



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
July 8, 2019 – 10:00 A.M. - CITY HALL

1. Meeting called to order, roll call reported and Pledge of Allegiance.
2. 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.

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: Approve the Minutes of the June 24, 2019 Regular Meeting.
4. For Possible Action: Approval of New, Renewal and Name Change Business License Applications.
 - A. Hammond Furniture, Inc., Retail Home Furnishings, 174 W. Goldfield Ave. Suite A Yerington, NV 89447-Address Change
 - B. Liliana Hurtado dba Sacred Space Yoga, Yoga & Movement Studio, 32 S. Main St. Yerington, NV 89447-New
 - C. Jessie Blanhir Ramirez dba Blanhir's Bakery, Bakery & Café/Limited Restaurant, 3B S. Main St Yerington, NV 89447-New
 - D. Roderick Paupore dba Valley Farms Meat Company, Meat Sales, 1300 Stockton Hill Rd. Kingman, AZ 86401, Mobile-New
 - E. Christopher T. Matthews dba Matthews Aviation, Aviation, 600 Airport Way Yerington, NV 89447-Renewal
5. For Possible Action: Discussion and Selection of Applicant to Fill One Vacant City Council Position, Pursuant to Yerington City Charter Sections 1.060 and 2.010, Submitted by the Following Qualified Applicants: Shane R. Martin, Chaz Hunter and Jim Sanford.

6. For Possible Action: : Approval of a 36-month Agreement with TRI Utility Cost Reductions, Inc., 225 Glades Road Suite 324A, Boca Raton, FL 33431, for Reduction of Utility Costs Including Gas, Power, and Telecommunications.
7. For Possible Action: Approval of a Settlement Agreement and Mutual Release Between Hot Spot Broadband, Inc. dba Sky Fiber Internet, (Sky Fiber”), Garry Gomes, an Individual and the City of Yerington.
8. For Possible Action: Approval of an Easement Agreement and Deed Between the City of Yerington and the Lyon County School District for All that Certain Real Property Lying Within a Portion of the Northwest One-Quarter (NW 1/2) of Section Fourteen (14), Township Thirteen (13) North, Range Twenty-Five (25) East, Mount Diablo Base Meridian, in the City of Yerington, County of Lyon, State of Nevada, Further Described in Quitclaim Deed Document 48262, Recorded on March 13, 1941, Filed in the Official Records of Lyon County.
9. For Discussion Only: Placement of No Shooting Signage at Y Hill and Other Areas as Determined within the City Limits.
10. For Possible Action: Master Plan Amendment. Kyle and Priscilla Frade have Submitted a Master Plan Amendment Application Intended to Change Parcel 001-411-33, 735 S Main Street, from Commercial Density to Transitional Density.
11. For Possible Action: Zoning Change Request. Kyle and Priscilla Frade have Submitted a Zoning Change Request Application Intended to Change Parcel 001-411-33, 735 S Main Street from C2 to RC Zoning.
12. For Possible Action: Review Bills Previously Submitted for Payment.
13. Public Participation/Comments: Public comments(s) shall not be restricted based on content or view point – No action will be taken.
14. Department Reports, City Manager Report and Council Comments - 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.

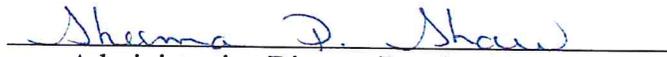
If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at: http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing 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 July 2, 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.


Administrative Director/Interim City Clerk

June 24, 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 George Dini
Council Members Selena Catalano, John Garry, Larry Reynolds and Terceira Schunke
City Manager Robert Switzer
City Attorney Chuck Zumpft
Chief of Police Darren Wagner
Public Works Director Jay Flakus (arrived at 10:10 a.m.)
Administrative Director/Interim City Clerk Sheema D. Shaw

Absent:

Guests: David Ray, Wayne Carlson, Sylvia Banta, Marilyn McMurry, Stace Carlson, Owen Maerhoff, Heather Muchoro, Tina Petersen, Debbie Dini, Chris Garry, Diane Arvizo and Lee Reynolds

Agenda Approval

Councilman Reynolds made a motion to approve the agenda as presented, seconded by Councilwoman Catalano and passed unanimously.

Minutes

Councilwoman Schunke made a motion to approve the minutes of June 10, 2019, seconded by Councilman Garry and passed unanimously.

Business Licenses

The following business license application was presented for review and approval:

A. William Hill Nevada I dba William Hill Race & Sports Book, Race & Sports Betting, 45 N. Main Street, Yerington NV 89447 – New

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

Renewal Proposal from Nevada Public Agency Insurance Pool (Pool) and Approval for Payment from Fiscal Year 2019-2020 Funds.

Mr. Wayne Carlson of Pool/Pact and Ms. Tina Peterson of A & H Insurance addressed the City Council.

Ms. Peterson stated that there are a few changes with this year's renewal. There are a couple of new police vehicles and some payroll expenses. Those are the two items that make the majority of the changes this year.

Ms. Peterson handed out a booklet to all councilmembers and stated that it would show all of the benefits that the Pool offers. Ms. Peterson stated that the Pool offers Human Resources as a benefit along with risk management. There is a lot of training offered to members and a lot of tools that the city is not utilizing. To date the City of Yerington has only used \$240.00 on educational grant funds. The City is eligible for five \$2,000.00 grants a year.

Mr. Carlson stated that Pool/Pact does have some very good programs that include law enforcement. Mr. Carlson stated that the laws keep changes and we need to keep on top of them. Mr. Carlson stated that he encouraged the city to apply for the risk management grants that are available.

Mr. Carlson stated that the legislature is challenging the works compensation law this year and there are some bills that effect workers compensation. There are some major bills that expand benefits especially in the public safety; police and fire.

On the liability side there was also an increase from the legislature on the tort liability. The present cap is \$100,000 and the legislature is phasing in an increase over the next couple of years to \$150,000 and going up to \$200,000.

There are also changes to the open meeting law. Pool/Pact will have an officer from the Attorney General's office at their litigation workshop on July 19th. There will also be someone from the Ethics Commission.

Ms. Peterson stated that the city had a cyber assessment last year and the benefit to the city was \$20,000. Another change that was made this year to the coverage was the addition of the airport to Pool coverage with a savings of \$4,000 a year to the city.

Mayor Dini stated that the city has always appreciated Pool/Pact and the benefits and services that they offer.

City Manager Switzer stated that the total bill for FY 19-20 is \$82,285.01

Councilwoman Catalano made a motion to approve the renewal proposal from Nevada Public Agency Insurance Pool (Pool) and approval for payment from Fiscal Year 2019-2020 Funds in the amount of \$82,285.01, seconded by Councilman Garry. Mayor Dini asked for public comments, there were no comments and the motion carried unanimously.

Transfer Fiscal Year 2019 Budget Appropriations Within the General Fund **From:** Police Fund in the amount of \$47,000 **to** Mayor Fund in the Amount of \$5,000; Administration Fund in the amount of \$12,000; Municipal Court in the amount of \$7,000; Parks & Recreation in the amount of \$20,000 and Airport \$\$3,000 for a **Total Amount of \$47,000** pursuant to NRS 354.598005 (5).

City Manager Switzer stated that we are winding down the current fiscal year and have found that some of our functions may exceed the budgeted amounts. NRS does not allow the city to spend outside of those functions. The memo he has submitted, with council approval, will allow for transfers. This will not change the current budget.

Councilman Garry made a motion to approve the transfer Fiscal Year 2019 Budget Appropriations within the General Fund From: Police Fund in the amount of \$47,000 to Mayor Fund in the amount of \$5,000; Administration Fund in the amount of \$12,000; Municipal Court in the amount of \$7,000; Parks & Recreation in the amount of \$20,000 and Airport \$3,000 for a Total Amount of \$47,000 pursuant to NRS 354.598005 (5), seconded by Councilwoman Catalano. Mayor Dini asked for public comments, there were no comments and the motion carried unanimously.

Resolution Number 2019 - 03 of the City Council of Yerington, Nevada Providing for the Transfer of the City's 2019 Private Activity bond Volume Cap to the Nevada Rural Housing Authority; and Other Matters Related Thereto.

Mr. Diane Arvizo of Nevada Rural Housing Authority addressed the council and stated that she was here today to ask for a transfer of the city's 2019 private activity bond volume cap to the Nevada Rural Housing Authority.

Ms. Arvizo stated that Nevada Rural Housing Authority pools the cap into a fund that can be used in rural Nevada. The Home at Last program serves 8,200 families in Nevada and this last year 68 families in the City of Yerington a total of \$8.6 million total

Ms. Arvizo stated that the Home at Last program serves 8,200 families. 68 families in the city of Yerington. The average loan size is \$143,000 and the average income is \$50,000. Ms. Arvizo reviewed some of the programs offered through the Nevada Rural Housing Authority and their benefit to those looking to purchase a home. Mayor Dini congratulated Mr. Arvizo on the success of the program and wished her continued luck.

City Manager Switzer stated that on page 2 the City Manager is listed as Dan Newell, we need to make that correction and the resolution could be signed with council approval.

Councilwoman Catalano made a motion to approve Resolution Number 2019 - 03 of the City Council of Yerington, Nevada providing for the transfer of the City's 2019 private activity bond volume cap to the Nevada Rural Housing Authority; and other matters related thereto, seconded by Councilman Garry. Mayor Dini asked for public comments, there were no comments and the motion carried unanimously.

Review Bills Previously Submitted for Payment

Bills, Salaries and Vouchers:

Accounts Payable Checks	6-4-2019	31016 through 31035
	6-12-2019	31036 through 31087

	6-18-2019	31095 through 31108
Payroll Vouchers	6-17-2019	6201901 through 6201924
Payroll Checks	6-17-2019	31088 through 31092
Transmittal Vouchers	6-17-2019	6171901
Transmittal Checks	6-17-2019	31093 & 31094

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

Public Participation

There were no comments.

Department Reports

City Attorney Zumpft stated that it has been more than 20 years since he and Mayor Dini began working together and he appreciated his guidance, direction and work ethic. The City of Yerington is in a far better place than it was before Mayor Dini sat on council. City Attorney Zumpft also thanked Councilman Reynolds for his service.

Chief Wagner stated that he also wanted to thank Mayor Dini for his service of over 20 years. We have seen a substantial number of changes over the years, the city has seen many annexations and has increased by many square miles. There have been some very good times and some hard times, but we always managed to get through it.

Chief Wagner reported that it was an active weekend. We had a plane at the airport that was a manual start engine that got out of control. It turned in circles until it hit a fence. It was trying to lift, but never did get off the ground.

City Manager Switzer thanked Mayor Dini for his leadership and recognized the projects that he has contributed to in the past.

City Manager Switzer stated that he has reached out to the National Guard regarding the Armory and is in discussions with them. City Manager Switzer stated that he met with the USDA regarding the water and sewer project to discuss recent cost estimates. The USDA has assured us that if the cost comes in over estimates we will be provided grant funds.

City Manager Switzer stated that an ad for the utility bills will be sent to the Mason Valley News this week giving 30 days to customers to make good on past accounts.

Interim City Clerk Shaw thanked Councilman Reynolds for his service to the City of Yerington as a councilman and that she has enjoyed working with him. Interim City Clerk Shaw thanked Mayor Dini for his service to the City of Yerington and stated that she appreciated his wisdom, time and the many years of working with him.

Councilman Garry thanked Councilman Reynolds and Mayor Dini for their service.

Councilman Garry stated that he was touched when a member of the community had stated to him how much they appreciated how many people came out to paint the food pantry and how much they cared.

Councilwoman Schunke thanked Councilman Reynolds and Mayor Dini for their service to the City.

