



14 East Goldfield Avenue, 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 Public Meeting and Agenda For The City of Yerington City Council

The City of Yerington City Council will conduct a public meeting on the 12th day of December 2022, beginning at 10:00 a.m. at the following location:

City Hall
14 E. Goldfield Avenue
Yerington, NV 89447

NOTICE:

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

Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call City Clerk, Sheema D. Shaw, in advance at (775) 463-3511 so that arrangements for attendance may be made.

AGENDA:

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

1. Call to order and roll call and Pledge of Allegiance.
2. **Public Comment** - No action may be taken on a matter raised under this item of the agenda until the matter itself has been included specifically on an agenda as an item upon which action will be taken.
3. Official Oath/Swearing in of Council Members Matthew Galvin, Shane Martin and Frank Pizzo.
4. **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 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.

5. **For Possible Action:** Review and Approval of minutes from prior meeting dated November 14, 2022.
6. **For Possible Action:** Approval of New, Renewal and Name Change Business Licenses Applications.
 - A. Steven Lewis dba Steven Lewis, General Printing (business forms, etc.), 106 Chateau Way, Yerington, NV 89447 – NEW
 - B. Robert & Richard Gardner dba Gardner Mechanical Services, Inc., HVAC/Mechanical Contractor, 270 E. Parr Blvd., Reno, NV 89512 - NEW
 - C. Antonio Garcia Solano dba Tony's Handyman Service, Handyman Services, 301 N Center St, Yerington, NV 89447 – NEW
 - D. James Smith dba Smith Mechanical, Inc., Plumbing Contractor, 1848 Frazer Ave., Sparks, NV 89431 – NEW
 - E. Jose Garcia dba Elite Roof Systems & Solutions, LLC., Roof Installation/Replacement, 507 Summer St., Fernley, NV 89408 – RENEWAL
 - F. Adrian Pelayo dba Osmar & Doris Jumper, Bounce House Rentals, 622 Mason Dr., Yerington, NV 89447 – NEW
7. **For Possible Action:** Discussion and Approval of Bills Previously Submitted for Payment as Follows:

Checks 36112 through 36210 totaling \$176,276.63

8. **For Possible Action:** Discussion and Possible Action to approve the application process for additional USDA funding of approximately \$14,000,000 to complete another phase of water/sewer infrastructure replacement. Between the estimated original project amount of about \$34,000,00 to the present, increased costs of materials and labor caused a portion of the project to be excluded. USDA has indicated there are additional funds available for a low interest rate, or there could be potential 75% grant opportunities for this additional project. Any final determination on a loan/grant application would be brought to the Council for further action.
9. **For Possible Action:** Discussion and Possible Action on acceptance of the FY2021-2022 Audit by Sciarani & Co., 30 Broadway Avenue, Yerington, NV. Mr. Sciarani will make a presentation summarizing the results of the audit.
10. **For Discussion Only:** Discussion on the current FS-10 Financial Statement, July-November 2022.
11. **For Possible Action:** Discussion and Possible Action on action items to improve pedestrian safety around school campuses. Pursuant to recommendations from a recent Public Safety meeting, several steps have been discussed including raised crosswalks (speed bumps), additional crosswalks, and additional stop sign(s).
12. **For Possible Action:** Discussion and Possible Action on recommendation from the Yerington Planning Commission: Kathleen Knight and Dave Snelgrove of CFA, Inc., on behalf of Brodie Priestly, are proposing a developer's agreement application with APN 001-643-01 (Grand Estates Phase II).
13. **For Possible Action:** Discussion and Possible Action on recommendation from the Yerington Planning Commission Board: Kathleen Knight and Dave Snelgrove CFA, Inc., on Behalf of Brodie Priestly, are proposing a tentative subdivision map application with APN 001-643-01 (Grand Estates Phase II).
14. **For Possible Action:** Discussion and Possible Action on recommendation from the Yerington Planning Commission Board: AT&T Mobility, C/O Carl Jones (AT&T Agent), on behalf of Stephen E. Aiazzi is proposing a special use permit application with APN 001-059-02, for construction of a communications tower. The tower addition will provide better service for AT&T customers along with utilization of the new FastNet communication services for local law enforcement agencies. The issuance of the permit should be conditional on FAA approval and sign off.
15. **For Discussion Only:** Discussion on the Administrative Office of the Courts requirement that all courts obtain a case management system (CMS) that is compliant with the State reporting requirements.
16. **For Possible Action:** Discussion and Possible Action to approve funding by Change Order to pave additional streets including Oregon, Pearl, Broadway, and Kathy in the projected amount of \$307,209.60. Funding would be from available RTC and ARPA funds.
17. **For Possible Action:** Discussion and Possible Action to approve funding by Change Order for installation of new pump assemblies for wastewater discharge from the Waste Water Treatment

Plant. The current pumps need replacement due to age and deterioration. The estimated amount would be \$184,000 by Q&D Construction of Sparks, NV. Funding would be from Sewer contingency funds.

18. **For Possible Action:** Discussion and Possible Action to approve funding by Change Order for installation of a signal pedestrian crosswalk at the corner of Pearl and Main Streets in the amount of \$71,200. The project would be paid from ARPA funds and donations by private individuals.

19. **Public Comments** – No action may be taken on a matter raised under this item of the agenda until the matter itself has been included specifically on an agenda as an item upon which action will be taken.

20. **No Action Will Be Taken** - Department Reports and City Manager Reports, with Possible Council Comments and Discussion Only, as follows:

- A. City Attorney Report
- B. Chief of Police Report
- C. Public Works Director Report
- D. Building Inspector Report
- E. City Manager Report
- F. City Clerk Report
- G. Mayor and Council Comments


21. **Adjournment.**

Supporting material is available from City Clerk, Sheema D. Shaw, located at City Hall, 14 E. Goldfield Avenue, Yerington, NV 89447, (775) 463-3511 or go to www.yerington.net. For questions regarding this agenda, please contact City Clerk Sheema D. Shaw.

