2019	CDPT	08/26/2019	8261901	IRS Tax Deposit Wells Fargo	1	Tax Deposit Medicare Pay Perio	03-00-00-201	151.62-
08/25/2019	CDPT	08/26/2019	8261901	IRS Tax Deposit Wells Fargo	1	Tax Deposit Medicare Pay Perio	01-00-00-201	*322.76-
08/25/2019	CDPT	08/26/2019	8261901	IRS Tax Deposit Wells Fargo	1	Tax Deposit Medicare Pay Perio	02-00-00-201	180.31-
08/25/2019	CDPT	08/26/2019	8261901	IRS Tax Deposit Wells Fargo	1	Tax Deposit Medicare Pay Perio	03-00-00-201	153.35-
08/25/2019	CDPT	08/26/2019	8261901	IRS Tax Deposit Wells Fargo	1	Tax Deposit Federal Withholding	01-00-00-201	3,058.15-
08/25/2019	CDPT	08/26/2019	8261901	IRS Tax Deposit Wells Fargo	1	Tax Deposit Federal Withholding	02-00-00-201	1,185.29-
08/25/2019	CDPT	08/26/2019	8261901	IRS Tax Deposit Wells Fargo	1	Tax Deposit Federal Withholding	03-00-00-201	954.92-
Grand Totals:			25					18,481.45-



102 South Main Street Yerington Nevada 89447
PHONE: 775 463-3511 Website: www.yerington.net FAX: 775 463-2284
The City of Yerington is an Equal Opportunity Provider

NOTICE OF VIOLATION

August 20, 2019

Ten Bagger Ventures, LLC
13950 Ravenwood Drive
Saratoga, CA 95070

Re: APN 001-572-03/001-572-04; 217/215 Quail Run Drive

Dear Property Owner(s),

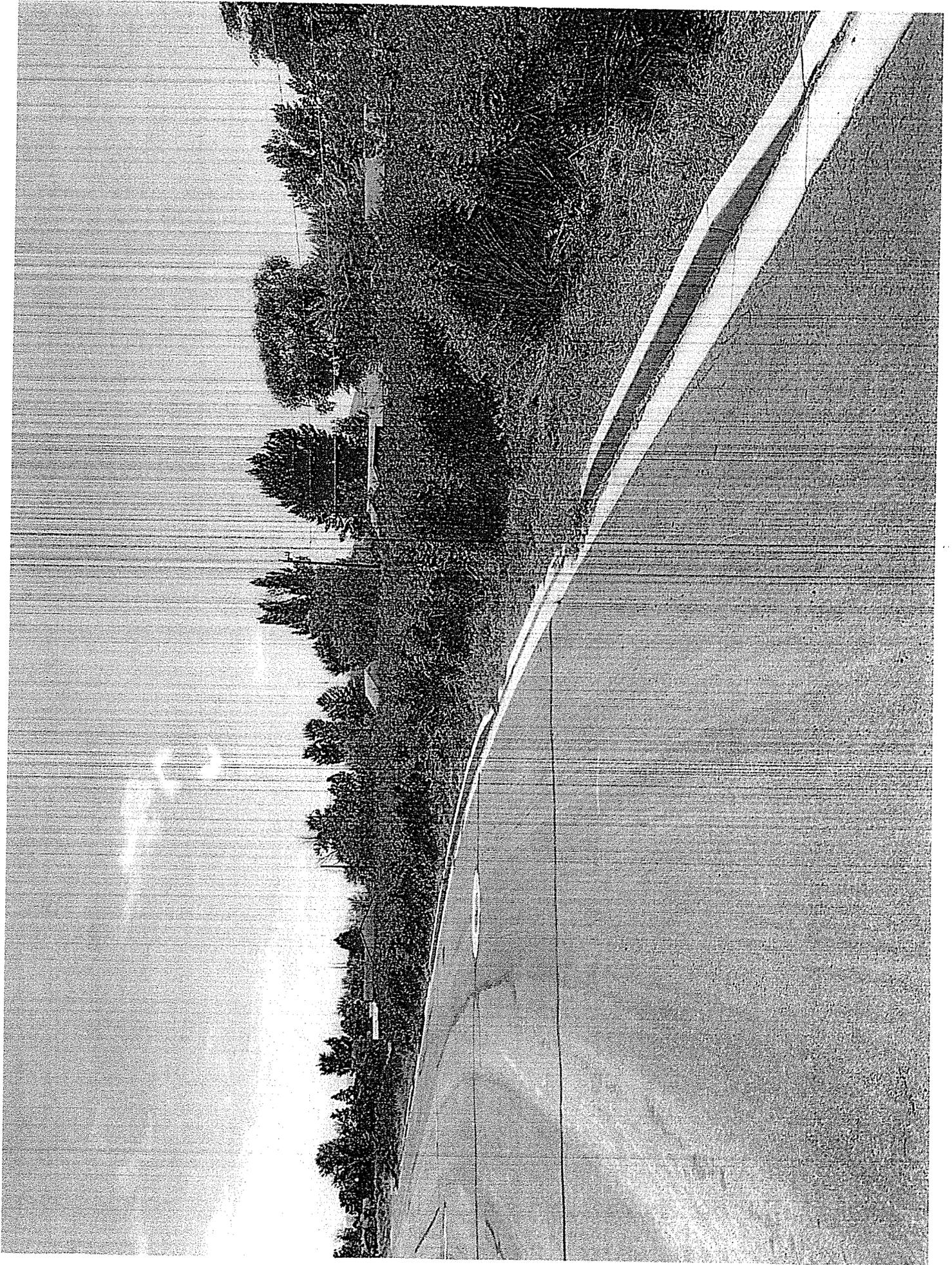
It has been brought to my attention that weeds are being allowed to accumulate on your properties at **217/215 Quail Run Drive**. The accumulation of weeds and noxious vegetation (photo(s) included) more than 10 inches high is in violation of City Code 4-4 which places responsibility on the property owner to abate the problem. Code 4-4-2, Responsibility to Cut or Destroy states that:

No owner or person in charge of property may allow weeds to be on the property or in the right of way of a public thoroughfare abutting on the property. It is the duty of an owner or person in charge of property to cut down or destroy grass, shrubbery, brush, bushes, weeds or other noxious vegetation as often as needed to prevent them from becoming unsightly, from becoming a fire hazard, or obstructing the view of signs or traffic warnings or, in the case of weeds or other noxious vegetation, from maturing or from going to seed. (1973 Code § 8.20.010)

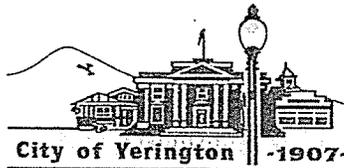
Pursuant to City Municipal Code 4-4-4, this letter serves as a Notice of Violation for the properties at **217/215 Quail Run Drive**. You have fourteen (14) days from the date of this mailing to commence abatement of the weeds and noxious vegetation. Failure to abate the nuisance will result in further action including misdemeanor fines of up to \$1,000.00 per day (Municipal Code: 1-4-1(b)). You have the right to file an appeal in writing to the Yerington City Council within the fourteen (14) day period.