Councilwoman Catalano thanked Councilman Reynolds for all of his service both as a public responder and as councilman to the City of Yerington. Councilwoman Catalano thanked Mayor Dini for his service and stated that she knew where to find him if he was needed.

Councilman Reynolds thanked Mayor Dini for all his years of service to the community. Councilman Reynolds thanked his wife Lee Reynolds for being his sounding board these last few years. Councilman Reynolds thanked City Manager Switzer, Interim City Clerk Shaw, the Public Works Department and the Police Department.

Mayor Dini stated that it was hard to reflect on 24 years of service. Mayor Dini stated that it is important that he thank the community for supporting him and allowing him to serve as a councilmember and mayor. It has certainly been an honor and privilege.

Mayor Dini extended his thanks to all of the volunteers who make the city run; members of the animal shelter, Room Tax Board, Planning Commission and many others. Without their volunteerism, we would not move forward.

Mayor Dini thanked all of the staff at the City of Yerington. They have always done an excellent job. We have had some minor moments of turbulence, but we have made it right. Mayor Dini stated that some of our decisions could have been better; however, we overcame them. Mayor Dini stated that the city has a new City Manager; however we need to convince Interim City Clerk Shaw to take the title of City Clerk. It's time.

Mayor Dini congratulated Mayor-Elect Garry. Mayor Dini stated that there will be some stumbling blocks along the way and while Mayor-Elect Garry is still fairly new to the community he will learn what the terrain is like and how to move forward.

Mayor Dini stated that his greatest accomplishment was the lands deal with Nevada Copper. It was an enlightening experience. We had to satisfy a Senator with an act called the WINO (Wilderness In Name Only) attachment. Mayor Dini stated that it is his belief that Nevada Copper is the future of the City. The City has a chance to grow with the revenue and the

proceeds to come from that venture. Not only from the mine, but from the growth to the community that will follow the mine.

Mayor Dini stated that over the years we have purchased all of the water systems in the area and we are now in control of all of them. Water issues can be very toxic and Mayor-Elect Garry will have limited success when customers come to talk to him about their issues. One of the reasons we took them on is because our water rights were being exposed and lost at a rapid rate with no beneficial use to show to the state. Nevada Copper helped to secure those rights.

Mayor Dini stated that 25 years ago they started talking with ARCO, the local community and tribes to try and cleanup the Anaconda site. There is an agreement in place now. Let's hope it stays in place and they move forward on it. It was hard to get ARCO to commit \$220-million for cleanup with the oversight of the state.

Mayor Dini stated that we built an arsenic treatment plant. The government changed the part per billion from 50 to 10. Senator Harry Reid was instrumental in helping us get the \$4-million to build it. We received a \$3-million grant for the Airport runway from the FAA. Mayor Dini stated that he is very happy with his work on the Sunset Hills project and the negotiations with ARCO. Mayor Dini advised Council to keep in mind when ARCO comes for the Weed Heights sewer project to start high in the negotiations; remember, they get to walk away when it is done, the city takes the responsibility forever.

Mayor Dini stated that he has been through 2 droughts, 2 floods, 2 lawsuits, 2 plane crashes and a smelly sewer system for the last 18 months. Mayor Dini thanked City Manager Switzer and Public Works Director Flakus for taking care of that issue.

Mayor Dini stated that it would be great if the city could obtain the Armory as a City Hall. The cemetery project is not finished; but that is a very sacred ground and very sentimental to this community. Our streets are a in a bit of disrepair, but we are slowly getting to them. Mayor Dini wished the Police Department well and his best to Chief Wagner.

Mayor Dini stated that if there is one thing that he regrets not saying over the years it is to the media. If the media asks you something and you are not sure, his regret is that he should have said "I cannot comment at this time until I know more of the facts". Mayor Dini stated that is all you have to say.

Mayor Dini stated that it is time for him to move on He has enjoyed the journey immensely, the city has a bright future, new people, new ideas, new revenues, new energy and hopefully a new economy.

Mayor Dini thanked everyone for their support over the years and he appreciated it very much.

There being no further business Mayor Dini adjourned the meeting.

Mayor of the City of Yerington

ATTEST:

Administrative Director/Interim City Clerk

NEW BUSINESS LICENSE APPLICATIONS SUBMITTED TO THE CITY COUNCIL ON July 8, 2019

APPLICANT(S)	BUSINESS NAME	LOCATION	NATURE OF BUSINESS	COMMENTS	TYPE	H	F	B	S	BBB
A Eldon & Judy Riddle	Hammond Furniture, Inc.	174A W. Goldfield Ave. Yerington, NV 89447	Retail Home Furnishings	Address Change	P		X	X		
B Liliana Hurtado	Liliana Hurtado dba Sacred Space Yoga	32 S. Main St. Yerington, NV 89447	Yoga & Movement Studio	New	P		X	X		
C Jessie Blanhir Ramirez	Jessie Blanhir Ramirez dba Blanhir's Bakery	3B S. Main St. Yerington, NV 89447	Bakery & Café/Limited Restaurant	New	P	X	X	X		
D Roderick Paupore	Roderick Paupore dba Valley Farms Meat Company	Mobile-Yerington Paiute Tribe	Meat Sales	New-Selling frozen meats out of business truck	M		X	X		
E Christopher T. Matthews	Christopher T. Matthews dba Matthews Aviation	600 Airport Way Yerington, NV 89447	Aviation	Renewal	P		X	X		

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 Licenses # 101010
 Category # B
 (official use only)

BUSINESS NAME: HAMMOND FURNITURE, INC.

FEE CALCULATION INFORMATION: (No fees are refundable)

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

REQUIRED INSPECTIONS:

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

1. **Public Works** Approved Denied []
 Phone: 775-463-2729
 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: 6/24/19
 Public Works Director _____ Date: _____
 (Signature) (Signature)

(SAYS HE WILL SIGN)

2. **Fire Department** Approved Denied []
 Phone: 775-463-2261
 Fire Inspector _____ Date: _____
 Fire Chief _____ Date: 5-29-19
 (Signature) (Signature)

3. **Nevada Health Dept.** Approved [] Denied []
 Phone: 775-687-7533
 Inspector _____ Date: _____
 (Signature)

4. **Police Department** Approved Denied []
 Phone: 775-463-2333
 Police Chief _____ Date: 06-24-19
 (Signature)

5. **City Clerk** Approved [] Denied []
 City Clerk: _____ Date: 6-26-19
 (Signature)

6. **City Council Approval** Approved [] Denied []
 Mayor: _____ Date: _____
 (Signature)

Check List: (official use)

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

Business Status: _____
 Business Licenses # 3080
 Category # A
 (official use only)

BUSINESS NAME: Sacred Space Yoga

FEE CALCULATION INFORMATION: (No fees are refundable)

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

TOTAL FEES PAID: \$ _____

REQUIRED INSPECTIONS:

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

1. **Public Works** Approved Denied []
 Phone: 775-463-2729

ZONING: [] [] [] []
 R-1 R-2 R-3 R-C C-1
 Does business comply with existing zoning and current codes? Compliance (yes) (no)

Building Inspector _____ Date: 4/16/19
 (Signature)
Public Works Director _____ Date: _____
 (Signature)

2. **Fire Department** Approved Denied []
 Phone: 775-463-2261

Fire Inspector _____ Date: _____
 (Signature)
Fire Chief _____ Date: 4-10-19
 (Signature)

3. **Nevada Health Dept.** Approved [] Denied []
 Phone: 775-687-7533

Inspector _____ Date: _____
 (Signature)

4. **Police Department** Approved Denied []
 Phone: 775-463-2333

Police Chief _____ Date: 05-23-2019
 (Signature)

5. **City Clerk** Approved Denied []

City Clerk: _____ Date: 6-24-19
 (Signature)

6. **City Council Approval** Approved [] Denied []

Mayor: _____ Date: _____
 (Signature)

Check List: (official use)

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

Business Status: _____
 Business Licenses # 3084
 Category # A
 (official use only)

BUSINESS NAME: Blanchir's Bakery

FEE CALCULATION INFORMATION: (No fees are refundable)

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

TOTAL FEES PAID: \$ _____

REQUIRED INSPECTIONS:

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

1. **Public Works** Approved Denied []
 Phone: 775-463-2729
 ZONING: [] [] [] [] []
 R-1 R-2 R-3 R-C C-1
 Does business comply with existing zoning and current codes? C-2 M-1 N/A
 Compliance (yes) (no)
 Building Inspector _____ Date: 7/16/18
 Public Works Director _____ Date: _____
 (Signature) (Signature)

2. **Fire Department** Approved Denied []
 Phone: 775-463-2261
 Fire Inspector _____ Date: _____
 Fire Chief _____ Date: 5-28-19
 (Signature) (Signature)

3. **Nevada Health Dept.** Approved Denied []
 Phone: 775-687-7550
 Inspector Bernie _____ Date: 5/29/19
 (Signature)

4. **Police Department** Approved Denied []
 Phone: 775-463-2333
 Police Chief _____ Date: 06-17-19
 (Signature)

5. **City Clerk** Approved Denied []
 City Clerk: _____ Date: 6-24-19
 (Signature)

6. **City Council Approval** Approved [] Denied []
 Mayor: _____ Date: _____
 (Signature)

Check List: (official use)

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

Business Status: _____
 Business Licenses # 3085
 Category # A
 (official use only)

BUSINESS NAME: Valley Farms Meat Company

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

\$ 50.00

\$ 70.00

TOTAL FEES PAID:

REQUIRED INSPECTIONS:

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

SALES AT LISTED LOCATION ONLY - NO DOOR TO DOOR

1. **Public Works** Phone: 775-463-2729 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: _____
 Public Works Director _____ Date: 6/10/19

2. **Fire Department** Phone: 775-463-2261 Approved Denied []

Fire Inspector _____ Date: _____
 Fire Chief _____ Date: 6-10-19

3. **Nevada Health Dept.** Phone: 775-687-7533 Approved [] Denied []

Inspector _____ Date: _____

4. **Police Department** Phone: 775-463-2333 Approved Denied []

Police Chief _____ Date: 06-17-19

5. **City Clerk** Approved Denied []

City Clerk: _____ Date: 6-20-19

6. **City Council Approval** Approved [] Denied []

Mayor: _____ Date: _____

Check List: (official use)

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

Date: June 6, 2019

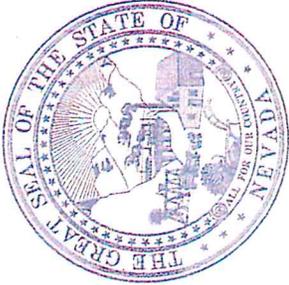
I, Yerington Paiute Tribe, owner of the property located at
198 W Goldfield Ave, Yerington, NV 89447 or
615 W Bridge St, Yerington, NV 89447 (as needed)
hereby give:

Rod-Valley Farms Meat Co.

permission to set up on my property from 6 / 6 / 2019
until 6 / 9 / 2019

Signed: D. Paula
Assistant to Chairman
Laurie Thom

NEVADA DIVISION OF PUBLIC AND BEHAVIORAL HEALTH



Post
Conspicuously

727 FAIRVIEW DRIVE, SUITE D
CARSON CITY, NEVADA 89701

OFFICIAL PERMIT

Permit No. AC-014-20442

FAMILY FOODS WHOLESALE MEATS LLC Operator of VALLEY FARMS MEAT COMPANY
Name of Applicant Name

at 3696 E. RYAN AVE. SUITE A213, KINGMAN, AZ 86409 Location

is granted a permit to operate the following:

Permit Description: FOOD ESTABLISHMENT (MOBILE UNITS)
Conditions of Permit: No restrictions

This establishment when inspected did comply with the public health laws of Nevada, and the rules, regulations, and codes of the State Division of Health in effect on this date.