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 City Clerk at 775-463-3511 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 at Yerington City Hall located at 14 E. Goldfield Avenue, Yerington, NV 89447 and also online at the Nevada State Department of Administration web site at notice.nv.gov and the City of Yerington website at www.yerington.net on the 7th day of December, 2022, in compliance with NRS 241.020.

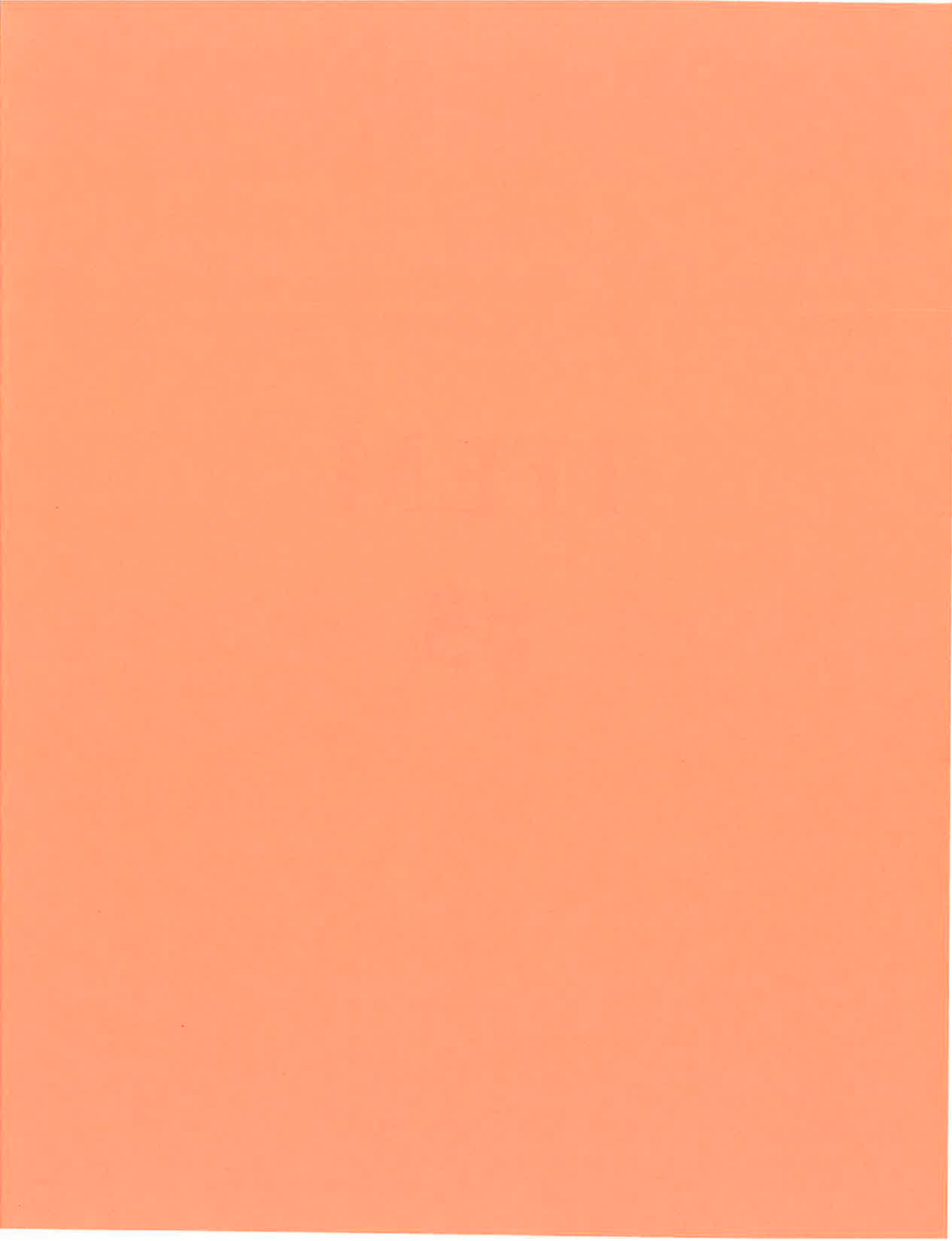


Sheema D. Shaw, City Clerk
City of Yerington

12-7-2022
Date

ITEM

#5



November 14, 2022

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, Matt Galvin, Frank Pizzo
Council Member Shane Martin joined via phone
City Manager Robert Switzer
City Attorney Chuck Zumpft
City Clerk Sheema D. Shaw
Chief of Police Darren Wagner
Public Works Director Jay Flakus
Building Inspector Joel Brown

Absent: Public Works Director Jay Flakus

Guests: David Ray, Nick Beaton, Jaycee Grider, Dave & Deb DeGrendele, Jim Sanford, Linda Roloson, Chantae Lessard, Shannon Coombs, Angela Haag

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

Public Participation

Mayor Garry asked for comments. Linda Roloson addressed safety concerns on South Whitacre to West Bridge Street. Thirty signatures were collected from residents in the area. Their suggestions for improvement include 1) speed bumps; 2) installation of a stop sign; 3) a no parking zone by the DMV office. The Public Safety Committee will review a copy of her letter with the signatures.

Dave DeGrendele and Deb DeGrendele also spoke in support of the safety issue on South Whitacre and agreed something needs to be done.

Agenda Approval

Mayor Garry stated the agenda would be approved as presented unless there were any objections or corrections. Mayor Garry asked for public comments, there were no comments and the agenda was approved unanimously.

Minutes

Mayor Garry stated the minutes from the prior meeting dated October 24, 2022 would be approved unless there were any objections or corrections. There were no objections or corrections and the minutes were approved unanimously.