Robert Switzer
City Manager

cc: Mayor and City Council Members
Chuck Zumpft, Esq., Minden Lawyers, LLC







102 South Main Street Yerington Nevada 89447
PHONE: 775 463-3511 Website: www.yerington.net FAX: 775 463-2284
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NOTICE OF VIOLATION

August 19, 2019

Stephen P. & Kathleen O'Brien
C/O HSKS, LLC
1955 Greenfield Drive
Reno, NV 89509

Re: APN 001-381-04; 307 Charlotte Avenue

Dear Property Owner(s),

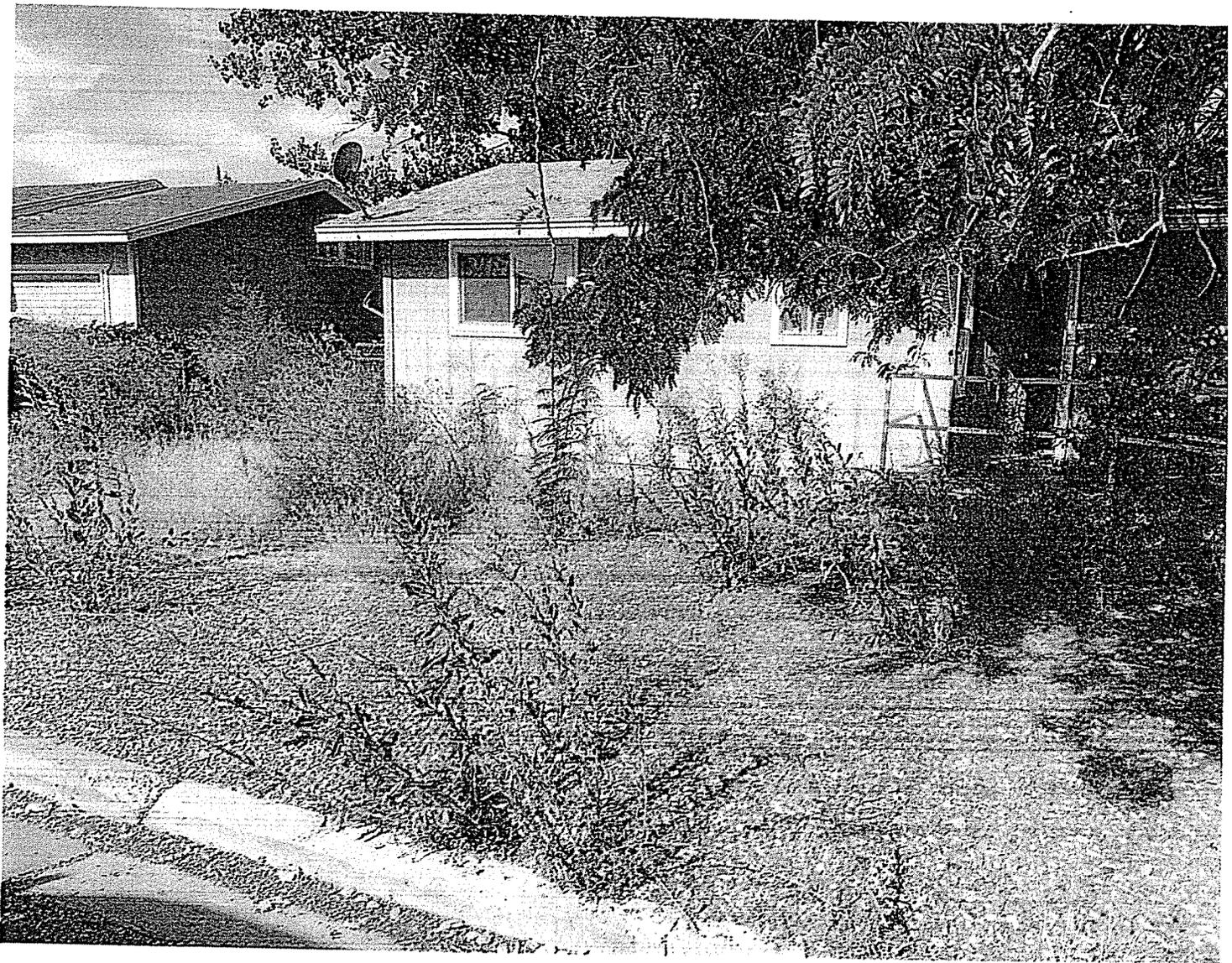
It has been brought to my attention that weeds are being allowed to accumulate on your property at **307 Charlotte Avenue**. The accumulation of weeds and noxious vegetation (photo(s) included) more than 10 inches high is in violation of City Code 4-4 which places responsibility on the property owner to abate the problem. Code 4-4-2, Responsibility to Cut or Destroy states that:

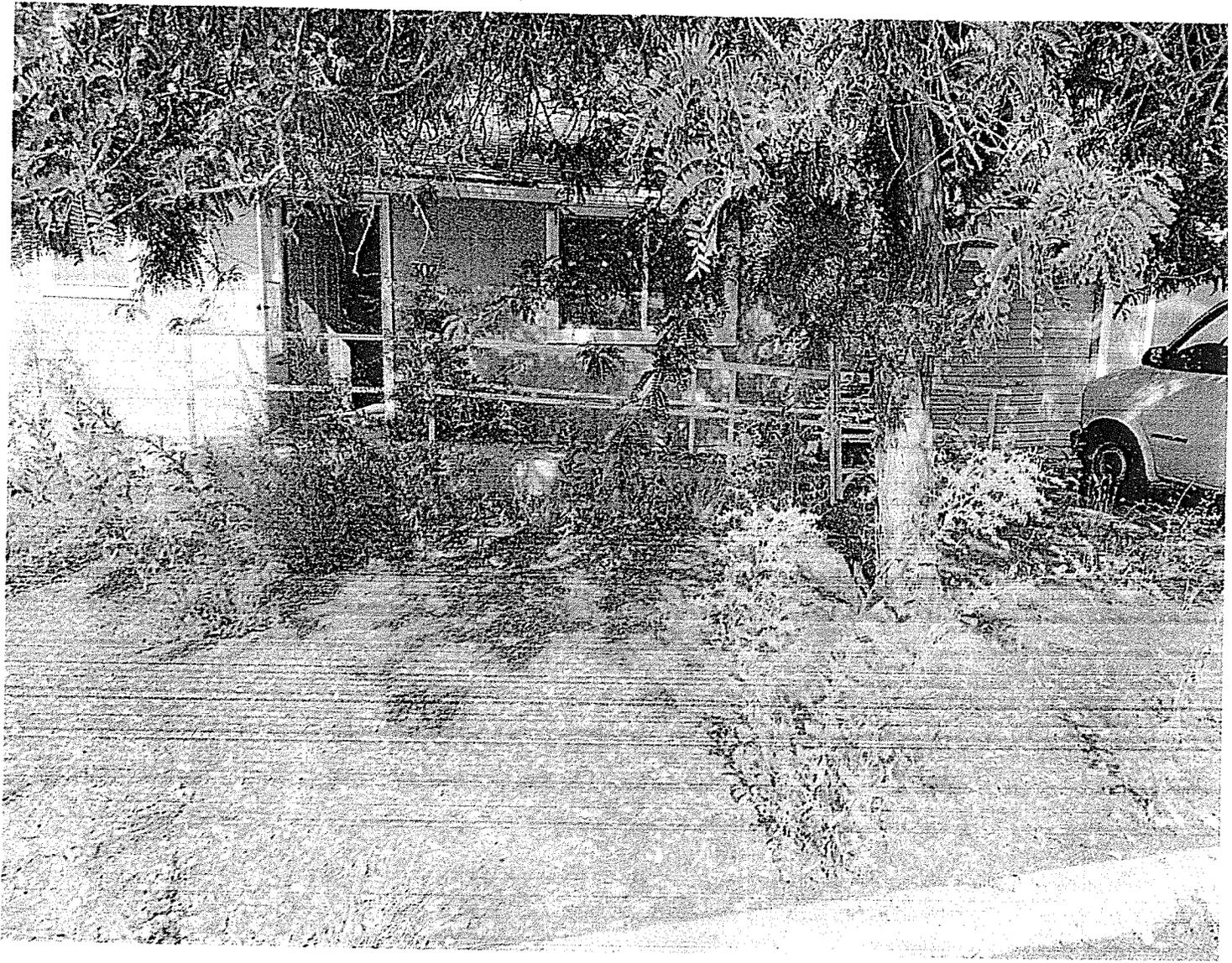
No owner or person in charge of property may allow weeds to be on the property or in the right of way of a public thoroughfare abutting on the property. It is the duty of an owner or person in charge of property to cut down or destroy grass, shrubbery, brush, bushes, weeds or other noxious vegetation as often as needed to prevent them from becoming unsightly, from becoming a fire hazard, or obstructing the view of signs or traffic warnings or, in the case of weeds or other noxious vegetation, from maturing or from going to seed. (1973 Code § 8.20.010)

Pursuant to City Municipal Code 4-4-4, this letter serves as a Notice of Violation for the property at **307 Charlotte Avenue**. You have fourteen (14) days from the date of this mailing to commence abatement of the weeds and noxious vegetation. Failure to abate the nuisance will result in further action including misdemeanor fines of up to \$1,000.00 per day (Municipal Code: 1-4-1(b)). You have the right to file an appeal in writing to the Yerington City Council within the fourteen (14) day period.

Robert Switzer
City Manager

cc: Mayor and City Council Members
Chuck Zumpft, Esq., Minden Lawyers, LLC









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NOTICE OF VIOLATION

August 19, 2019

Victoria L. Donges-Aitken
303 Charlotte Avenue
Yerington, NV 89447

Re: APN 001-381-02; 303 Charlotte Avenue

Dear Property Owner(s),

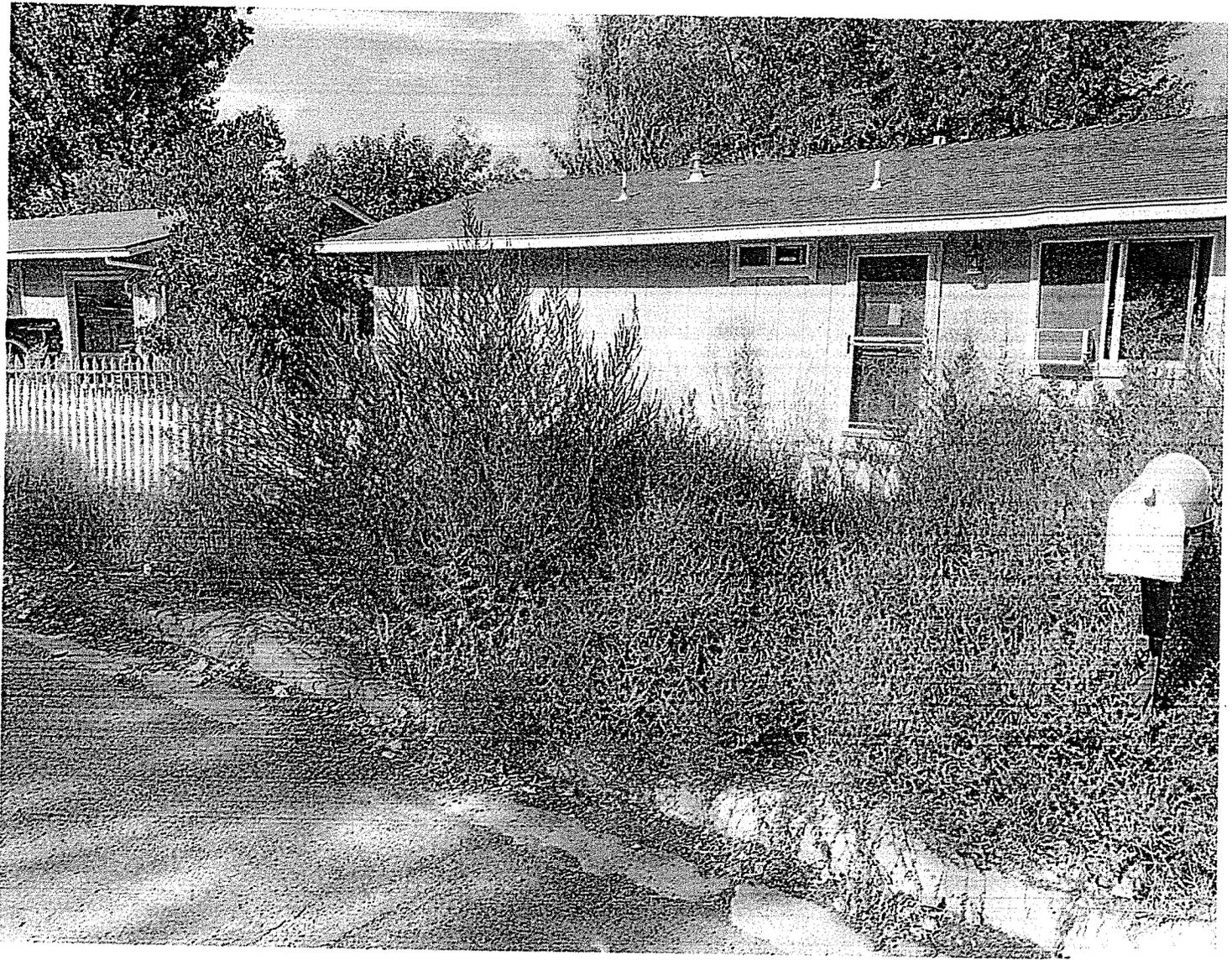
It has been brought to my attention that weeds are being allowed to accumulate on your property at **303 Charlotte Avenue**. The accumulation of weeds and noxious vegetation (photo(s) included) more than 10 inches high is in violation of City Code 4-4 which places responsibility on the property owner to abate the problem. Code 4-4-2, Responsibility to Cut or Destroy states that:

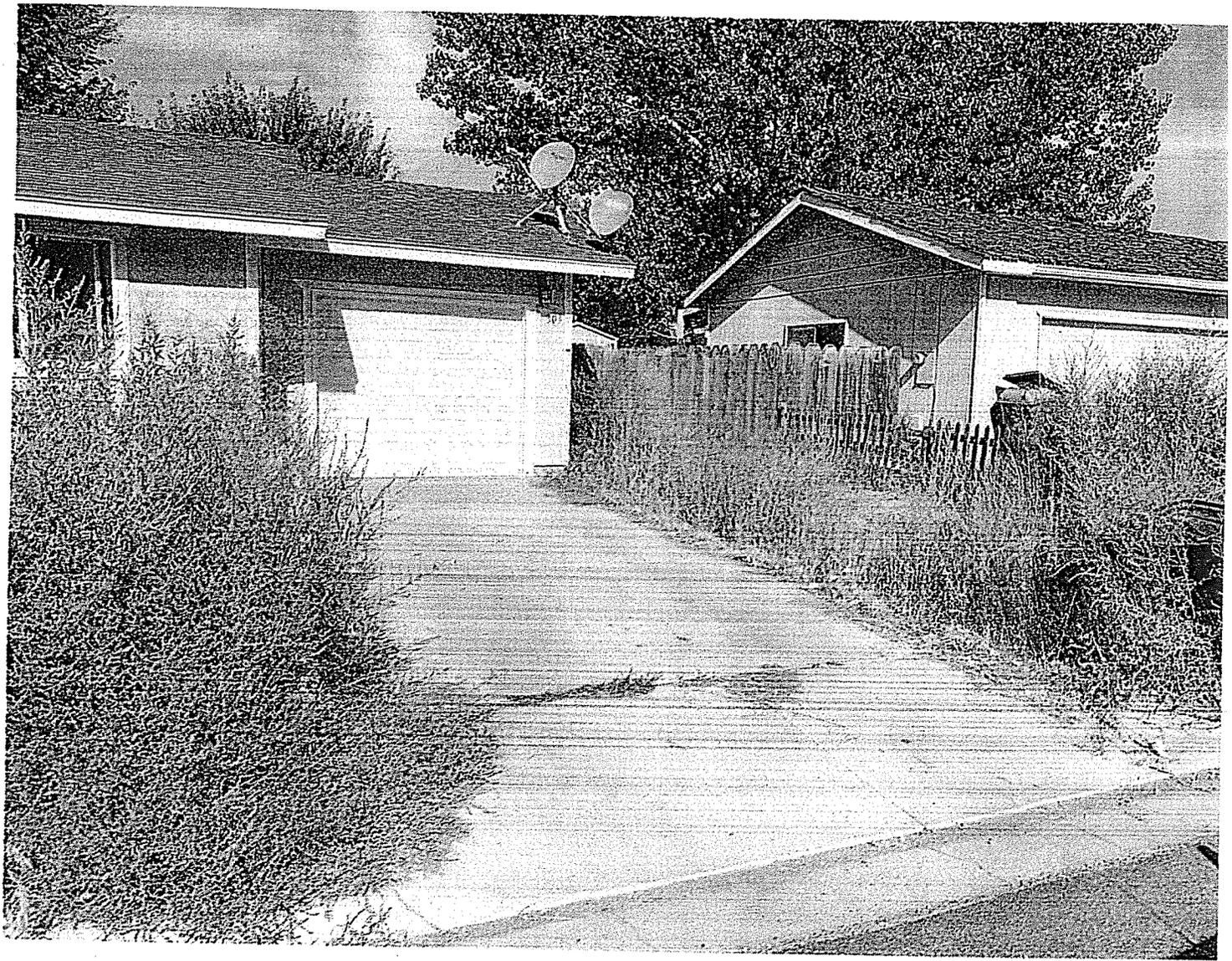
No owner or person in charge of property may allow weeds to be on the property or in the right of way of a public thoroughfare abutting on the property. It is the duty of an owner or person in charge of property to cut down or destroy grass, shrubbery, brush, bushes, weeds or other noxious vegetation as often as needed to prevent them from becoming unsightly, from becoming a fire hazard, or obstructing the view of signs or traffic warnings or, in the case of weeds or other noxious vegetation, from maturing or from going to seed. (1973 Code § 8.20.010)

Pursuant to City Municipal Code 4-4-4, this letter serves as a Notice of Violation for the property at **303 Charlotte Avenue**. You have fourteen (14) days from the date of this mailing to commence abatement of the weeds and noxious vegetation. Failure to abate the nuisance will result in further action including misdemeanor fines of up to \$1,000.00 per day (Municipal Code: 1-4-1(b)). You have the right to file an appeal in writing to the Yerington City Council within the fourteen (14) day period.

Robert Switzer
City Manager

cc: Mayor and City Council Members
Chuck Zumpft, Esq., Minden Lawyers, LLC







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NOTICE OF VIOLATION

August 29, 2019

Peter H. Krohn
2945 Beechwood SE
Grand Rapids, MI 49506

Re: APN 001-255-11; Orchard Street

Dear Property Owner(s),

It has been brought to my attention that weeds are being allowed to accumulate on your property at **Orchard Street**. The accumulation of weeds and noxious vegetation (photo(s) included) more than 10 inches high is in violation of City Code 4-4 which places responsibility on the property owner to abate the problem. Code 4-4-2; Responsibility to Cut or Destroy states that:

No owner or person in charge of property may allow weeds to be on the property or in the right of way of a public thoroughfare abutting on the property. It is the duty of an owner or person in charge of property to cut down or destroy grass, shrubbery, brush, bushes, weeds or other noxious vegetation as often as needed to prevent them from becoming unsightly, from becoming a fire hazard, or obstructing the view of signs or traffic warnings or, in the case of weeds or other noxious vegetation, from maturing or from going to seed. (1973 Code § 8.20.010)

Pursuant to City Municipal Code 4-4-4, this letter serves as a Notice of Violation for the property at **Orchard Street**. You have fourteen (14) days from the date of this mailing to commence abatement of the weeds and noxious vegetation. Failure to abate the nuisance will result in further action including misdemeanor fines of up to \$1,000.00 per day (Municipal Code: 1-4-1(b)). You have the right to file an appeal in writing to the Yerington City Council within the fourteen (14) day period.