It is subject to revocation at any time this establishment is not maintained or is not operated in a sanitary manner, and in accordance with Nevada statutes, and with rules, regulations, and codes of the State Division of Health.
This permit becomes null and void upon the expiration date.

This permit will expire: 05/31/2020 By  Official

MATTHEWS AVIATION
Name of Business

Business Status: _____
Business Licenses # 839
Category # A
(official use only)

FEE CALCULATION INFORMATION: (No fees are refundable)

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

TOTAL FEES PAID: \$ _____

REQUIRED INSPECTIONS:

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

1. **Public Works** Approved Denied []
Phone: 775-463-2729
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: 6/29/19
Public Works Director _____ Date: _____
(Signature)
(Signature)
2. **Fire Department** Approved Denied []
Phone: 775-463-2261
Fire Inspector _____ Date: _____
Fire Chief _____ Date: 6-26-19
(Signature)
(Signature)
3. **Nevada Health Dept.** Approved [] Denied []
Phone: 775-687-7550
Inspector _____ Date: _____
(Signature)
4. **Police Department** Approved Denied []
Phone: 775-463-2333
Police Chief _____ Date: 06-24-19
(Signature)
5. **City Clerk** Approved Denied []
City Clerk: _____ Date: 6-26-19
(Signature)
6. **City Council Approval** Approved [] Denied []
Mayor: _____ Date: _____
(Signature)

Check List: (official use)

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

Shane R. Martin

603 Sandy Ave, Yerington NV, 89447 · 775-287-7373 · shane.martin1121@gmail.com

April 17, 2019

Sheema D. Shaw
Administrative Director
Interim City Clerk
City of Yerington
102 South Main Street
Yerington NV, 89447

Dear Ms. Shaw,

I was recently made aware that there may be an available seat that still needs to be filled on City Council. I have had interest in joining for the last year. This is now the best opportunity to do so.

I have lived in the City of Yerington for 10 years now. In this time, I have coached Baseball, Soccer, and Football. I have been a board member for Walker River Baseball for 4 years now. Newly appointed to the Board of Yerington Youth Football. I am very active in the community. What would be better than help, keep and explore changes that would make our amazing City of Yerington even better.

I would love to be a part of something greater in our community. I feel like I would be a great fit in this process. I read the minutes and keep track of what is going on. I talk to people in the community everyday and remind them to go to council meetings and express their interest, ideas, and of course complaints. I live and breath Yerington as all of us do. I believe we are the best. Even being the best, we have changes that can be made. If I can be any help in that way, I want to. I care about our great City of Yerington and want nothing more than keep it is as amazing as it is.

Sincerely,

A handwritten signature in black ink, consisting of a stylized 'S' followed by a long, sweeping horizontal line that tapers to the right.

Shane R. Martin

Dear Yerington City Council Members,

My name is Chaz Hunter and this letter is to express my interest in the soon to be vacant city council seat. I have lived in Mason Valley for six years and in the City of Yerington for the last three. I'm interested in running for the Yerington City Council seat to help improve our city. I own a business with my family that is open to the public and we will be celebrating our three-year anniversary in September. I'm also a member of the local Yerington Rotatory Club and a Club Leader with the Mason Valley 4-H Club. I'm also an employee of Lyon County School District as a bus driver. And most importantly I'm a father to a lovely little girl.

I've lived on both sides of our great country and have seen many styles of government and wish to see only the best for our City of Yerington. With the coming expansion to our community both inside and outside the City limits, I see a great possibility for positive growth. Given the chance, I would like to assist with that positive growth. Not only for myself and our current generation but for those to come and many more after.

With my experience in my own company, I've learned how to manage a budget while maximizing profits in a fare way to my customer base while minimizing losses for my business. It has also taught me about inventory management, accounting and so much more. I'm also experienced in government oversight with regulation and law. I've worked regularly with law enforcement both local and federal. I look to bring that experience to the table of the city council for the citizens of Yerington and the people who regularly visit. With my time involved with the children of 4-H, I've learned how to teach those seeking guidance and how to manage expectations. While also building upon skills already learned. 4-H has also taught me about fund raising, public speaking, moral ethics and of course the joy of helping others.

As a Rotary member, our motto is "Service above self". I look to bring that attitude into this endeavor along with the guiding principles which include: Truth, Fairness, Goodwill and Friendship.

Through my business and through public engagements, I've listened to the people of our city. And I plan to do just that, if I'm granted a position on the City Council and if I'm not, I'll still listen. The wealth of knowledge that people can bring to you is astounding. The differences in opinion from people who live across town from one another and even those that are neighbors vary greatly. I want to bring their concerns, wants and needs to light and find the best way to serve all of our community fairly.

Thank you,

A handwritten signature in black ink, appearing to read 'Chaz Hunter', with a horizontal line extending to the right from the end of the signature.

Chaz Hunter

215 S. Center St.

Yerington, NV 89447

Cell # 401-440-5378

JAMES R. SANFORD

17 S. Oregon St. · 775-463-3618

Email: sunny091929@aol.com

Yerington Mayor and City Council
31 S. Main St.
Yerington, Nevada 89447

May 24, 2019

Congratulations and thank you for your service to our community.

As all of us know, changes are coming soon to the Yerington City Council and Mayor's positions. With those changes comes a two-year appointment as a City Council member. I would very much like to be considered for that appointment, so please consider this my Letter of Interest/Application.

As you may know, I was fortunate and proud to grow up in this community in an environment of a local family business – *The Mason Valley News – The Only Newspaper That Gives A Damn About Yerington*. My family moved here in 1956 and I have always considered Yerington my home. I am sure this is where my wife and I will be interred sometime in the future.

I believe I have a solid reputation in our community for honesty, integrity and fairness. And I believe I can offer the council some community history plus the experience of having served our community as both an appointed and elected Mayor and City Councilman. I have learned how to make the difficult decisions and then stand by them if and when fallout occurs – all the while listening to my constituents and working toward their goals.

I consider myself to be fairly intelligent and I am certainly willing to do whatever it takes to approach this adventure in the same honest, fair and dedicated way I have met any other challenge.

I will always "Give A Damn" about the community I love.

Thank you in advance for considering my application to fill the upcoming vacancy on the Yerington City Council.

Respectfully,

James R. Sanford

TRI Utility Cost Reductions, Inc.

2255 Glades Road
Suite 324A
Boca Raton, FL 33431

40 Wall Street
28th Floor
New York, NY 1005
Agreement

This Agreement dated June 25, 2019 between TRI Utility Cost Reductions, Inc. hereinafter referred to as "TRI" and {your company name} City of Yerington, NV hereinafter referred to as "Client." TRI agrees to conduct a Utility Refund Audit by analyzing Client's Utility billings. The Client chooses to have TRI conduct a utility audit of the following {initial appropriate boxes):

Telecommunications Electricity & Gas Water & Sewage

TRI's objective is to obtain refunds, credits and reductions that relate to the above. All of TRI's work product is confidential and may not be independently used by Client's organization to effect refunds. Any such attempt by Client will be construed as a breach of this agreement and TRI shall be entitled to its fee, as due per below.

For any refunds or credits obtained by TRI from historical utility errors initialed above, the fee is 50% of any refunds or credits effected on behalf of the client. This also applies to future refunds that the client receives as a result of TRI's efforts.

Where there is a reduction in the client's monthly charges for services as initialed above, as a result of TRI's efforts, TRI earns a fee equal to 50% of the monthly savings. This is paid to TRI monthly for 36 months starting with the first month that reflects the reduction. This reduction will be fully documented by TRI. Should Client discontinue services that were reduced by TRI, TRI will no longer share in these reductions. If Client does not receive any refunds, credits or reductions, there is no fee for TRI's Refund Audit. The parties acknowledge that this agreement is a public record subject to public inspection.

Client may terminate this Agreement by giving TRI 30 days advance written notice. In the event of termination, Client shall continue to pay to TRI its fee due based on any refunds, credits or reductions earned by TRI pursuant to the terms of this Agreement as of the date of termination. Additionally, subsequent to termination, TRI is authorized to complete any open utility reviews and negotiations but shall not commence any new reviews or negotiations. Once concluded, TRI shall also be entitled to 50% of all refunds, credits and reductions effected on behalf of Client.

The fee due as detailed above, will then be due & owing TRI. Further, client agrees to approve {and sign if requested) any papers the carrier or provider may need or require in order to process refunds, credits & reductions due the client.

AUTHORIZED CLIENT APPROVAL:

TRI APPROVAL

Signature: _____

Signature: _____

Printed name: _____

Printed name: _____

Title: _____

Date: _____

Company: _____

E-mail: _____

TRI Utility Cost Reductions, Inc.

2255 Glades Road
Suite 324A
Boca Raton, FL 33431

40 Wall Street
28th Floor
New York, NY 1005
Agreement

This Agreement dated June 25, 2019 between TRI Utility Cost Reductions, Inc. hereinafter referred to as "TRI" and {your company name} City of Yerington, NV hereinafter referred to as "Client." TRI agrees to conduct a Utility Refund Audit by analyzing Client's Utility billings. The Client chooses to have TRI conduct a utility audit of the following {initial appropriate boxes):

Telecommunications Electricity & Gas Water & Sewage

TRI's objective is to obtain refunds, credits and reductions that relate to the above. All of TRI's work product is confidential and may not be independently used by Client's organization to effect refunds. Any such attempt by Client will be construed as a breach of this agreement and TRI shall be entitled to its fee, as due perbelow.

For any refunds or credits obtained by TRI from historical utility errors initialed above, the fee is 50% of any refunds or credits effected on behalf of the client. This also applies to future refunds that the client receives as a result of TRI's efforts.

Where there is a reduction in the client's monthly charges for services as initialed above, as a result of TRI's efforts, TRI earns a fee equal to 50% of the monthly savings. This is paid to TRI monthly for 36 months starting with the first month that reflects the reduction. This reduction will be fully documented by TRI. Should Client discontinue services that were reduced by TRI, TRI will no longer share in these reductions. If Client does not receive any refunds, credits or reductions, there is no fee for TRI's Refund Audit. The parties acknowledge that this agreement is a public record subject to public inspection.

Client may terminate this Agreement by giving TRI 30 days advance written notice. In the event of termination, Client shall continue to pay to TRI its fee due based on any refunds, credits or reductions earned by TRI pursuant to the terms of this Agreement as of the date of termination. Additionally, subsequent to termination, TRI is authorized to complete any open utility reviews and negotiations but shall not commence any new reviews or negotiations. Once concluded, TRI shall also be entitled to 50% of all refunds, credits and reductions effected on behalf of Client.

The fee due as detailed above, will then be due & owing TRI. Further, client agrees to approve {and sign if requested) any papers the carrier or provider may need or require in order to process refunds, credits & reductions due the client.

AUTHORIZED CLIENT APPROVAL:

TRI APPROVAL

Signature: _____

Signature: _____

Printed name: _____

Printed name: _____

Title: _____

Date: _____

Company: _____

E-mail: _____

TRI Utility Cost Reductions, Inc.

2255 Glades Road
Suite 324A
Boca Raton, FL 33431

40 Wall Street
28th Floor
New York, NY 1005

1-844-76-REFUND Agreement

This Agreement dated _____ is between TRI Utility Cost Reductions, Inc. at 2255 Glades Road Suite 324A Boca Raton, FL 33431 hereinafter referred to as "TRI" and (your company name) _____, with Tax/EIN number _____ and located at _____ hereinafter referred to as "Client."

TRI agrees to conduct a Utility Refund Audit by analyzing Client's Utility billings. The Client chooses to have TRI conduct a utility audit of the following (X appropriate boxes):

Telecommunications Electricity & Gas Water & Sewage

TRI's objective is to obtain refunds, credits and reductions that relate to the above. All information submitted by TRI on Client's behalf is confidential and cannot be independently used by Client's organization to effect refunds. Any such attempt by Client will be construed as a breach of this agreement and TRI shall be entitled to its fee, as due per below.