Review Bills Previously Submitted for Payment

1. Discussion and Approval of Bills Previously Submitted for Payment as Follows:
Checks 36019 through 36111 totaling \$2,022,944.51

Bills, Salaries and Vouchers:

Accounts Payable Checks	10/19/2022	36025 through 36053
	10/24/2022	36054 through 36065
	11/02/2022	36068 through 36095
	11/07/2022	36096 through 36111
Payroll Checks	10/17/2022	36019 through 36022
Payroll Vouchers	10/17/2022	10202201 through 10202227
Payroll Checks	11/01/2022	36066
Payroll Vouchers	11/01/2022	11032201 through 11032204
Transmittal Voucher	10/17/2022	10172201
Transmittal Checks	10/17/2022	36023 through 36024
Transmittal Voucher	11/01/2022	11012201
Transmittal Checks	11/01/2022	36067

Mayor Garry stated the bills previously submitted for payment, checks 36019 through 36111 totaling \$2,022,944.51 would be approved unless there were any objections or corrections. Mayor Garry stated no comments were made at this time and the bills previously submitted for payment were approved unanimously.

For Possible Action: Discussion and Possible Action to approve a request from the Boys and Girls Clubs of Mason Valley for ARPA funds in the amount of \$50,000. The funds would be used to assist with final costs of the E.L. Wiegand Early Learning Center on N. Main St. Staff reviewed the request and has determined this is an eligible expenditure within the ARPA guidelines. In its Final Rule, the Dept. of Treasury finds "that improvements to or new construction of childcare, daycare, and early learning facilities are eligible capital expenditures." The Council has the option to approve the request, deny the request, award a lesser amount, or table the item for a subsequent meeting.

Nick Beaton, Boys and Girls Club of Mason Valley presented a request for funds for remaining costs such as furniture and fixtures to complete the Early Learning Center. Councilman Bryant stated he is in favor and asked for clarification if the request of \$50,000 exceeded what is unused from the Helping Hands allocation, would the excess funds come from another source. City Manager Switzer noted that the actual remaining funds are not known at this time and won't be until the final accounting of Helping Hands is completed.

Councilman Galvin inquired about how the money from Night in the Country is spent to which Nick Beaton replied that NITC is general operating funds. He also noted that when they opened the application process in July for the Early Learning Center, the 51 spots for the childcare program was filled in 2 ½ weeks.

Councilman Galvin made a motion to approve the request for funds from the Boys and Girls Club of Mason Valley for ARPA funds in the amount of \$50,000. Councilman Bryant seconded the motion. There were no public comments and the motion carried unanimously.

For Possible Action: Discussion and Possible Action on a request to waive fees for use of the James Sanford Community Center by the Rotary Club for an event Tuesday, November 22nd. The Council has the option to approve, disapprove, or modify fees charged for the event.

James Sanford spoke to request no rental fees be charged for the use of the Community Center for their Thanksgiving Dinner. The event will be fully catered with no need for the kitchen, just a small stage for a musician and tables and chairs. Rotarians, guests and some children will attend.

Mayor Garry stated he is in favor of approving this request. A motion was made by Councilman Pizzo to approve, seconded by Councilman Bryant. There was no further discussion or public comments and the motion carried unanimously.

Mayor Garry noted that Councilman Martin left the meeting at 10:31a.m.

For Discussion Only: Discussion on an ordinance addressing large events on first reading and by title; BILL NO. 426, ORDINANCE 22-04; AN ORDINANCE AMENDING YERINGTON CITY CODE, TITLE 4, PUBLIC HEALTH AND SAFETY, ADDING CHAPTER 7, TITLED "LARGE EVENT," AND OTHER MATTERS PROPERLY RELATED THERETO.

Discussion only on above item. Needs further work and clarification on the tiers. No action taken.

Public Comments

Mayor Garry asked for public comments and there were none at this time.

Department Reports

Department Heads had no items to report.

Mayor Garry called Officer Brandon Coombs to the front, along with Chief Wagner and Officer Coombs' wife Shannon. Officer Coombs was recognized for his promotion to Detective and was presented with his Detective Shield. Congratulations were offered all around.

There being no further business the meeting was adjourned.