Robert Switzer
City Manager

cc: Mayor and City Council Members
Chuck Zumpft, Esq., Minden Lawyers, LLC

[Assessor Home](#)[Personal Property](#)[Sales Data](#)[Secured Tax Inquiry](#)[Recorder Search](#)

Parcel Detail for Parcel # 001-255-11

Location

Property Location ORCHARD ST
 Town YERINGTON
 District 1.0 - City of Yerington
 Subdivision BOVARD ADDITION Lot 12-14 Block 8
 Property Name

Remarks

[Add'l Addresses](#)[Assessor Maps](#)[Legal Description](#)

Ownership

Assessed Owner Name KROHN, PETER H
 Mailing Address 2945 BEECHWOOD SE
 GRAND RAPIDS, MI 49506-0000

Legal Owner Name KROHN, PETER H
 Vesting Doc #, Date 541839 10/02/2015 Year / Book / Page
 Map Document #s

[Ownership History](#)[Document History](#)

Description

Total Acres .550 Square Feet 23,958
 Ag Acres .000 W/R Acres .000

Improvements

Single-family Detached 0	Non-dwelling Units 1	Bedrooms / Baths 0 / .00
Single-family Attached 0	Mobile Home Hookups 0	Stories .0
Multiple-family Units 0	Wells 0	Garage Square Ft... 0
Mobile Homes 0	Septic Tanks 0	Attached / Detached
Total Dwelling Units 0	Buildings Sq Ft 0	
	Residence Sq Ft 0	
	Basement Sq Ft 0	Basement
	Finished Basement SF 0	Bedrooms / Baths 0 / .00

[Improvement List](#)

Appraisal Classifications

Current Land Use Code 280 [Code Table](#)

Zoning Code(s) R1

Re-appraisal Group 2 Re-appraisal Year 2015
 Original Construction Year 1946 Weighted Year

Assessed Valuation

Assessed Values	2019-20	2018-19	2017-18
Land	7,000	6,410	6,410
Improvements	570	540	540
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
Net Assessed Value	7,570	6,950	6,950

Increased (New) Values

Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

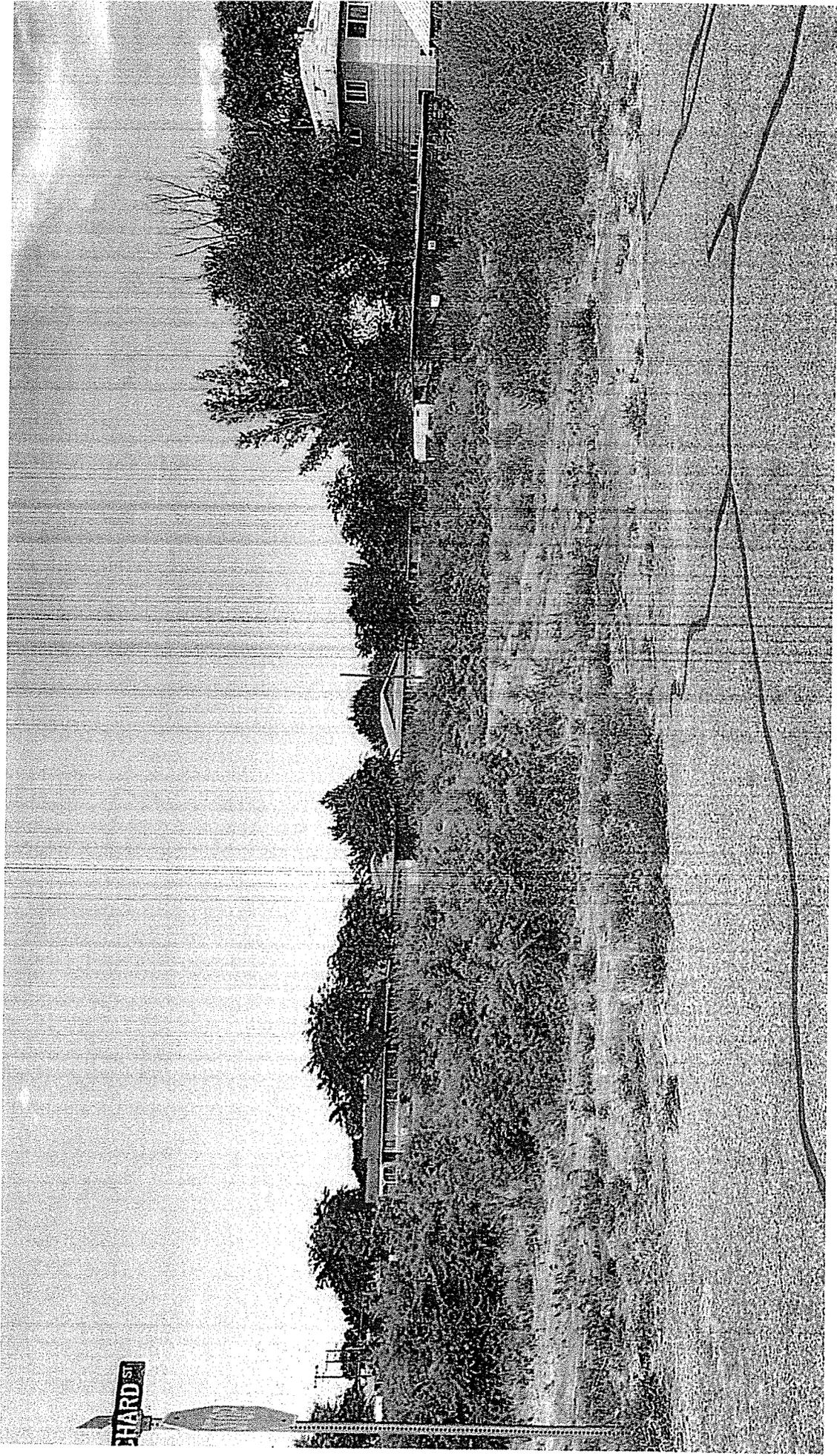
Taxable Valuation

Taxable Values	2019-20	2018-19	2017-18
Land	20,000	18,314	18,314
Improvements	1,629	1,543	1,543
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
Net Taxable Value	21,629	19,857	19,857