For any refunds or credits obtained by TRI from historical utility errors initialed above, the fee is 50% of any refunds or credits effected on behalf of the client. This also applies to future refunds that the client receives as a result of TRI's efforts.

Where there is a reduction in the client's monthly charges for services as initialed above, as a result of TRI's efforts, TRI earns a fee equal to 50% of the monthly savings. This is paid to TRI monthly for 36 months starting with the first month that reflects the reduction. This reduction will be fully documented by TRI. Should Client discontinue services that were reduced by TRI, TRI will no longer share in these reductions. If Client does not receive any refunds, credits or reductions, there is no fee for TRI's Refund Audit. The terms of this agreement shall remain confidential.

Client may terminate this Agreement by giving TRI 30 days advance written notice. In the event of termination, Client shall continue to pay to TRI its fee due based on any refunds, credits or reductions earned by TRI pursuant to the terms of this Agreement as of the date of termination. Additionally, subsequent to termination, TRI is authorized to complete any open utility reviews and negotiations but shall not commence any new reviews or negotiations. Once concluded, TRI shall also be entitled to 50% of all refunds, credits and reductions effected on behalf of Client.

The fee due as detailed above, will then be due & owing TRI. Further, client agrees to approve (and sign if requested) any papers the carrier or provider may need or require in order to process refunds, credits & reductions due the client.

AUTHORIZED CLIENT APPROVAL:

Signature: _____

Printed name: _____

Title: _____

Company: _____

E-mail: _____

TRI APPROVAL

Signature: _____

Printed name: _____

Date: _____

SETTLEMENT AGREEMENT AND MUTUAL RELEASE

THIS SETTLEMENT AGREEMENT AND MUTUAL RELEASE is made and entered into this ____ day of _____, 20__ between HOT SPOT BROADBAND, INC. dba SKY FIBER INTERNET, ("SKY FIBER"), GARRY GOMES, an individual and CITY OF YERINGTON ("YERINGTON"), with reference to the following facts:

A. SKY FIBER claims that it entered into an oral agreement with the prior City Manager of YERINGTON to install a repeater (internet antenna apparatus) on its water tank in exchange for providing connectivity for the Yerington Tribe and a discounted circuit to YERINGTON or discounted point to point service.

B. YERINGTON disputes that such an agreement existed and in response demanded back rent and payment for electrical power in the sum of \$14,320.00 and a future ten (10) year rental agreement.

C. The parties desire to resolve their claims on the terms and conditions as provided herein.

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties agree as follows:

1. SKY FIBER shall pay YERINGTON \$6,000.00 in the form of a cashier's check.
2. In consideration of payment of \$6,000.00, YERINGTON and their successors and assigns do hereby completely release and forever discharge SKY FIBER and GARRY GOMES and their successors and assigns, from all claims, rights, demands, actions, obligations, and causes of action of any and every kind, nature and character, known or unknown (all "claims"), which the YERINGTON may now have, has ever had, or may in the future have, arising from or in any way

connected with, the installation of the repeater (internet antenna apparatus) on YERINGTON's water tank, including attorney fees and costs and allow SKY FIBER to remove said equipment from the water tank on a date convenient to all parties.

3. In consideration of the acceptance of the payment of \$6,000.00, SKY FIBER and GARRY GOMES and their successors and assigns do hereby completely release and forever discharge YERINGTON, its City Manager, its Council Members, employees and their successors and assigns, from all claims, rights, demands, actions, obligations, and causes of action of any and every kind, nature and character, known or unknown (all "claims"), which SKY FIBER and/or GARRY GOMES may now have, has ever had, or may in the future have, arising from or in any way connected with, the installation of the repeater (internet antenna apparatus) on YERINGTON's water tank, including attorney fees and costs.

4. It is understood and agreed that this is a compromise settlement of disputed claims and that this Agreement shall not be construed at any time or for any purpose as an admission of liability by any party.

5. The parties agree that in the event it is necessary for any party to bring suit to enforce any of the terms of this Agreement, and/or for any interpretation of the legal rights arising out of this Agreement, and/or for damages as a result of the breach of any covenant contained herein, the prevailing party shall be entitled to reasonable attorney fees and costs, including any arbitration and appellate proceedings. In the event of any appeal, the prevailing party shall be determined once the appellate process has concluded.

6. The parties acknowledge that they have had the opportunity to be represented by counsel of their own choosing in the negotiation and preparation of this Agreement, they have read

this Agreement, that they are fully aware of its contents and its legal effect, that the preceding paragraphs recite the sole consideration for this Agreement, this Agreement supersedes any and all prior agreements or understandings among the parties and that all agreements and understandings among the parties are embodied and expressed herein, and that each party enters into this Agreement freely, without coercion, and based upon the party's own judgment and not in reliance upon any representation or promises made by another party, other than those contained herein, and this Agreement may not be amended or modified except by a written agreement signed by both parties and attached hereto as an Addendum.

7. This Agreement shall be construed and governed by and interpreted in accordance with the laws of the State of Nevada and any controversy or interpretation hereof shall be by the Courts of Nevada with venue in Carson City County, Nevada.

THE CITY OF YERINGTON

Dated: _____

By: _____

HOT SPOT BROADBAND, INC dba SKY FIBER
INTERNET

Dated: _____

By: _____

Garry Gomes, Manager

Dated: _____

By: _____
GARRY GOMES, in his individual capacity

APN's: 001-061-02

When recorded return to:

102 S. Main Street
Yerington, Nevada 89447

DRAFT

Recorder Affirmation Statement: The undersigned hereby affirms that this document, including any exhibit, hereby submitted for recording does not contain the social security number of any person or persons (per NRS 239B.030)(2)).

EASEMENT AGREEMENT AND DEED

This Easement Agreement ("Agreement") is made this ____ day of _____, 20____, by and between LYON COUNTY SCHOOL DISTRICT, hereinafter referred to as "GRANTOR," and the CITY OF YERINGTON, a municipal corporation, hereinafter referred to as "GRANTEE," who jointly state, confirm, and agree as follows:

GRANTOR, for and in consideration of the sum of Ten Dollars (\$ 10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grant to GRANTEE and to its successors and assigns, a temporary and a perpetual easement for the purposes of the placement, construction, operation, maintenance, ingress, egress, repair and replacement of public water utilities and related infrastructure and appurtenances, and for accomplishing all necessary incidents related thereto over, under, through and across that real property described in EXHIBITS A and B, attached hereto ("Easement Area"). The Easement Area affects Lyon County Assessor parcel number 001-061-02, as that parcel is described in the Lyon County real property records.

The Easement Area as described in EXHIBIT A shall expire at "Final Completion" of the construction project contract as announced by GRANTEE. The Easement Area as described in Exhibit B shall last in perpetuity.

GRANTEE's access to the Easement Area may only occur via North Oregon Street, unless otherwise agreed by GRANTOR. Upon conclusion of construction, GRANTEE shall notice the GRANTOR prior to accessing the Easement Area, unless in the event of an emergency.

GRANTEE shall replace or repair all Grantor improvements located within the Easement Area, (including but not limited to vegetation and landscaping) which Grantee disturbs, damages or destroys, and which may include tree replacement and seeding of native vegetation.

GRANTOR make no representations or warranties, expressed or implied, as to the accuracy or completeness of the exhibits hereto (except with regard to the location of the Easement Area), the condition of the Easement Area, and the fitness of the Easement Area for GRANTEE's purpose and use. GRANTEE accepts the Easement Area as is.

TO HAVE AND TO HOLD said premises together with the appurtenances unto the Grantee, and to Grantee's successors and assigns forever.

IN WITNESS WHEREOF, Grantor has executed this Deed the day and year first above written.

EXHIBIT "A"
LEGAL DESCRIPTION FOR
TEMPORARY CONSTRUCTION EASEMENT

All that certain real property lying within a portion of the Northwest One-Quarter (NW 1/4) of Section Fourteen (14), Township Thirteen (13) North, Range Twenty-Five (25) East, Mount Diablo Base Meridian, in the City of Yerington, County of Lyon, State of Nevada, further described in Quitclaim Deed Document 48262, recorded on March 13, 1941, filed in the Official Records of Lyon County and being further described as follows:

BEGINNING on the westerly right-of-way of North Oregon Street as shown on Subdivision Map 62924, recorded on December 02, 1952, filed in the official records of said county, from which the West One-Quarter (W 1/4) corner of said section, marked by a found 3" brass disk, bears South 72°09'33 West, a distance of 1,383.16 feet;

THENCE on said westerly right-of-way, North 00°40'54" East, a distance of 50.00 feet;

THENCE departing said right-of-way, North 89°29'32" West, a distance of 383.66 feet;

THENCE South 00°30'28" West, a distance of 65.00 feet;

THENCE South 89°29'32" East, a distance of 61.56 feet;

THENCE North 00°30'28" East, a distance of 15.00 feet;

THENCE South 89°29'32 East, a distance of 321.95 feet to said westerly right-of-way, also being the **POINT OF BEGINNING**;

Containing 20,103 square feet of land, more or less;

See Exhibit "A-1", plat to accompany description, attached hereto and made a part hereof.

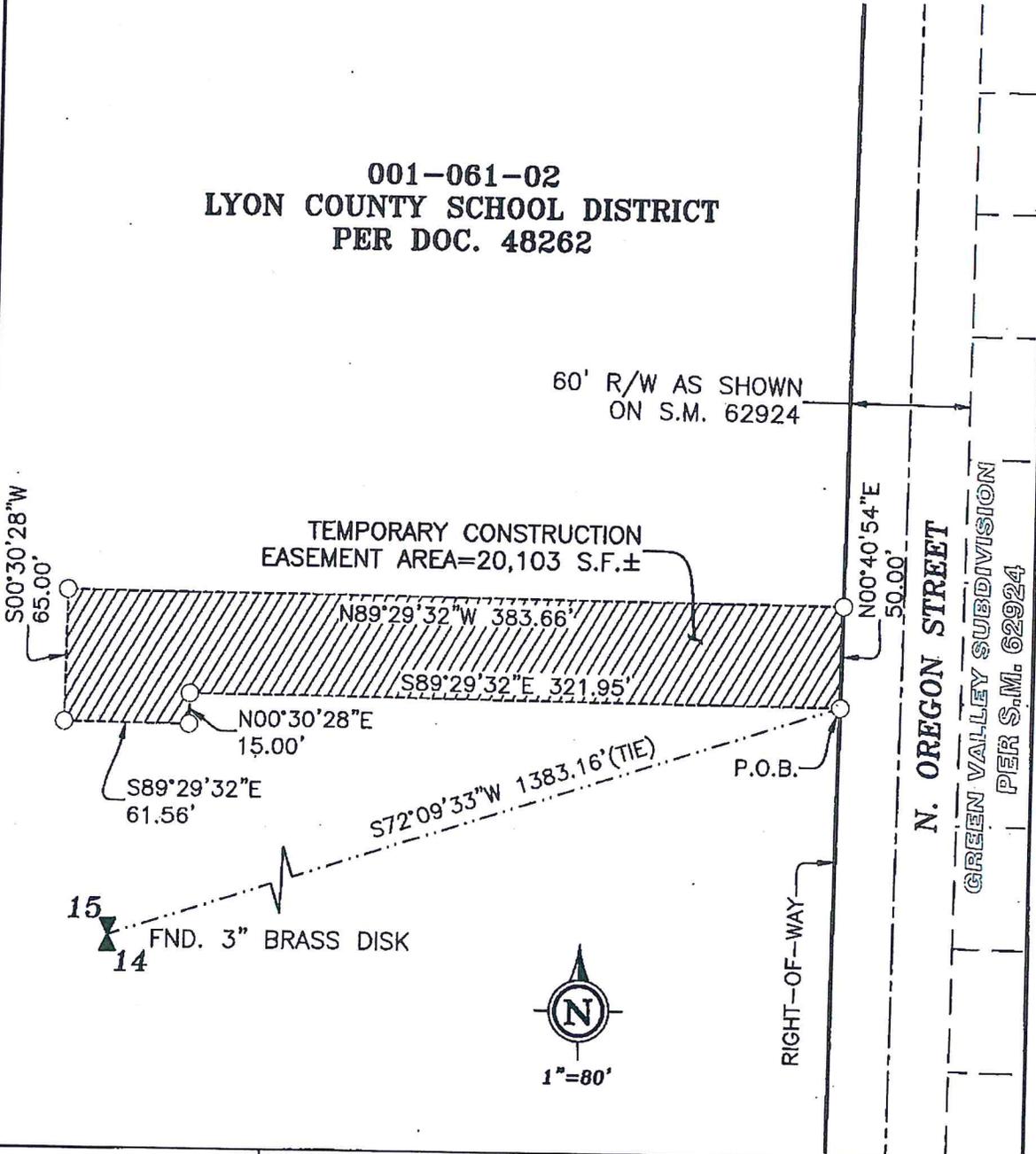
The Basis of Bearings for this legal description is the Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994, High Accuracy Reference Network (NAD 83/94 HARN), with GPS Base Receivers set upon, and GPS RTK corrections broadcast from, Nevada Department of Transportation (NDOT) monuments 862003 A and 862001 A. The bearing between NDOT monuments 862003 A and 862001 A is taken as South 27°51'09" West, per published data from the NDOT website. All dimensions shown are ground distances. Combined Grid-to-Ground factor = 1.000279329.