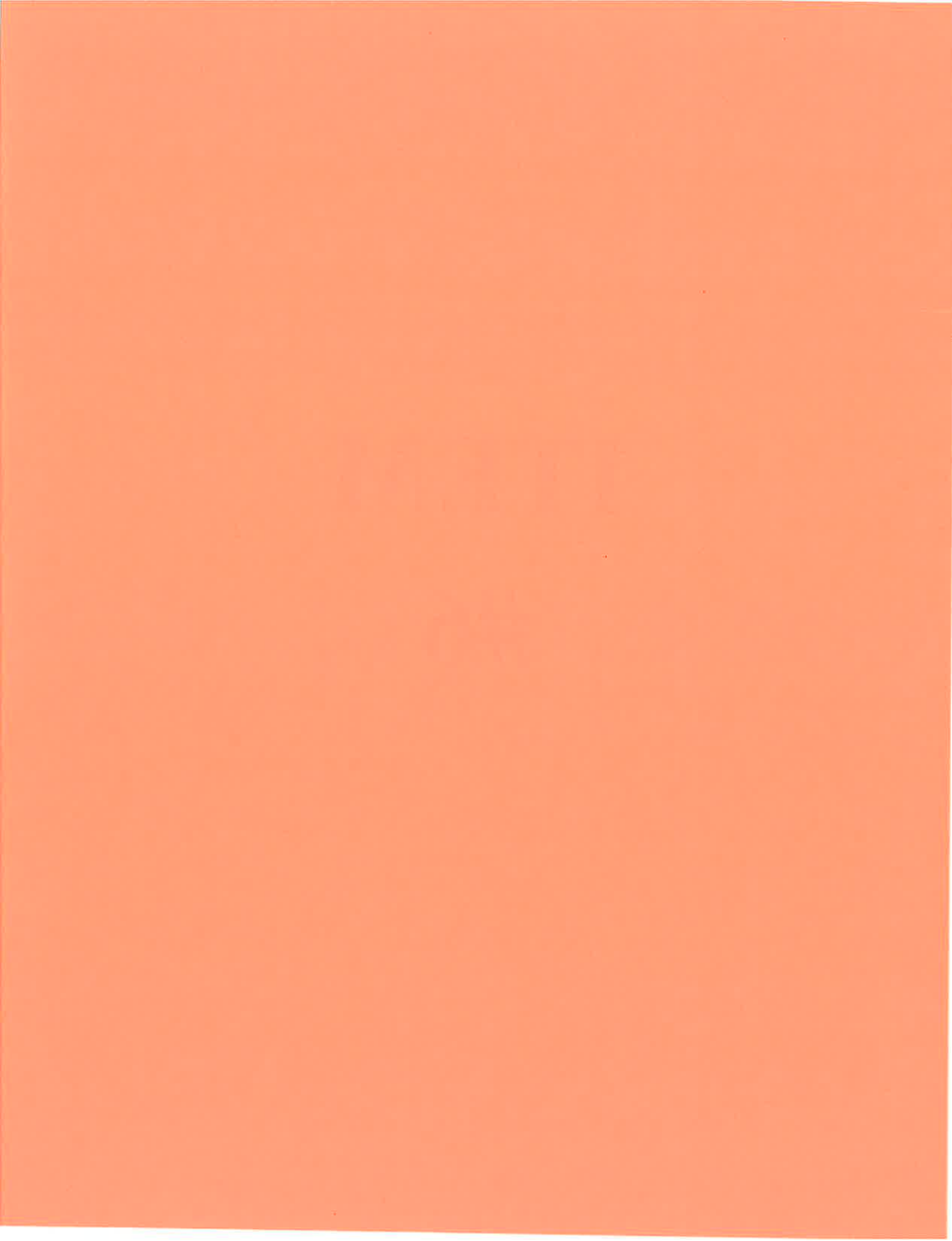
Mayor of the City of Yerington

ATTEST:

City Clerk

ITEM

#6



NEW BUSINESS LICENSE APPLICATIONS SUBMITTED TO THE CITY COUNCIL ON DECEMBER 12, 2022

	APPLICANT(S)	BUSINESS NAME	LOCATION	NATURE OF BUSINESS	COMMENTS	TYPE	H	F	B	S	BBB
A	Steven Lewis	Steven Lewis	106 Chateau Way Yerington, NV 89447	General Printing (business forms, etc.)	New	P	N/A	x	x	x	N/A
B	Robert Gardner Richard Gardner	Gardner Mechanical Services, LLC.	270 E. Parr Blvd. Reno, NV 89512	HVAC/Mechanical Contractor	New	P C	N/A	x	x	x	N/A
C	Antonio Garcia Solana	Tony's Handyman Services, Inc.	301 N Center St Yerington, NV 89447	Handyman Services	New	P M	N/A	x	x	x	N/A
D	James Smith	Smith Mechanical, Inc.	1848 Frazer Ave. Sparks, NV 89431	Plumbing Contractor	New	S/P C	N/A	x	x	x	N/A
E	Jose Garcia	Elite Roof Systems & Solutions, LLC.	507 Summer St. Fernley, NV 89408	Roof Installation/Replacement	Renewal	P C	N/A	x	x	x	N/A
F	Adrian Pelayo	Osmar & Doris Jumper	622 Mason Rd. Yerington, NV 89447	Bounce House Rentals	New	P M	N/A	x	x	x	N/A

updated 11/30/2022 4:39 PM

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 # 3284
Category # A
(official use only)

BUSINESS NAME: STEVEN LEWIS

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: \$ 20.00

REQUIRED INSPECTIONS:

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

Public Works Approved ☒ Denied []
Phone: 775-463-3511
ZONING: [] [] [] [] [] [] [] []
R-1 R-2 R-3 R-C C-1 C-2 M-1 N/A
Does business comply with existing zoning and current codes? Compliance (yes) (no)
Building Inspector [Signature] Date: 11/14/2022
Public Works Director [Signature] Date: 11/03/22

Fire Department Approved ☒ Denied []
Phone: 775-463-2261
Fire Inspector [Signature] Date: _____
Fire Chief [Signature] Date: 11-16-22

Nevada Health Dept. Approved [] Denied []
Phone: 775-684-4200
Inspector _____ Date: _____
(Signature)

Police Department Approved ☒ Denied []
Phone: 775-463-2333
Police Chief [Signature] Date: 11-14-22
(Signature)

City Clerk Approved [] Denied []
City Clerk: _____ Date: _____
(Signature)

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 # 3283
Category # A
(official use only)

NESS NAME: Gardner Mechanical Services, Inc

CALCULATION INFORMATION: (No fees are refundable)

Application Fee:

\$ 20.00

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:

\$ 20.00

REQUIRED INSPECTIONS:

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

*Department Official -- Attach comment page if necessary.

Public Works

Phone: 775-463-3511

Approved ☒ Denied ☐

ZONING: ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-C ☐ C-1 ☐ C-2 ☐ M-1 ☒ N/A
Does business comply with existing zoning and current codes? Compliance ☒ (yes) ☐ (no)

Building Inspector

Date: 11/14/2022

Public Works Director

Date: 11/03/2022

Fire Department

Phone: 775-463-2261

Approved ☒ Denied ☐

Fire Inspector

Date: _____

Fire Chief

Date: 11-16-22

Nevada Health Dept.