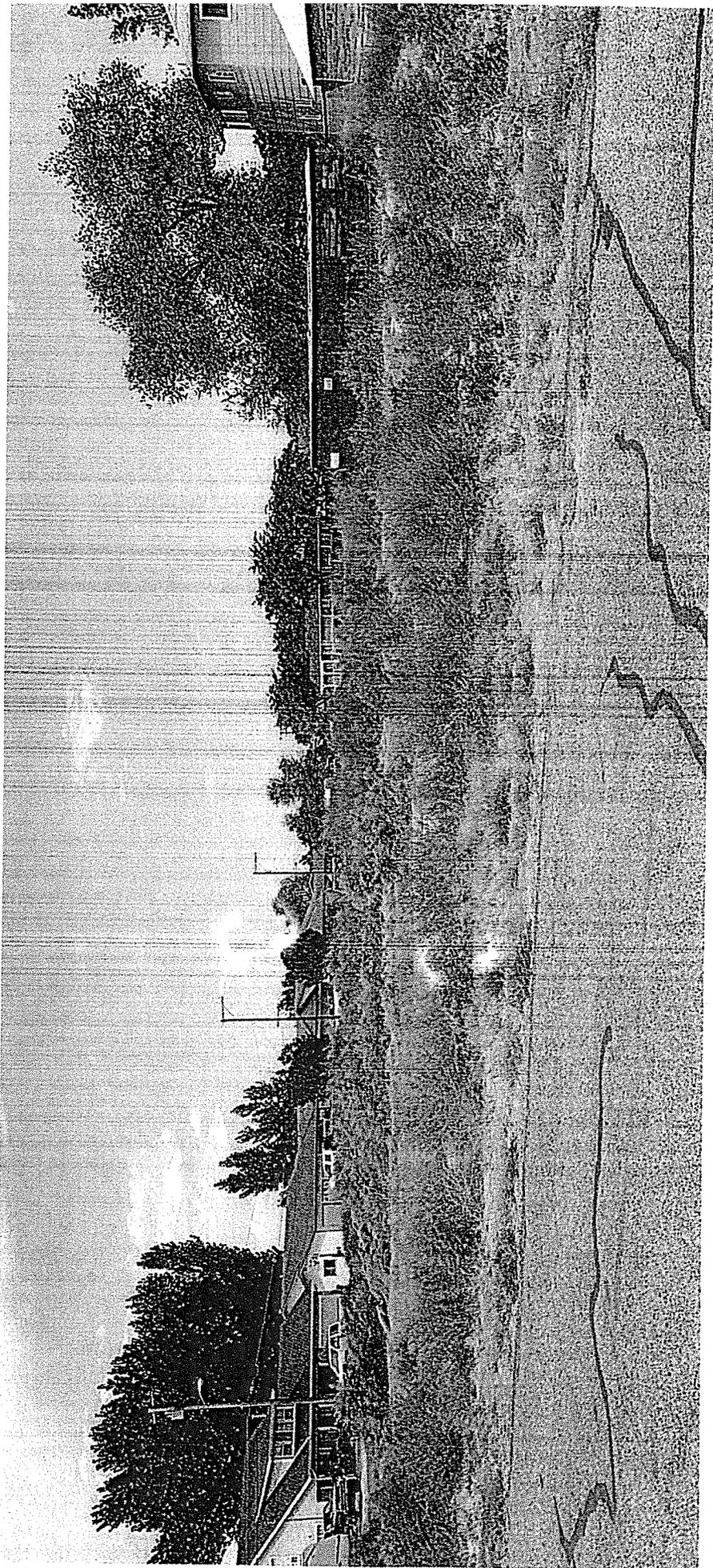
Increased (New) Values

Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

[Back to Search List](#)



HARD





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NOTICE OF VIOLATION

August 29, 2019

Chris E. & Lynn M. Jeka
418 Paul Avenue
Yerington, NV 89447

Re: APN 001-431-03; 418 Paul Avenue

Dear Property Owners,

It has been brought to my attention that household and other items are being allowed to accumulate at the front of your property at **418 Paul Avenue** (photo included). The accumulation of exposed household and other materials is a nuisance as defined by City of Yerington Municipal Code 4-2-1(E).

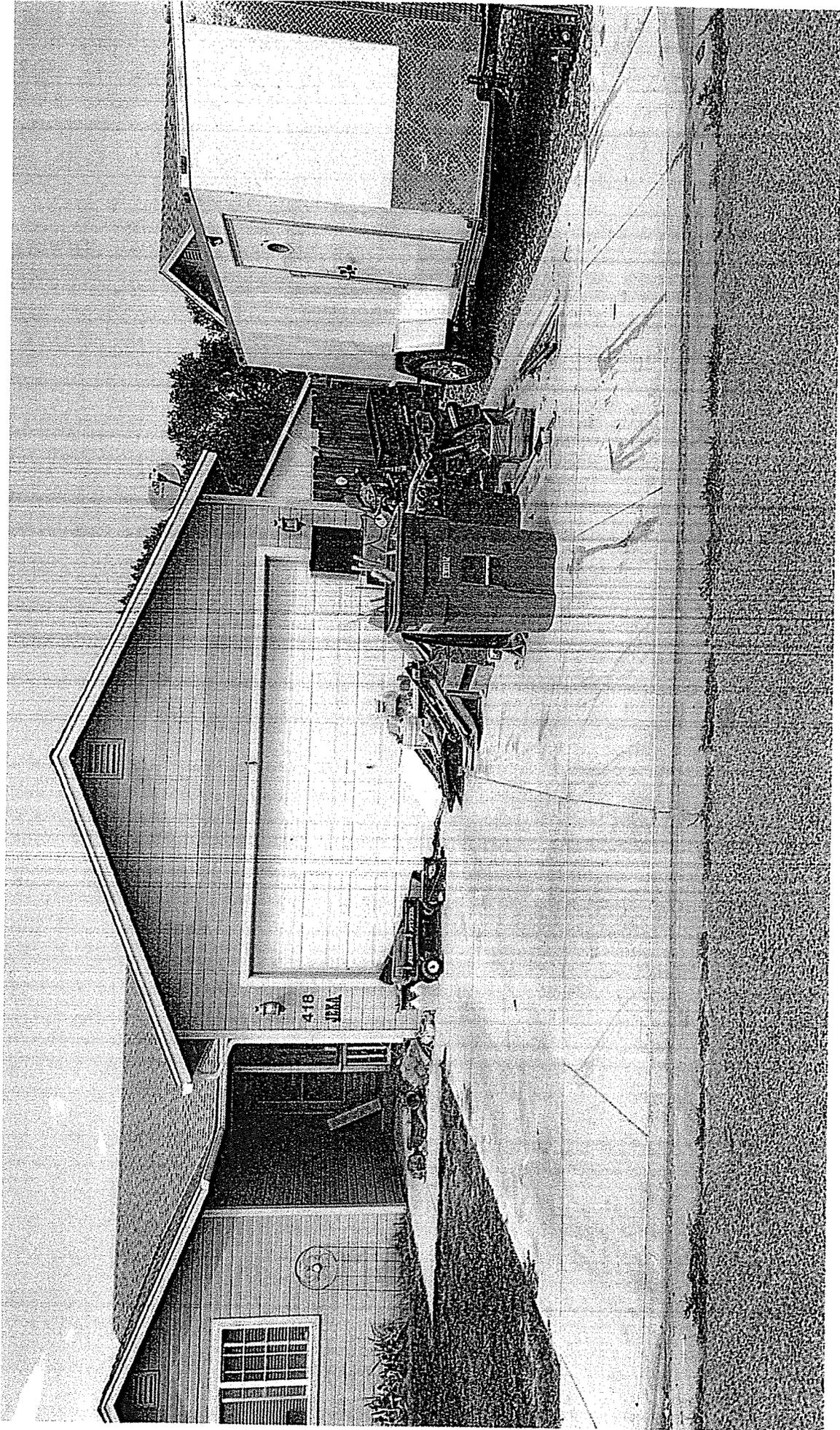
Municipal Code 4-2-2, Duty to Maintain Property states that:

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

Pursuant to City Municipal Code 4-2-5, this letter serves as a Notice of Violation for the property at **418 Paul Avenue**. You have fourteen (14) days from the date of this mailing to commence abatement of the accumulated furniture/appliances. Failure to abate the nuisance will result in further action including misdemeanor fines of up to \$1,000.00 per day (Municipal Code: 1-4-1(b)). You have the right to file an appeal in writing to the Yerington City Council within the fourteen (14) day period.

Robert Switzer
City Manager

cc: Mayor and City Council Members
Chuck Zumpft, Esq., Minden Lawyers, LLC





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NOTICE OF VIOLATION

August 27, 2019

Joseph Ouellette
PO Box 11713
Zephyr Cove, NV 89448

Re: APN 001-214-06; 206 West Bridge Street

Dear Property Owner(s),

Your property at **206 West Bridge Street** has an unlicensed and unregistered abandoned vehicle (photo included) as defined by Nevada Revised Statute 487.210 (1)(b)(1). Further, the abandoned vehicle is a nuisance as defined by Yerington City Code 4-2-1. According to Municipal Code 4-2-2:

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

Pursuant to City Municipal Code 4-2-5, this letter serves as a Notice of Violation for the abandoned vehicle at **206 West Bridge Street**. You have fourteen (14) days from the date of this mailing to commence abatement of the nuisance. Failure to abate the nuisance will result in further action including a hearing scheduled before the Yerington City Council. Upon receipt of the complaint, the Council may order the abatement process to begin or direct the city attorney to take legal action as defined in Municipal Code 4-2-8. The costs of abatement are the responsibility of the property owner and may be attached as a lien according to Municipal Code 4-2-10 (B).

Robert Switzer
City Manager

cc: Mayor and City Council Members
Chuck Zumpft, Esq., Minden Lawyers, LLC

[Assessor Home](#)[Personal Property](#)[Sales Data](#)[Secured Tax Inquiry](#)[Recorder Search](#)

Parcel Detail for Parcel # 001-214-06

Location

Property Location 206 W BRIDGE ST
 Town YERINGTON
 District 1.0 - City of Yerington
 Subdivision BARTON TRACT Lot Block 94

[Add'l Addresses](#)[Assessor Maps](#)[Legal Description](#)

Property Name

Remarks

Ownership

Assessed Owner Name OUELLETTE, JOSEPH
 Mailing Address P O BOX 11713
 ZEPHYR COVE, NV 89448-0000

[Ownership History](#)[Document History](#)

Legal Owner Name OUELLETTE, JOSEPH
 Vesting Doc #, Date 561116 02/15/2017 Year / Book / Page
 Map Document #s

Description

Total Acres .420 Square Feet 18,161
 Ag Acres .000 W/R Acres .000

Improvements

Single-family Detached 1	Non-dwelling Units 0	Bedrooms / Baths 2 / 1.00
Single-family Attached 0	Mobile Home Hookups 0	Stories 1.0
Multiple-family Units 0	Wells 0	Garage Square Ft... 0
Mobile Homes 0	Septic Tanks 0	Attached / Detached
Total Dwelling Units 1	Buildings Sq Ft 0	
	Residence Sq Ft 1,240	
	Basement Sq Ft 0	Basement
	Finished Basement SF 0	Bedrooms / Baths 0 / .00

[Improvement List](#)

Appraisal Classifications

Current Land Use Code 200 [Code Table](#)

Zoning Code(s) C2

Class 2.50

Re-appraisal Group 2

Re-appraisal Year 2015

Original Construction Year 1930 Weighted Year

Assessed Valuation

Assessed Values	2019-20	2018-19	2017-18
Land	7,000	5,500	5,500
Improvements	12,318	11,788	11,577
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
Net Assessed Value	19,318	17,288	17,077