Prepared by:
Farr West Engineering
5510 Longley Lane
Reno, NV. 89511

Phil Reimer, P.L.S.
Nevada Certificate No.13869

TEMPORARY CONSTRUCTION EASEMENT
 BEING A PORTION OF THE NW 1/4 OF SECTION 14
 TOWNSHIP 13 NORTH, RANGE 25 EAST, M.D.B.M.
 YERINTON LYON COUNTY NEVADA

001-061-02
LYON COUNTY SCHOOL DISTRICT
PER DOC. 48262



FARR WEST
ENGINEERING

5510 LONGLEY LANE
 RENO, NEVADA 89511
 PHONE: (775) 851-4788
 FAX: (775) 851-0766

EXHIBIT A-1
 PLAT TO ACCOMPANY
 DESCRIPTION

JOB NO. 1136
 SHEET 1 OF 1

EXHIBIT "B"
LEGAL DESCRIPTION FOR
PERMANENT EASEMENT

All that certain real property lying within a portion of the Northwest One-Quarter (NW 1/4) of Section Fourteen (14), Township Thirteen (13) North, Range Twenty-Five (25) East, Mount Diablo Base Meridian, in the City of Yerington, County of Lyon, State of Nevada, further described in Quitclaim Deed Document 48262, recorded on March 13, 1941, filed in the Official Records of Lyon County and being further described as follows:

BEGINNING on the westerly right-of-way of North Oregon Street as shown on Subdivision Map 62924, recorded on December 02, 1952, filed in the official records of said county, from which the West One-Quarter (W 1/4) corner of said section, marked by a found 3" brass disk, bears South 71°46'02" West, a distance of 1,386.37 feet;

THENCE on said westerly right-of-way, North 00°40'54" East, a distance of 30.00 feet;

THENCE departing said right-of-way, North 89°29'32" West, a distance of 373.63 feet;

THENCE South 00°30'28" West, a distance of 45.00 feet;

THENCE South 89°29'32" East, a distance of 41.56 feet;

THENCE North 00°30'28" East, a distance of 15.00 feet;

THENCE South 89°29'32" East, a distance of 331.98 feet to said westerly right-of-way, also being the **POINT OF BEGINNING**;

Containing 11,831 square feet of land, more or less;

See Exhibit "B-1", plat to accompany description, attached hereto and made a part hereof.

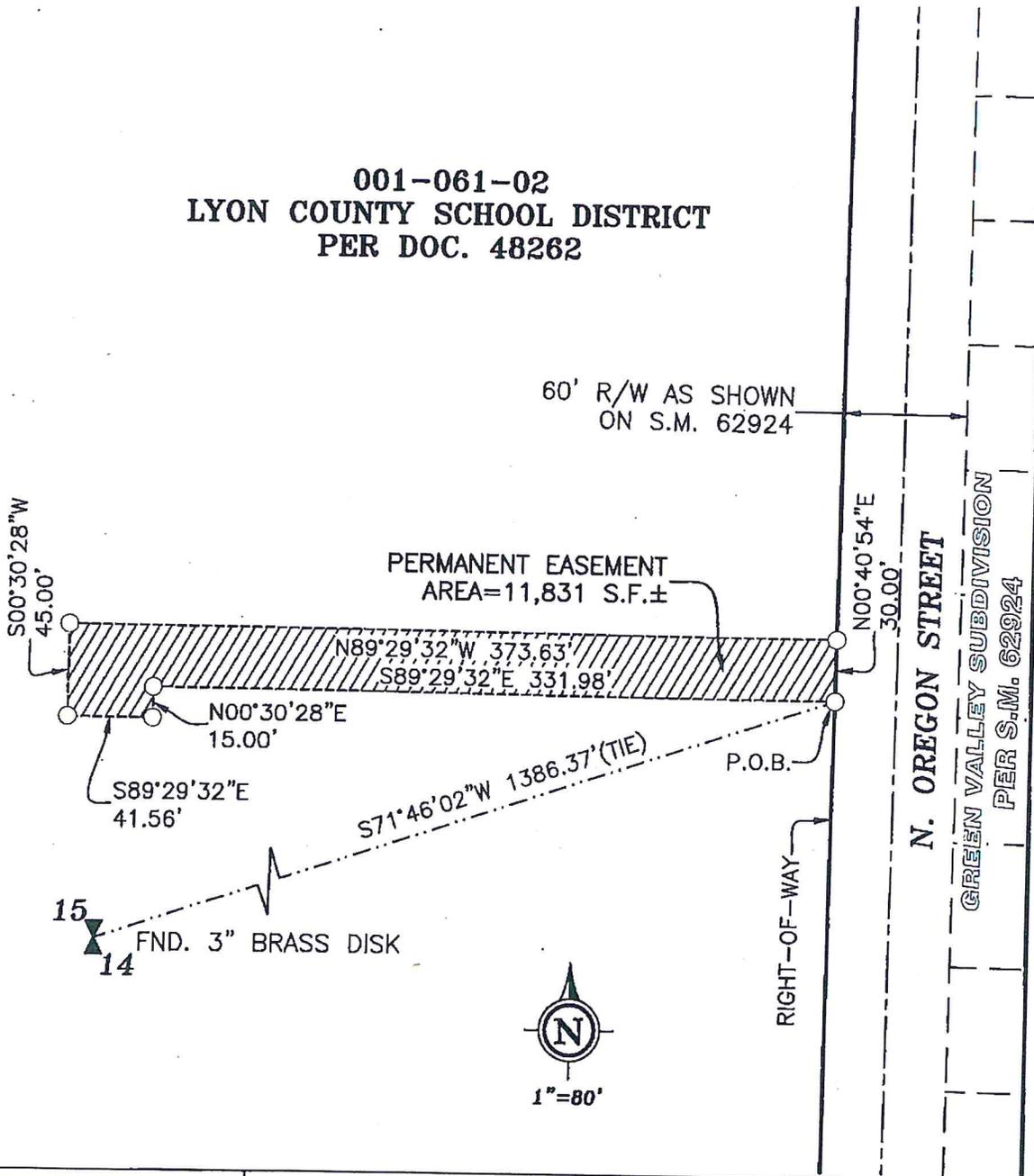
The Basis of Bearings for this legal description is the Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994, High Accuracy Reference Network (NAD 83/94 HARN), with GPS Base Receivers set upon, and GPS RTK corrections broadcast from, Nevada Department of Transportation (NDOT) monuments 862003 A and 862001 A. The bearing between NDOT monuments 862003 A and 862001 A is taken as South 27°51'09" West, per published data from the NDOT website. All dimensions shown are ground distances. Combined Grid-to-Ground factor = 1.000279329.

Prepared by:
Farr West Engineering
5510 Longley Lane
Reno, NV. 89511

Phil Reimer, P.L.S.
Nevada Certificate No. 13869

PERMANENT EASEMENT
 BEING A PORTION OF THE NW 1/4 OF SECTION 14
 TOWNSHIP 13 NORTH, RANGE 25 EAST, M.D.B.M.
 YERINTON LYON COUNTY NEVADA

001-061-02
LYON COUNTY SCHOOL DISTRICT
PER DOC. 48262



FARR WEST
ENGINEERING

5510 LONGLEY LANE
 RENO, NEVADA 89511
 PHONE: (775) 851-4788
 FAX: (775) 851-0766

EXHIBIT B-1
 PLAT TO ACCOMPANY
 DESCRIPTION

JOB NO. 1136
 SHEET 1 OF 1



YERINGTON PLANNING COMMISSION

STEVE DOUGLAS, PRESIDENT
ROBERT ARIGONI, VICE PRESIDENT
TRAVIS CROWDER
ERIC BODENSTEIN
JOAN BLAKE
ELMER BULL
LACEY PARROTT

YERINGTON PLANNING COMMISSION
MEETING AGENDA
JUNE 26th 2019 at 4:00 PM – CITY HALL

1. Meeting called to order, roll call reported and Pledge of Allegiance.
2. For Possible Action: Review and Approve the Agenda.
NOTICE RE: NRS 237: When the Planning Commission 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. Public Comment on any item not on this agenda, and pertinent to the Planning Commission, will be received during the Public Participation/Comment portion of this meeting. This presiding officer will invite public comment pertaining to those matters on today's agenda during the planning commission'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: Approve the Planning Commission Minutes of March 18th 2019.
4. For Possible Action: Master Plan Amendment. Kyle and Priscilla Frade have submitted a *Master Plan Amendment* application intended to change parcel 001-411-33, 735 S Main Street, from Commercial density to Transitional density.
5. For Possible Action: Zoning Change Request. Kyle and Priscilla Frade have submitted a *Zoning Change Request* application intended to change parcel 001-411-33, 735 S Main Street, from C2 to RC zoning.

This is a tentative schedule for the meeting. The board reserves the right to take items in a different order to accomplish business in the most efficient manner and they may combine two or more agenda items for consideration. Items may also 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 Interim City Clerk at 463-3511 in advance so that arrangements may be conveniently 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. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov.

I, Jessy Cochrane, do certify that the foregoing agenda was duly posted June 19th 2019 at the following locations: Yerington City Hall, Yerington Post Office, Lyon County Court House and the Lyon County Administrative Complex. For questions or supporting materials regarding this agenda, please contact Jessy Cochrane at (775) 463-3511.

Jessy Cochrane, Planning Commission Secretary

The City of Yerington is an equal opportunity provider

March 18, 2019

The regular meeting of the Yerington Planning Commission was held in the Council Chambers at 4:00 p.m. with the following present:

President Steve Douglas
Vice President Robert Arigoni
Commissioner Joan Blake
Commissioner Elmer Bull
Commissioner Travis Crowder
City Attorney Chuck Zumpft (Via Telephone)
Planning Commission Secretary Jesslyna Cochrane
City Manager Robert Switzer

Absent:

Commissioner Eric Bodenstein and Public Works Director Jay Flakus

Guests:

Carrie Gilmore and Rick Christian of Denson Surveying

Meeting called to order at 4:00 pm by President Douglas, rollcall was taken and pledge of Allegiance was led by Commissioner Crowder.