Phone: 775-684-4200

Approved ☐ Denied ☐

Inspector

Date: _____

Police Department

Phone: 775-463-2333

Approved ☒ Denied ☐

Police Chief

Date: 11-14-2022

City Clerk

Approved ☐ Denied ☐

City Clerk:

Date: _____

City Council Approval

Approved ☐ Denied ☐

Mayor:

Date: _____

Check List: (official use)
State Business License
Employee Insurance

☒ YES ☐ NO ☐ N/A
☒ YES ☐ NO ☐ N/A



Business Status: _____
Business Licenses # 3285
Category # A
(official use only)

ESS NAME: TONY'S HANDYMAN SERVICE

ALCULATION INFORMATION: (No fees are refundable)

\$ 20.00

Application Fee:

ne:
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:

\$ 20.00

RED INSPECTIONS:

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

Public Works

Phone: 775-463-5511

Soel 775-309
5457

Approved ☒ Denied []

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

Public Works Director

Date: 11/14/2022

Date: 10/14/2022

Fire Department

Phone: 775-463-2261

Approved ☒ Denied []

Fire Inspector

Fire Chief

Date: _____

Date: 11-16-22

Nevada Health Dept.

Phone: 775-684-4200

N/A

Approved [] Denied []

Inspector

Date: _____

Police Department

Phone: 775-463-2333

Approved ☒ Denied []

Police Chief

Date: 11-30-2022

City Clerk

Approved [] Denied []

City Clerk:

Date: _____

City Council Approval

Approved [] Denied []

Mayor:

Date: _____

Check List: (official use)

State Business License
Employee Insurance

[☒] YES [] NO [] N/A
[☒] YES [] NO [] N/A



Business Status: _____
Business Licenses # 3236
Category # A
(official use only)

BUSINESS NAME: SMITH MECHANICAL 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) \$ 50.00
☒ Single Project -- Single job to be completed within one year. (\$50.00 Fee)
TOTAL FEES PAID: \$ 70.00

REQUIRED INSPECTIONS:

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

1. Public Works Approved ☒ Denied ☐
Phone: 775-463-3511
ZONING: [] [] [] [] [] [] [] []
R-1 R-2 R-3 R-C C-1 C-2 M-1 N/A
Does business comply with existing zoning and current codes? Compliance (yes) (no)
Building Inspector N/A (Signature) Date: 11/30/22
Public Works Director [Signature] (Signature) Date: 11/30/22

2. Fire Department Approved ☒ Denied ☐
Phone: 775-463-2261
Fire Inspector N/A (Signature) Date: 11/30/22
Fire Chief [Signature] (Signature) Date: 11/30/22

3. Nevada Health Dept. Approved ☐ Denied ☐
Phone: 775-684-4200
Inspector N/A (Signature) Date: _____

4. Police Department Approved ☒ Denied ☐
Phone: 775-463-2333
Police Chief N/A (Signature) Date: 11-30-2022

5. City Clerk Approved ☐ Denied ☐
City Clerk: N/A (Signature) Date: _____

6. City Council Approval Approved ☐ Denied ☐
Mayor: N/A (Signature) Date: _____

Check List: (official use)

State Business License
Employee Insurance

☒ YES ☐ NO ☐ N/A
☐ YES ☒ NO ☐ N/A



Business Status: _____
Business Licenses # 3142
Category # A
(official use only)

ESS NAME: Elite Roof Systems Solutions LLC

ALCULATION INFORMATION: (No fees are refundable)

Application Fee: \$ 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: \$ _____

RED INSPECTIONS:

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

Public Works

Phone: 775-463-3511

Approved ☒ Denied ☐

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

Building Inspector

Public Works Director

(Signature) Date: 11/30/22
(Signature) Date: 11/30/22

Fire Department

Phone: 775-463-2261

Approved ☒ Denied ☐

Fire Inspector

Fire Chief

(Signature) Date: 11-30-22
(Signature) Date: 11-30-22

Nevada Health Dept.

Phone: 775-684-4200

Approved ☐ Denied ☐

Inspector

(Signature)

Date: _____

Police Department

Phone: 775-463-2333

Approved ☒ Denied ☐

Police Chief

(Signature)

Date: 11-30-2022

City Clerk

Approved ☐ Denied ☐

City Clerk

(Signature)

Date: _____

City Council Approval

Approved ☐ Denied ☐

Mayor

(Signature)

Date: _____

Check List: (official use)

State Business License ☒ YES ☐ NO ☐ N/A
Employee Insurance ☒ YES ☐ NO ☐ N/A



Business Status: 3287
Business Licenses # A
Category # A
(official use only)

INESS NAME: OSMAR & DORIS JUMPER

CALCULATION INFORMATION: (No fees are refundable)

\$ 20.00

Application Fee:

- ie 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:

\$ 20.00

REQUIRED INSPECTIONS:

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

*Department Official - Attach comment page if necessary.

Public Works

Phone: 775-463-3511

Soel 775-309
5457

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

Public Works Director

Fire Department

Phone: 775-463-2261

Fire Inspector

Fire Chief

Approved ☒ Denied ☐

Date: 11/30/2022
Date: 11/30/22

Nevada Health Dept.