Increased (New) Values

Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

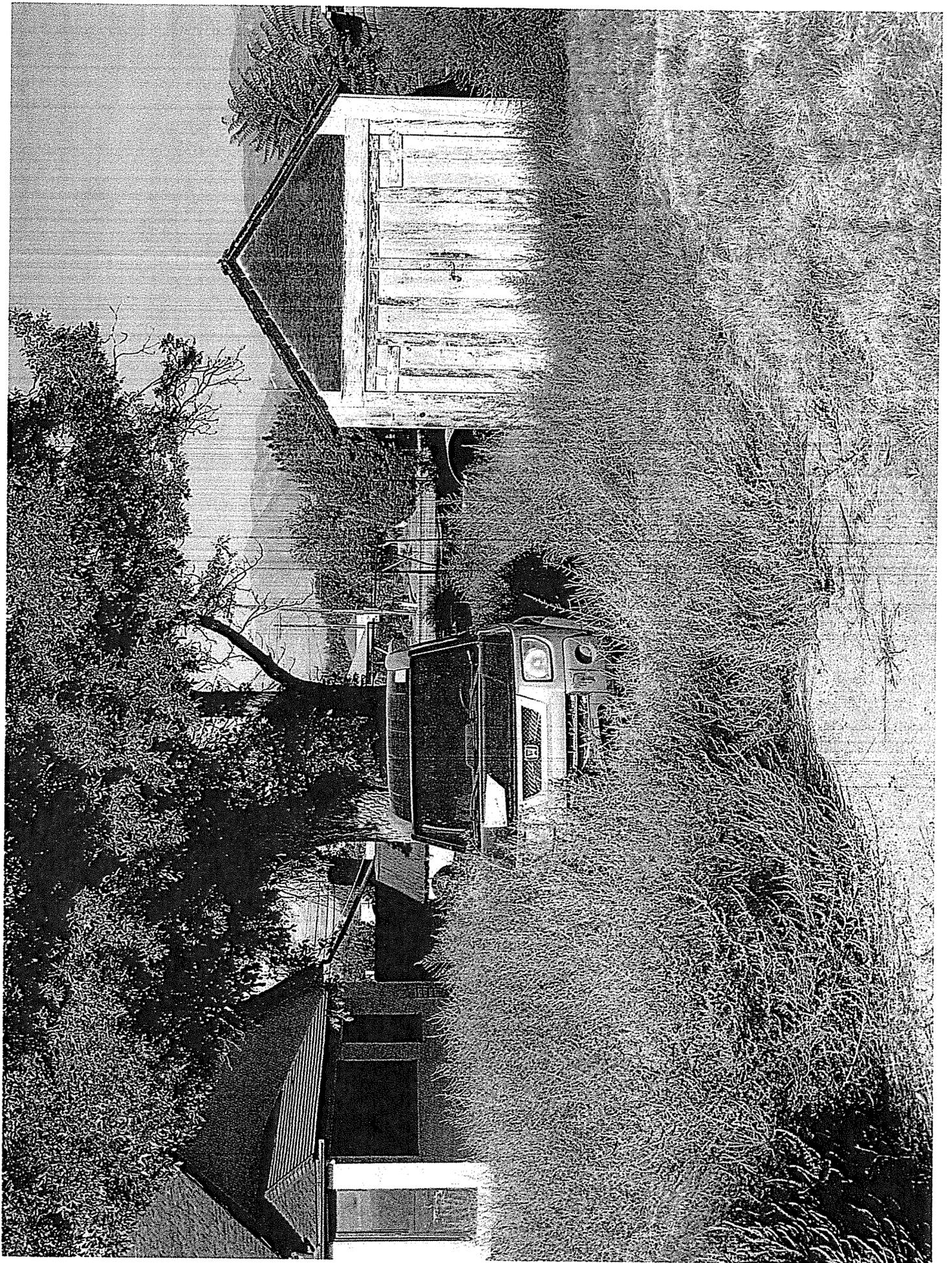
Taxable Valuation

Taxable Values	2019-20	2018-19	2017-18
Land	20,000	15,714	15,714
Improvements	35,194	33,680	33,077
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
Net Taxable Value	55,194	49,394	48,791

Increased (New) Values

Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

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NOTICE OF VIOLATION

August 28, 2019

Joseph Ouellette
PO Box 11713
Zephyr Cove, NV 89448

Re: APN 001-214-06; 206 West Bridge Street

Dear Property Owner(s),

It has been brought to my attention that weeds are being allowed to accumulate on your property at **206 West Bridge Street**. The accumulation of weeds and noxious vegetation (photo(s) included) more than 10 inches high is in violation of City Code 4-4 which places responsibility on the property owner to abate the problem. Code 4-4-2, Responsibility to Cut or Destroy states that:

No owner or person in charge of property may allow weeds to be on the property or in the right of way of a public thoroughfare abutting on the property. It is the duty of an owner or person in charge of property to cut down or destroy grass, shrubbery, brush, bushes, weeds or other noxious vegetation as often as needed to prevent them from becoming unsightly, from becoming a fire hazard, or obstructing the view of signs or traffic warnings or, in the case of weeds or other noxious vegetation, from maturing or from going to seed. (1973 Code § 8.20.010)

Pursuant to City Municipal Code 4-4-4, this letter serves as a Notice of Violation for the property at **206 West Bridge Street**. You have fourteen (14) days from the date of this mailing to commence abatement of the weeds and noxious vegetation. Failure to abate the nuisance will result in further action including misdemeanor fines of up to \$1,000.00 per day (Municipal Code: 1-4-1(b)). You have the right to file an appeal in writing to the Yerington City Council within the fourteen (14) day period.

Robert Switzer
City Manager

cc: Mayor and City Council Members
Chuck Zumpft, Esq., Minden Lawyers, LLC

[Assessor Home](#)[Personal Property](#)[Sales Data](#)[Secured Tax Inquiry](#)[Recorder Search](#)

Parcel Detail for Parcel # 001-214-06

Location

Property Location 206 W BRIDGE ST
 Town YERINGTON
 District 1.0 - City of Yerington
 Subdivision BARTON TRACT Lot Block 94

[Add'l Addresses](#)[Assessor Maps](#)[Legal Description](#)

Property Name

Remarks

Ownership

Assessed Owner Name OUELLETTE, JOSEPH
 Mailing Address P O BOX 11713
 ZEPHYR COVE, NV 89448-0000

[Ownership History](#)[Document History](#)

Legal Owner Name OUELLETTE, JOSEPH
 Vesting Doc #, Date 561116 02/15/2017 Year / Book / Page
 Map Document #s

Description

Total Acres .420 Square Feet 18,161
 Ag Acres .000 W/R Acres .000

Improvements

Single-family Detached 1	Non-dwelling Units 0	Bedrooms / Baths 2 / 1.00
Single-family Attached 0	Mobile Home Hookups 0	Stories 1.0
Multiple-family Units 0	Wells 0	Garage Square Ft... 0
Mobile Homes 0	Septic Tanks 0	Attached / Detached
Total Dwelling Units 1	Buildings Sq Ft 0	
	Residence Sq Ft 1,240	
	Basement Sq Ft 0	Basement
	Finished Basement SF 0	Bedrooms / Baths 0 / .00

[Improvement List](#)

Appraisal Classifications

Current Land Use Code 200 [Code Table](#)

Zoning Code(s) C2

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Re-appraisal Group 2

Re-appraisal Year 2015

Original Construction Year 1930

Weighted Year

Assessed Valuation

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Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
Net Assessed Value	19,318	17,288	17,077

Increased (New) Values

Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

Taxable Valuation

Taxable Values	2019-20	2018-19	2017-18
Land	20,000	15,714	15,714
Improvements	35,194	33,680	33,077
Personal Property	0	0	0
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Exemptions	0	0	0
Net Taxable Value	55,194	49,394	48,791

Increased (New) Values

Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

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