Agenda Approval

Commissioner Bull made a motion to approve the agenda as presented, seconded by Vice President Arigoni and passed unanimously.

Minutes

Commissioner Blake made a motion to approve the minutes of the December 3, 2018 meeting, seconded by Commissioner Crowder and passed unanimously.

Reversion to Acreage – Carrie Lee Gilmore has submitted an application to have lots 8,9,10,11,and 12 reverted to acreage inside parcel 001-054-07 located at the Northeast corner of Center St. and Snyder Ave.

Commissioner Bull stated on behalf of the City Council I was advised to disclose that I was involved in the real-estate transaction when Mrs. Gilmore bought this property. They didn't see any conflict just recommended that I disclose that information.

Commissioner Blake abstained.

Mr. Rick Christian of Denson Surveying addressed the board on behalf of Carrie Gilmore. We are just looking at combining these five lots that are involved within this parcel currently under one APN number.

President Douglas asked since it is just one APN, are you just cleaning up the map and getting the paperwork in order. Mr. Christian answered yes. President Douglas stated reverting it into one parcel, the five lots go away, and you would have work to do to sell it in five lots anyways. Reverting it into one lot you are going back to square one.

Commissioner Bull asked, back in the day, when other owners built across those lot lines it was in violation of law and was just overlooked. Mr. Christian answered yes and you'll see that a lot but it is what it is now. Commissioner Bull asked it is an actual violation of the NRS to build across a lot line. Mr. Christian answered yes.

Mr. Christian stated we needed to put in the motion the "Ish" addition to the City of Yerington, which is a separate subdivision within the city that created these lots.

Commissioner Parrott made a motion to approve the reversion to acreage on lots 8, 9, 10, 11 and 12 inside parcel 001-054-07 including the "ISH" addition to the City of Yerington. Seconded by Commissioner Bull and the motion carried unanimously.

President Douglas asked for public comments, there were none.

There being no further business the meeting was adjourned.

President Steve Douglas

Planning Commission Secretary
Jesslyna Cochrane



MASTER PLAN AMENDMENT APPLICATION
CITY OF YERINGTON
102 S. MAIN STREET
YERINGTON, NV 89447 (775) 463-2729

Owner: Frade, Kyle & Priscilla Applicant: Frade, Kyle & Priscilla
Address: 735 S. Main Street Address: 735 S. Main Street
City/State/Zip: Yerington, NV 89447 City/State/Zip: Yerington, NV 89447
Telephone: 7753150186 Telephone: 7753150186

LEGAL DESCRIPTION OF PROPERTY

Assessor's Parcel Number(s): 001-411-33
If within a Subdivision, Name: _____ Lot: _____ Block: _____
Square Feet of Property: 52,708 Deed Restriction: Yes ___ No
(If Yes, Copy attached)
Street Address of Property: 735 S. Main Street Yerington, NV 89447

REQUIRED ITEMS FOR APPLICATION

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. List Containing Names and Addresses of Property Owners within 300 Feet: List must contain the names and addresses of owners of property within 300 feet of the exterior limits of the subject property. (City staff will procure this list.)
3. Property Tax Verification: Showing taxes are paid current on subject property.
4. Application Fee: The fee shall be \$700.00 per application; Non-refundable.

OWNER'S CERTIFICATE

As provided in the Yerington City Code, Title 10, Chapter 11, undersigned Applicant/Owner of the above legally described property now classed in the Master Plan as C2, requests consideration to amend the Master Plan to RC, as per the plot plan attached hereto and made a part of hereof. Said property was acquired by Applicant on 2/04/2015.

I, Priscilla Frade, Owner in fee of the described property, state that this Application for a Change of Land has been made with my full knowledge and consent and the facts stated above are true to the best of my knowledge.

Priscilla Frade
Signature of Owner

State of Nevada
County of Lyon

On the 10th day of June, 2019 personally appeared before me

S. Turner, a Notary Public,

Priscilla Frade who acknowledged that she executed the above instrument.

S. Turner
Notary Public



APPLICANT'S CERTIFICATE

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

Priscilla Frade
Signature of Applicant

State of Nevada
County of Lyon

On the 10th day of June, 2019 personally appeared before me

S. Turner, a Notary Public,

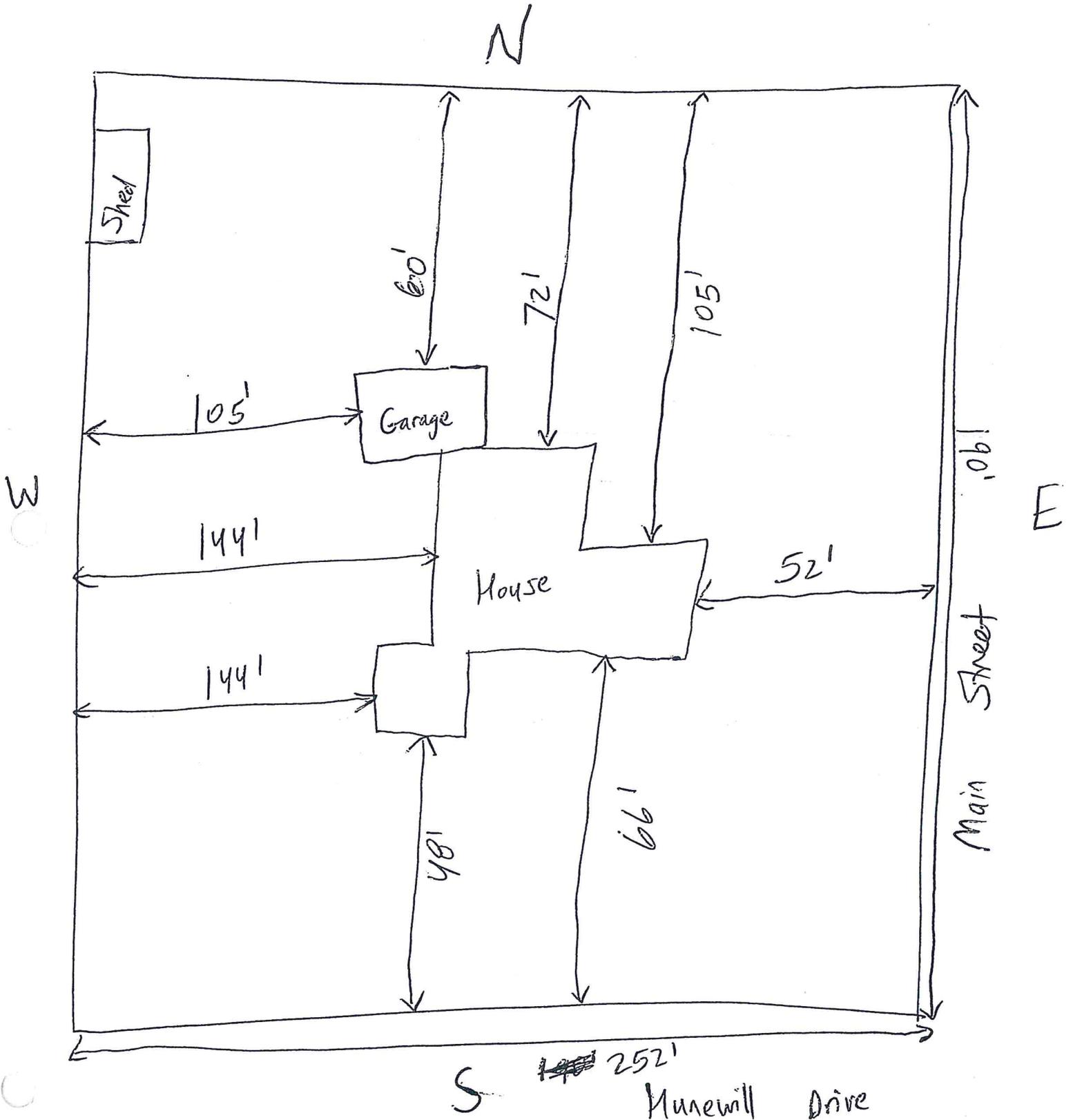
Priscilla Frade who acknowledged that they executed the above instrument.

S. Turner
Notary Public



The City of Yerington is an equal opportunity provider

PLOT PLAN DRAWN TO SCALE: Another map may be submitted for the plot plan, i.e. Assessor's Plat Map, but must be approved at the submittal of the application. Indicate northerly direction on map.



TAX VERIFICATION

PROPERTY TAX:

The City of Yerington requires the following property tax statement to be filled out by the Lyon County Clerk's Office before issuing any permit:

Property Tax Statement: a signature is required from the County Clerk's office showing taxes are paid current on subject property.

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

- 001-411-33
- _____
- _____
- _____
- _____
- _____
- _____

Dated this 6th day of June, 20 2019.

Gibbi A. Bryan

Lyon County Clerk

Amanda Bull

Deputy City Clerk

KYLE W FRADE 06-15
735 S MAIN ST 775-315-0186
YERINGTON, NV 89447-2461

231

94-8013/3212
0

6/10/2019

Date

CHECK ARMOR

Pay to the
Order of

City of Yerington

\$

Dollars



Photo
Safe
Deposit
Details on back

FINANCIAL
HORIZONS
CREDIT UNION

Main Office 775-245-2421
Yerington Office 775-463-7842
Falcon Office 775-428-6768
Winnemucca Office 775-625-3700
Toll Free Audio Response 800-778-1623
Online Banking at www.fhcnv.org

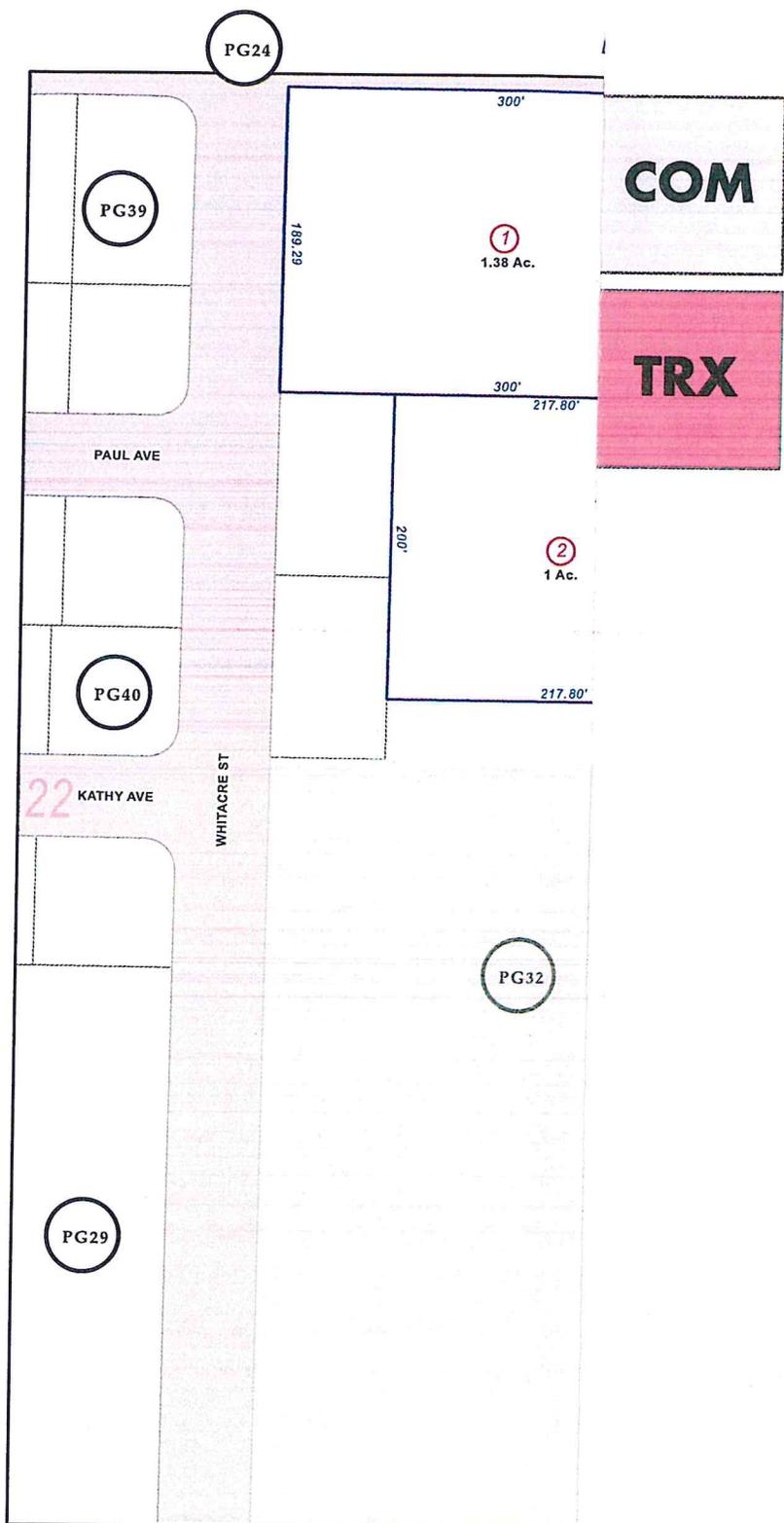
For M.P. Amendment Application

Kyle W. Frade

⑆321280130⑆ 0000268425⑈ 0231

Hazard Clinic

Master Plan:



COM Commercial

TRX Transitional

NOTE: This is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon. Use of this plat for other than assessment purposes is forbidden unless approved by the Lyon County Assessor's Office.