Phone: 775-684-4200

Inspector

Approved ☐ Denied ☐

Date: N/A

Police Department

Phone: 775-463-2333

Police Chief

Approved ☒ Denied ☐

Date: 11-30-2022

City Clerk

City Clerk:

Approved ☐ Denied ☐

Date: _____

City Council Approval

Mayor:

Approved ☐ Denied ☐

Date: _____

Check List: (official use)

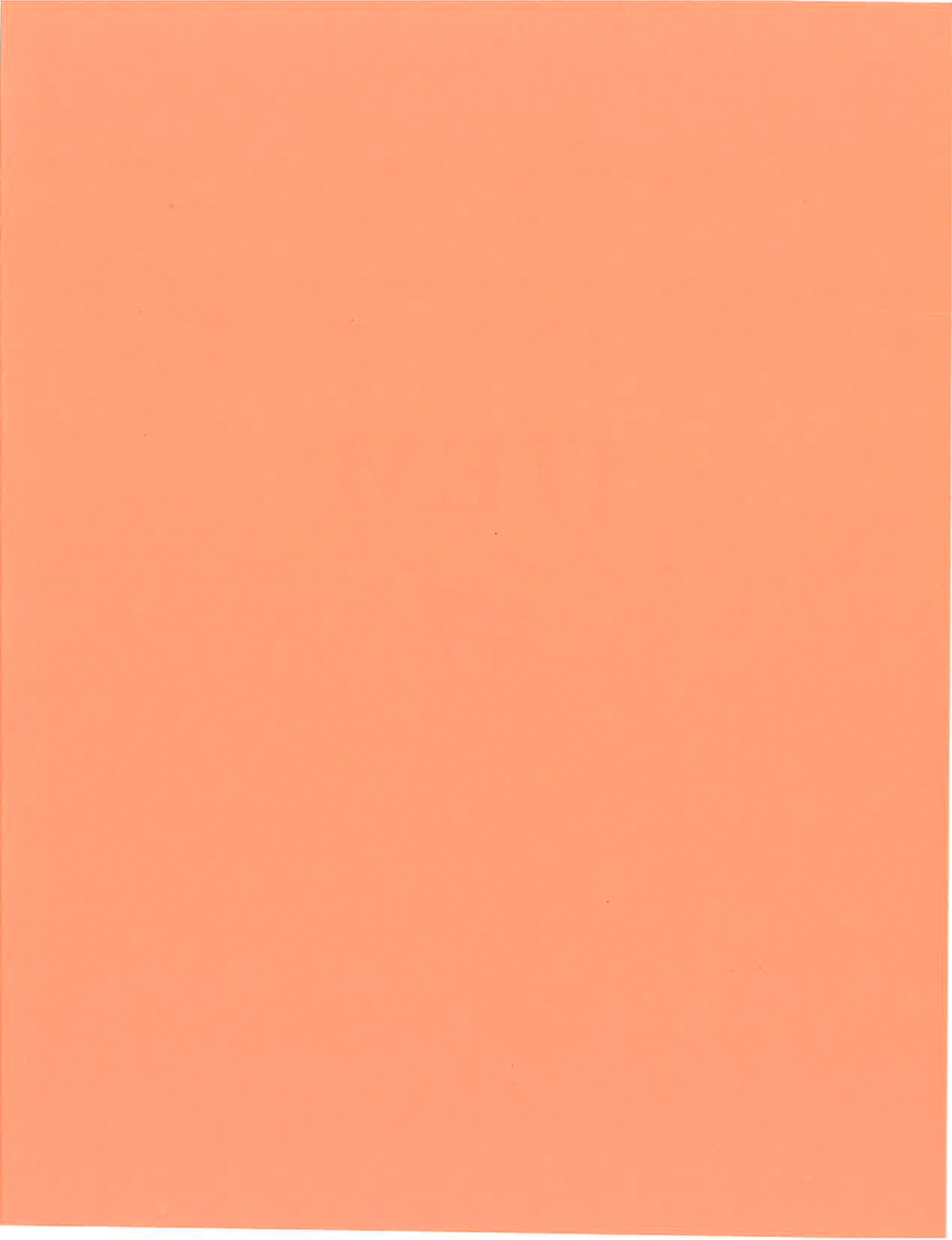
State Business License
Employee Insurance

☒ YES ☐ NO ☐ N/A
☒ YES ☐ NO ☐ N/A



ITEM

#7



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
36118									
11/22	11/15/2022	36118	1014	ACE HARDWARE	OCT 2022	SUPPLIES	01-54-26-7044	1,294.53	1,294.53
Total 36118:									1,294.53
36119									
11/22	11/15/2022	36119	6607	AMAZON CAPITAL SERVICES	1W79-PD47-Q	MISC	03-54-25-7041	3,438.73	3,438.73
Total 36119:									3,438.73
36120									
11/22	11/15/2022	36120	6204	ARC HEALTH AND WELLNESS	2228994	MEDICAL SERVICES	01-52-20-7032	489.00	489.00
Total 36120:									489.00
36121									
11/22	11/15/2022	36121	1868	AT & T LONG DISTANCE	1176910412	LONG DISTANCE	03-54-25-7033	11.21	11.21
11/22	11/15/2022	36121	1868	AT & T LONG DISTANCE	2175743601	LONG DISTANCE	03-54-25-7033	2.08	2.08
11/22	11/15/2022	36121	1868	AT & T LONG DISTANCE	277354907	LONG DISTANCE	03-54-25-7033	2.00	2.00
Total 36121:									15.29
36122									
11/22	11/15/2022	36122	1146	CASELLE, INC.	120421	General Ledger Cleanup	03-54-25-7011	650.00	650.00
11/22	11/15/2022	36122	1146	CASELLE, INC.	120994	General Ledger Cleanup	03-54-25-7011	650.00	650.00
Total 36122:									1,300.00
36123									
11/22	11/15/2022	36123	1148	CASHMAN EQUIPMENT	INSS6328301	PARTS	03-54-25-7043	405.37	405.37
Total 36123:									405.37
36124									
11/22	11/15/2022	36124	1182	CITY OF YERINGTON	NOV 2022	CITY HALL - PETTY CASH	01-59-35-7011	66.03	66.03

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Total 36124:									
36125	11/22	11/15/2022	36125	6236 CNA SURETY DIRECT BILL	11152022	NOTARY BOND	01-51-14-7011	97.50	97.50
Total 36125:									
36126	11/22	11/15/2022	36126	1233 D AND M EMERGENCY SVC	7428	SERVICES/ REPAIRS	01-52-20-7044	20.00	20.00
Total 36126:									
36127	11/22	11/15/2022	36127	1324 FARR WEST ENGINEERING	18962	AIRPORT MASTER PLAN	01-55-27-7027	11,872.50	11,872.50
Total 36127:									
36128	11/22	11/15/2022	36128	1324 FARR WEST ENGINEERING	18918	GENERAL SERVICES	01-55-27-7027	595.00	595.00
Total 36128:									
36129	11/22	11/15/2022	36129	1324 FARR WEST ENGINEERING	18904	GIS SERVICES	02-54-25-7027	298.75	298.75
Total 36129:									
36130	11/22	11/15/2022	36130	1324 FARR WEST ENGINEERING	18919	GENERAL SERVICES	02-54-25-7027	3,215.75	3,215.75
Total 36130:									
36131	11/22	11/15/2022	36131	6270 FREEDOM MAILING SERVICES, INC	44041	BILLING	03-54-25-7011	1,073.34	1,073.34
Total 36131:									

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
36132	11/22	11/15/2022	36132	2058 FRONTIER					
	11/22	11/15/2022	36132	2058 FRONTIER	110722AIR	TELEPHONE	01-55-27-7033	49.06	49.06
	11/22	11/15/2022	36132	2058 FRONTIER	110722PW2	TELEPHONE	03-54-25-7033	110.55	110.55
Total 36132:									159.61
36133	11/22	11/15/2022	36133	1383 GRAINGER					
	11/22	11/15/2022	36133	1383 GRAINGER	9489083544	EQUIPMENT	03-54-25-7044	300.18	300.18
	11/22	11/15/2022	36133	1383 GRAINGER	9496123325	EQUIPMENT	02-54-25-7011	132.16	132.16
11/22	11/15/2022	36133	1383 GRAINGER		9496888257	EQUIPMENT	03-54-25-7043	219.80	219.80
Total 36133:									652.14
36134	11/22	11/15/2022	36134	1395 GREENFIELD ANIMAL HOSPITAL	13775	SERVICES	08-14-25-8090	50.00	50.00
Total 36134:									50.00
36135	11/22	11/15/2022	36135	2212 LAHONTAN PARAMEDICAL	4079	MEDICAL SVCS	01-52-20-7011	100.00	100.00
Total 36135:									100.00
36136	11/22	11/15/2022	36136	1566 LYON COUNTY CLERK TREASURER	INV4311323	CE PRETRIAL COURT SE	01-53-15-7011	200.00	200.00
Total 36136:									200.00
36137	11/22	11/15/2022	36137	1965 NDEP	BECKER-D2	CERTIFICATION RENEWA	02-54-25-7011	50.00	50.00
Total 36137:									50.00
36138	11/22	11/15/2022	36138	1965 NDEP	FLAKUS-D3/T	CERTIFICATION RENEWA	02-54-25-7011	100.00	100.00
Total 36138:									100.00

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36139									
11/22	11/15/2022	36139	1902	NV ENERGY	312895-1022	POWER	03-54-25-7033	1,003.03	1,003.03
11/22	11/15/2022	36139	1902	NV ENERGY	441484-1022	POWER	01-59-35-7033	48.90	48.90
Total 36139:									1,051.93
36140									
11/22	11/15/2022	36140	1820	RENNER EQUIPMENT CO.	SEPT 2022	EQUIPMENT	03-54-25-7043	1,243.50	1,243.50
Total 36140:									1,243.50
36141									
11/22	11/15/2022	36141	1824	RENO GAZETTE-JOURNAL	5048665	LEGAL ADVERTISING	01-51-14-7026	158.32	158.32
Total 36141:									158.32
36142									
11/22	11/15/2022	36142	1858	SAFEGUARD	35178086	TAX FORMS	01-52-20-7011	166.29	166.29
Total 36142:									166.29
36143									
11/22	11/15/2022	36143	1888	SIERRA CONTROLS, LLC	123492	SERVICES	03-54-25-7041	7,786.77	7,786.77
11/22	11/15/2022	36143	1888	SIERRA CONTROLS, LLC	123494	SERVICES	02-54-25-7011	9,124.04	9,124.04
11/22	11/15/2022	36143	1888	SIERRA CONTROLS, LLC	123495	SERVICES	02-54-25-7041	4,427.20	4,427.20
Total 36143:									21,338.01
36144									
11/22	11/15/2022	36144	1938	SOUTHWEST GAS CORP	110722PD	UTILITIES	01-52-20-7033	42.63	42.63
Total 36144:									42.63
36145									
11/22	11/15/2022	36145	1969	STICKS & STONES	OCT 2022	SUPPLIES AND SERVICE	03-54-25-7011	724.59	724.59
Total 36145:									724.59

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36146	11/22	11/15/2022	36146	1974 STUDIO 33	4055	PRINTED MATERIALS	01-53-15-7011	335.00	335.00
Total 36146:									
36147	11/22	11/15/2022	36147	8624 TEXT MY GOV	500977	SERVICE	03-54-25-7011	1,000.00	1,000.00
Total 36147:									
36148	11/22	11/15/2022	36148	2016 ULINE	155711720	SUPPLIES	02-54-25-7043	1,399.85	1,399.85
Total 36148:									
36149	11/22	11/15/2022	36149	6648 WALDAIAS, GORDON	12310903	REFUND CREDIT	00-00-00-1075	108.85	108.85
Total 36149:									
36150	11/22	11/15/2022	36150	6505 WASHINGTON NATIONAL INS. CO	NOV 2022 - P	LIFE	00-00-00-2016	117.95	117.95
Total 36150:									
36151	11/22	11/15/2022	36151	1406 WELLS FARGO BANK-REMIT. CNTR	110222JAY	JAY - CREDIT CARD	02-54-25-7049	1,296.31	1,296.31
Total 36151:									
36152	11/22	11/15/2022	36152	1406 WELLS FARGO BANK-REMIT. CNTR	110622BOB	BOB-CREDIT CARD	01-55-27-7011	470.94	470.94
Total 36152:									
36153	11/22	11/15/2022	36153	6317 WESTERN ENVIRONMENTAL TESTIN	22100916	TESTING	02-54-25-7050	148.00	148.00