Ⓟ 4/16/19



CHANGE OF LAND USE APPLICATION (ZONE CHANGE)
CITY OF YERINGTON
102 S. MAIN STREET
YERINGTON, NV 89447 (775) 463-2729

Owner: Frade, Kyle & Priscilla Applicant: Frade, Kyle & Priscilla
Address: 735 S Main St Address: 735 S Main St
City/State/Zip: Yerington, NV 89447 City/State/Zip: Yerington, NV 89447
Telephone: (775) 315-0186 Telephone: (775) 315-0186

LEGAL DESCRIPTION OF PROPERTY

Assessor's Parcel Number(s): 001-411-33
If within a Subdivision, Name: _____ Lot: _____ Block: _____
Square Feet of Property: 52,708 Deed Restriction: Yes _____ No X
(If Yes, Copy attached)
Street Address of Property: 735 S Main St

REQUIRED ITEMS FOR APPLICATION

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. List Containing Names and Addresses of Property Owners within 300 Feet: List must contain the names and addresses of owners of property within 300 feet of the exterior limits of the subject property. (City staff will procure this list.)
3. Property Tax Verification: Showing taxes are paid current on subject property.
4. Application Fee: The fee shall be \$300.00 per application; Non-refundable.

OWNER'S CERTIFICATE

As provided in the Yerington City Code, Title 10, Chapter 11, undersigned Applicant/Owner of the above legally described property now classed in Zone C2 (General Commercial) requests consideration to change to Zone R1 or R-C, as per the plot plan attached hereto and made a part of hereof. Said property was acquired by Applicant on 02/04/2015.

I, Kyle Frade, Owner in fee of the described property, state that this Application for a Change of Land has been made with my full knowledge and consent and the facts stated above are true to the best of my knowledge.

[Signature]
Signature of Owner

State of Nevada
County of Lyon

On the 15th day of April, 2019 personally appeared before me

S. Kyle Frade S. Turner, a Notary Public,

Kyle Frade who acknowledged that he executed the above instrument.

[Signature]
Notary Public



APPLICANT'S CERTIFICATE

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

[Signature]
Signature of Applicant

State of Nevada
County of Lyon

On the 15th day of April, 2019 personally appeared before me

S. Turner, a Notary Public,

Kyle Frade who acknowledged that they executed the above instrument.

[Signature]
Notary Public



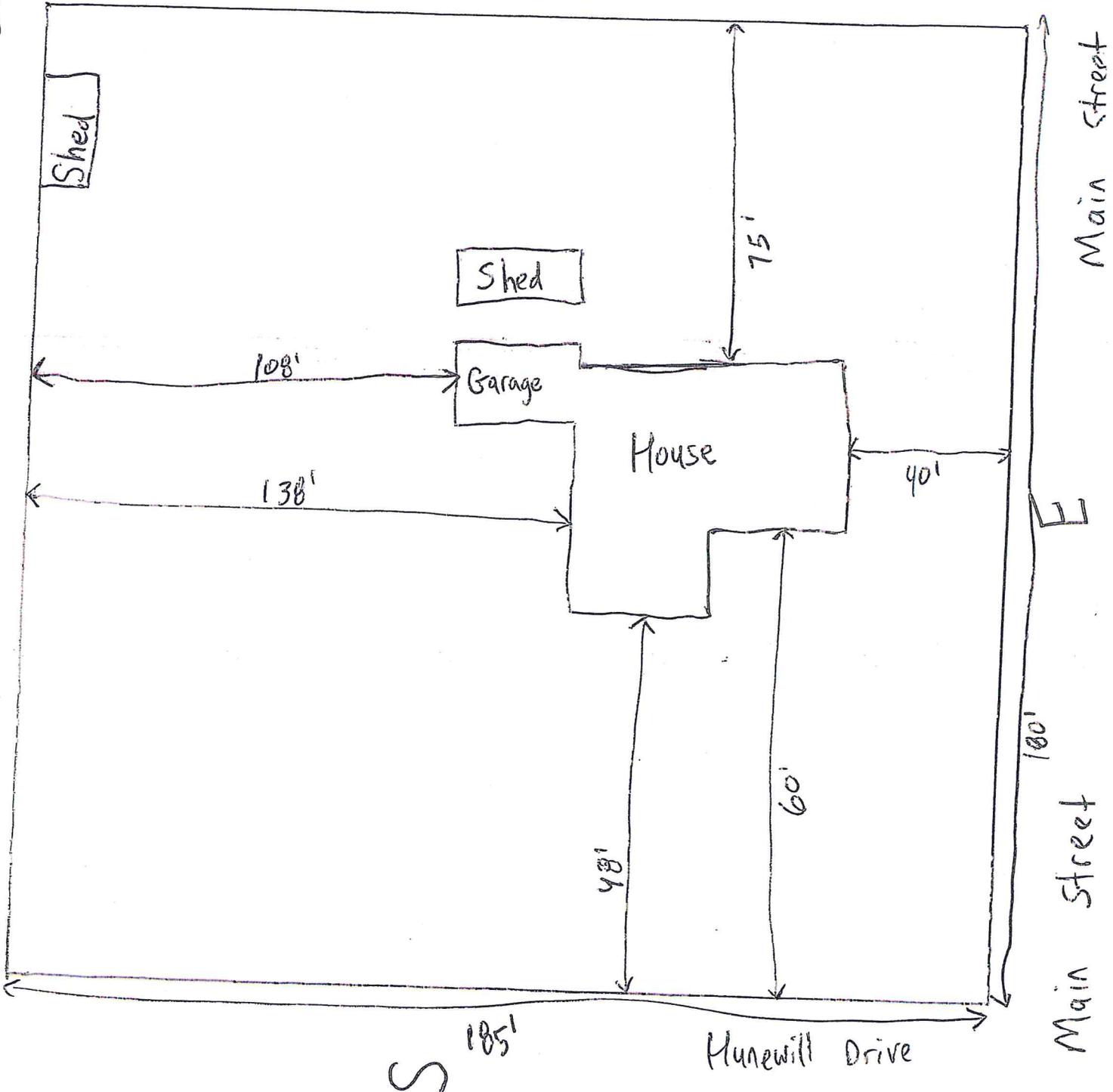
The City of Yerington is an equal opportunity provider

PLOT PLAN DRAWN TO SCALE: Another map may be submitted for the plot plan, i.e. Assessor's Plat Map, but must be approved at the submittal of the application. Indicate northerly direction on map.

N

S. Center Street

W



TAX VERIFICATION

PROPERTY TAX:

The City of Yerington requires the following property tax statement to be filled out by the Lyon County Clerk's Office before issuing any permit:

Property Tax Statement: a signature is required from the County Clerk's office showing taxes are paid current on subject property.

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

- 1-411-33
- YE 002009
- _____
- _____
- _____
- _____
- _____

Dated this 15th day of April, 2019.

Mikki A. Bryan

Lyon County Clerk

Arista Talbot

Deputy City Clerk

CITY OF YERINGTON

Check Register - BIG Council report
 Check Issue Dates: 6/25/2019 - 6/26/2019

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
31109	06/19	06/25/2019	31109	1146 CASELLE, INC.	95799	General Ledger Cleanup	03-54-25-7041	650.00	650.00
Total 31109:									
31110	06/19	06/25/2019	31110	1324 FARR WEST ENGINEERING	11765	GENERAL ENGINEERING	02-54-25-7027	550.00	550.00
Total 31110:									
31111	06/19	06/25/2019	31111	1324 FARR WEST ENGINEERING	11817	WEED HIEGHTS SEWER	03-54-25-7027	675.00	675.00
Total 31111:									
31112	06/19	06/25/2019	31112	1324 FARR WEST ENGINEERING	11758	BUILDING AND PLANNIN	01-57-25-7034	1,666.00	1,666.00
Total 31112:									
31113	06/19	06/26/2019	31113	1566 LYON COUNTY CLERK TREASURER	MAY19RMTX	ROOM TAX TRANSMITTA	08-56-35-8081	.00	.00 V
Total 31113:									
31114	06/19	06/25/2019	31114	6248 MALDONADO, JAZMIN	062019	INTERPRETER FEES	01-53-15-7013	90.00	90.00
Total 31114:									
31115	06/19	06/25/2019	31115	1098 MINDEN LAWYERS, LLC	4784	PROFESSIONAL SERVIC	03-54-25-7030	10,867.60	10,867.60
Total 31115:									

Check Issue Dates: 6/25/2019 - 6/26/2019

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
31116	06/19	06/25/2019	31116	1850 ROUND UP AWARDS	1933	PRINTED MATERIALS	03-54-25-7011	28.00	28.00
Total 31116:									
31117	06/19	06/25/2019	31117	1858 SAFEGUARD	33557073	CHECKS	03-54-25-7011	537.44	537.44
Total 31117:									
31118	06/19	06/26/2019	31118	1961 STATE OF NV-DEPT OF TAX	MAY19RMTX	ROOM TAX TRANSMITTA	08-56-35-8080	.00	.00 V
Total 31118:									
31119	06/19	06/25/2019	31119	6276 TRAVILLION, MILDRED	MT18256	REFUND OF CASH BAIL	01-17-00-3148	1,000.00	1,000.00
Total 31119:									
31120	06/19	06/25/2019	31120	6275 UNITED STATES TREASURY	CP134B	941 TAX	03-54-25-6108	115.17	115.17
Total 31120:									
31121	06/19	06/26/2019	31121	1566 LYON COUNTY CLERK TREASURER	MAY19RMTX	ROOM TAX TRANSMITTA	08-56-35-8081	847.15	847.15
Total 31121:									
31122	06/19	06/26/2019	31122	1961 STATE OF NV-DEPT OF TAX	MAY19RMTX	ROOM TAX TRANSMITTA	08-56-35-8080	508.29	508.29
Total 31122:									
Grand Totals:									17,534.65

Summary by General Ledger Account Number

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
01-00-00-2200	.00	9,308.84-	9,308.84-
01-17-00-3148	1,000.00	.00	1,000.00
01-51-14-7011	188.48	.00	188.48
01-51-14-7030	6,078.60	.00	6,078.60
01-51-14-7041	216.67	.00	216.67
01-53-15-7013	90.00	.00	90.00
01-54-26-6108	23.03	.00	23.03
01-55-27-6108	23.03	.00	23.03
01-56-35-6108	23.03	.00	23.03
01-57-25-7034	1,666.00	.00	1,666.00
02-00-00-2200	.00	3,766.18-	3,766.18-
02-54-25-6108	23.03	.00	23.03
02-54-25-7011	188.48	.00	188.48
02-54-25-7027	550.00	.00	550.00
02-54-25-7030	2,788.00	.00	2,788.00
02-54-25-7041	216.67	.00	216.67
03-00-00-2200	.00	3,104.19-	3,104.19-
03-54-25-6108	23.05	.00	23.05
03-54-25-7011	188.48	.00	188.48
03-54-25-7027	675.00	.00	675.00
03-54-25-7030	2,001.00	.00	2,001.00
03-54-25-7041	216.66	.00	216.66
08-00-00-2200	1,355.44	2,710.88-	1,355.44-
08-56-35-8080	1,355.44	847.15-	508.29
08-56-35-8081	1,355.44	508.29-	847.15
Grand Totals:	20,245.53	20,245.53-	.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
06/30/2019	PC	07/03/2019	31123	Camarena, Bryson	641		00-00-00-102	101.58-
06/30/2019	PC	07/03/2019	31124	Coombs, Bailey	646		00-00-00-102	660.78-
06/30/2019	PC	07/03/2019	31125	Rogers, Larry	624		00-00-00-102	396.18-
06/30/2019	PC	07/03/2019	31126	Talamante, Thomas	605		00-00-00-102	750.64-
06/30/2019	PC	07/03/2019	31127	Taylor, Bryan	633		00-00-00-102	662.25-
06/30/2019	PC	07/03/2019	31128	West, Robert	635		00-00-00-102	396.18-
06/30/2019	PC	07/03/2019	731901	Argo, Pamela	631		00-00-00-102	1,568.13-
06/30/2019	PC	07/03/2019	731902	Becker, Dennis	20		00-00-00-102	1,882.45-
06/30/2019	PC	07/03/2019	731903	Campi, John Joseph	637		00-00-00-102	1,510.40-
06/30/2019	PC	07/03/2019	731904	Cochrane, Jesslyna	60		00-00-00-102	1,092.34-
06/30/2019	PC	07/03/2019	731905	Coombs, Brandon	31		00-00-00-102	2,878.00-
06/30/2019	PC	07/03/2019	731906	Dew-Hedrick, Leslie	40		00-00-00-102	1,116.30-
06/30/2019	PC	07/03/2019	731907	Flakus, Jay	32		00-00-00-102	1,551.03-
06/30/2019	PC	07/03/2019	731908	Flores, Elan	59		00-00-00-102	3,695.33-
06/30/2019	PC	07/03/2019	731909	Kosak, Mark	638		00-00-00-102	2,301.59-
06/30/2019	PC	07/03/2019	731910	Kusmerz, Debra K.	634		00-00-00-102	371.18-
06/30/2019	PC	07/03/2019	731911	Larsen, Stacey	644		00-00-00-102	997.00-
06/30/2019	PC	07/03/2019	731912	Pittman, Brian	121		00-00-00-102	1,019.26-
06/30/2019	PC	07/03/2019	731913	Saunders, Brian	636		00-00-00-102	1,862.17-
06/30/2019	PC	07/03/2019	731914	Shaw, Sheema D.	150		00-00-00-102	1,735.13-
06/30/2019	PC	07/03/2019	731915	Smith, David	157		00-00-00-102	1,362.54-
06/30/2019	PC	07/03/2019	731916	Stanton, Monte	642		00-00-00-102	1,380.01-
06/30/2019	PC	07/03/2019	731917	Sturtevant, Helen M.	163		00-00-00-102	1,309.02-
06/30/2019	PC	07/03/2019	731918	Switzer, Robert	643		00-00-00-102	2,773.24-
06/30/2019	PC	07/03/2019	731919	Wagner, Darren E.	184		00-00-00-102	2,184.80-
06/30/2019	PC	07/03/2019	731920	Wisner, Nicholas	177		00-00-00-102	1,885.45-
Grand Totals:			<u>26</u>					<u>37,442.98-</u>

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
06/30/2019	CDPT		0	YERINGTON POLICE OFFICERS	6	Police Dues Pay Period: 6/30/201	01-00-00-202	93.00-
06/30/2019	CDPT	07/01/2019	31129	PUBLIC EMPLOYEES RETIREM	2	Retirement - Employee Contrib. P	01-00-00-202	29.57-
06/30/2019	CDPT	07/01/2019	31129	PUBLIC EMPLOYEES RETIREM	2	Retirement - Employee Contrib. P	02-00-00-202	118.31-
06/30/2019	CDPT	07/01/2019	31129	PUBLIC EMPLOYEES RETIREM	2	Retirement - Employee Contrib. P	03-00-00-202	98.58-
06/30/2019	CDPT	07/01/2019	31129	PUBLIC EMPLOYEES RETIREM	2	Retirement - Employee Contrib. P	01-00-00-202	29.57-
06/30/2019	CDPT	07/01/2019	31129	PUBLIC EMPLOYEES RETIREM	2	Retirement - Employee Contrib. P	02-00-00-202	118.30-
06/30/2019	CDPT	07/01/2019	31129	PUBLIC EMPLOYEES RETIREM	2	Retirement - Employee Contrib. P	03-00-00-202	98.59-
06/30/2019	CDPT	07/01/2019	31129	PUBLIC EMPLOYEES RETIREM	2	Retirement - Regular Employees	01-00-00-202	1,590.70-
06/30/2019	CDPT	07/01/2019	31129	PUBLIC EMPLOYEES RETIREM	2	Retirement - Regular Employees	02-00-00-202	2,664.14-
06/30/2019	CDPT	07/01/2019	31129	PUBLIC EMPLOYEES RETIREM	2	Retirement - Regular Employees	03-00-00-202	2,192.87-
06/30/2019	CDPT	07/01/2019	31129	PUBLIC EMPLOYEES RETIREM	2	Retirement - Police Pay Period: 6	01-00-00-202	5,114.20-
06/30/2019	CDPT	07/01/2019	7011901	IRS Tax Deposit Wells Fargo	1	Tax Deposit Social Security Pay	01-00-00-201	10.91-
06/30/2019	CDPT	07/01/2019	7011901	IRS Tax Deposit Wells Fargo	1	Tax Deposit Social Security Pay	02-00-00-201	113.56-
06/30/2019	CDPT	07/01/2019	7011901	IRS Tax Deposit Wells Fargo	1	Tax Deposit Social Security Pay	03-00-00-201	113.55-
06/30/2019	CDPT	07/01/2019	7011901	IRS Tax Deposit Wells Fargo	1	Tax Deposit Social Security Pay	01-00-00-201	10.91-
06/30/2019	CDPT	07/01/2019	7011901	IRS Tax Deposit Wells Fargo	1	Tax Deposit Social Security Pay	02-00-00-201	113.56-
06/30/2019	CDPT	07/01/2019	7011901	IRS Tax Deposit Wells Fargo	1	Tax Deposit Social Security Pay	03-00-00-201	113.55-
06/30/2019	CDPT	07/01/2019	7011901	IRS Tax Deposit Wells Fargo	1	Tax Deposit Medicare Pay Perio	01-00-00-201	309.88-
06/30/2019	CDPT	07/01/2019	7011901	IRS Tax Deposit Wells Fargo	1	Tax Deposit Medicare Pay Perio	02-00-00-201	173.92-
06/30/2019	CDPT	07/01/2019	7011901	IRS Tax Deposit Wells Fargo	1	Tax Deposit Medicare Pay Perio	03-00-00-201	147.18-
06/30/2019	CDPT	07/01/2019	7011901	IRS Tax Deposit Wells Fargo	1	Tax Deposit Medicare Pay Perio	01-00-00-201	309.39-
06/30/2019	CDPT	07/01/2019	7011901	IRS Tax Deposit Wells Fargo	1	Tax Deposit Medicare Pay Perio	02-00-00-201	173.77-
06/30/2019	CDPT	07/01/2019	7011901	IRS Tax Deposit Wells Fargo	1	Tax Deposit Medicare Pay Perio	03-00-00-201	147.82-
06/30/2019	CDPT	07/01/2019	7011901	IRS Tax Deposit Wells Fargo	1	Tax Deposit Federal Withholding	01-00-00-201	2,826.93-
06/30/2019	CDPT	07/01/2019	7011901	IRS Tax Deposit Wells Fargo	1	Tax Deposit Federal Withholding	02-00-00-201	1,066.17-
06/30/2019	CDPT	07/01/2019	7011901	IRS Tax Deposit Wells Fargo	1	Tax Deposit Federal Withholding	03-00-00-201	862.56-
Grand Totals:			<u>25</u>					<u>18,641.49-</u>



A Professional Corporation

June 3, 2019

To the Honorable Mayor and City Council
City of Yerington
Yerington, Nevada

We are engaged to audit the financial statements of the governmental activities, business type-activities, and the aggregate remaining individual fund information of City of Yerington for the year ended June 30, 2019. Professional standards require that we provide you with the following information related to our audit. We appreciate the opportunity to meet with you to discuss this information further since a two-way dialogue can provide valuable information for the audit process.

Our Responsibilities under U.S. Generally Accepted Auditing Standards and *Government Auditing Standards*

As stated in our engagement letter dated May 31, 2019, our responsibility, as described by professional standards, is to express opinions about whether the financial statements prepared by management with your oversight are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles. Our audit of the financial statements does not relieve you or management of your responsibilities.

As part of our audit, we will consider the internal control of the City of Yerington. Such considerations are solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will also perform tests of the City of Yerington's compliance with certain provisions of laws, regulations, contracts, and grants. However, the objective of our tests is not to provide an opinion on compliance with such provisions.

Generally accepted accounting principles provide for certain required supplementary information (RSI) to supplement the basic financial statements. Our responsibility with respect to management discussion and analysis, schedules of other post-employment benefits and the schedule of the District's Proportionate Share of the Net Pension Liability which supplement(s) the basic financial statements, is to apply certain limited procedures in accordance with generally accepted auditing standards. However, the RSI will not be audited and, because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance, we will not express an opinion or provide any assurance on the RSI.

We have been engaged to report on the combining statements, individual fund statements which accompany the financial statements but are not RSI. Our responsibility for this supplementary information, as described by professional standards, is to evaluate the presentation of the supplementary information in relation to the financial statements as a whole and to report on whether the supplementary information is fairly stated, in all material respects, in relation to the financial statements as a whole.

We have not been engaged to report on other supplementary information sections which accompany the financial statements but are not RSI. Our responsibility with respect to this other information in documents containing the audited financial statements and auditor's report does not extend beyond the financial information identified in the report. We have no responsibility for determining whether this other information is properly stated. This other information will not be audited and we will not express an opinion or provide any assurance on it.

Planned Scope and Timing of the Audit

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested.

Our audit will include obtaining an understanding of the entity and its environment, including internal control, sufficient to assess the risk of material misstatement of the financial statements and to design the nature, timing and extend of further audit procedures. Material misstatements may result from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the entity or to acts by management or employees acting on behalf of the entity. We will communicate our significant findings at the conclusion of our audit. We will also communicate any internal control related matters that are required to be communicated under professional standards.

We expect to begin our audit on approximately June 10, 2019 and issue our report on approximately November 30, 2019. Jim Sciarani is the engagement partner and is responsible for supervising the engagement and signing the report.

This information is intended solely for the use of the Mayor and City Council and management of the City of Yerington and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

A handwritten signature in cursive script that reads "Sciarani & Co." with a small flourish at the end.

Sciarani & Co.