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
Total 36153:									
								148.00	
36154									
11/22	11/15/2022	36154	2088	WESTERN NEVADA SUPPLY	OCT 2022	MISC. SUPPLIES	02-54-25-7043	1,860.84	1,860.84
Total 36154:									
								1,860.84	
36157									
11/22	11/29/2022	36157	1021	AFLAC	767401-NOV 2	AFLAC INSURANCE	00-00-00-2015	135.84	135.84
Total 36157:									
								135.84	
36158									
11/22	11/29/2022	36158	1023	ALLIED SANITATION	RINV010653	SERVICES	01-56-35-7011	355.00	355.00
Total 36158:									
								355.00	
36159									
11/22	11/29/2022	36159	6638	ARTIFICIAL ICE EVENTS, LLC	BAL 112822	ICE RINK RENTAL	01-51-14-7011	7,535.92	7,535.92
Total 36159:									
								7,535.92	
36160									
11/22	11/29/2022	36160	6409	CANON FINANCIAL SERVICES, INC.	29485709	COPIER USAGE	01-52-20-7041	699.01	699.01
Total 36160:									
								699.01	
36161									
11/22	11/29/2022	36161	1146	CASELLE, INC.	120652	Support Contract	03-54-25-7011	1,756.00	1,756.00
Total 36161:									
								1,756.00	
36162									
11/22	11/29/2022	36162	1146	CASELLE, INC.	121008	General Ledger Cleanup	03-54-25-7011	650.00	650.00
Total 36162:									
								650.00	

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36163									
11/22	11/29/2022	36163	1170	CHARTER COMMUNICATIONS	013352310282	CH-INTERNET	01-51-14-7033	299.98	299.98
Total 36163:									299.98
36164									
11/22	11/29/2022	36164	1170	CHARTER COMMUNICATIONS	013772211142	PD-INTERNET	01-52-20-7033	159.98	159.98
Total 36164:									159.98
36165									
11/22	11/29/2022	36165	1182	CITY OF YERINGTON	11232022	CITY HALL - PETTY CASH	01-51-14-7011	30.00	30.00
Total 36165:									30.00
36166									
11/22	11/29/2022	36166	1233	D AND M EMERGENCY SVC	7433	SERVICES/ REPAIRS	01-52-20-7044	20.00	20.00
Total 36166:									20.00
36167									
11/22	11/29/2022	36167	1324	FARR WEST ENGINEERING	18751	GENERAL ENGINEERING	02-54-25-7027	4,560.00	4,560.00
Total 36167:									4,560.00
36168									
11/22	11/29/2022	36168	1324	FARR WEST ENGINEERING	19017	GENERAL ENGINEERING	02-54-25-7027	2,983.50	2,983.50
Total 36168:									2,983.50
36169									
11/22	11/29/2022	36169	2058	FRONTIER	112222CH	TELEPHONE	03-54-25-7033	438.59	438.59
11/22	11/29/2022	36169	2058	FRONTIER	112222FIRE	TELEPHONE	03-54-25-7033	181.28	181.28
11/22	11/29/2022	36169	2058	FRONTIER	112222PD	TELEPHONE	01-52-20-7033	400.70	400.70
Total 36169:									1,020.57
36170									
11/22	11/29/2022	36170	1633	GUARDIAN- DENTAL	DEC 2022	DENTAL INSURANCE	00-00-00-2023	1,319.70	1,319.70

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
Total 36170:									
36171	11/22	11/29/2022	36171	1948 GUARDIAN- LIFE	DEC 2022	HOSPITAL INS. - LIFE	00-00-00-2023	390.00	390.00
Total 36171:									
36172	11/22	11/29/2022	36172	6649 HAECKER, CHRISTOPHER	16050000	REFUND DEPOSIT	02-00-00-2230	88.84	88.84
Total 36172:									
36173	11/22	11/29/2022	36173	2034 JIM MENESINI PETROLEUM, LLC	285718	PW- FUEL	02-54-25-7049	3,688.87	3,688.87
Total 36173:									
36174	11/22	11/29/2022	36174	2034 JIM MENESINI PETROLEUM, LLC	285719	PD, FUEL	01-52-20-7049	2,772.14	2,772.14
Total 36174:									
36175	11/22	11/29/2022	36175	1536 LAW OFFICES OF CHERI EMM-SMITH	AUG 2022-JO	JOP SERVICES	01-53-15-7021	650.00	650.00
11/22	11/29/2022	36175	1536 LAW OFFICES OF CHERI EMM-SMITH	JULY 2022-J	JOP SERVICES	01-53-15-7021	650.00	650.00	650.00
11/22	11/29/2022	36175	1536 LAW OFFICES OF CHERI EMM-SMITH	OCT 2022-JO	JOP SERVICES	01-53-15-7021	650.00	650.00	650.00
11/22	11/29/2022	36175	1536 LAW OFFICES OF CHERI EMM-SMITH	SEPT 2022-JO	JOP SERVICES	01-53-15-7021	650.00	650.00	650.00
Total 36175:									
36176	11/22	11/29/2022	36176	1566 LYON COUNTY CLERK TREASURER	AUG22RMTAX	ROOM TAX	08-56-35-8081	585.62	585.62
Total 36176:									
36177	11/22	11/29/2022	36177	1566 LYON COUNTY CLERK TREASURER	SEPT22RMTA	ROOM TAX	08-56-35-8081	272.40	272.40

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
Total 36177:									
								272.40	
36178									
11/22	11/29/2022	36178	1566	LYON COUNTY CLERK TREASURER	OCT22RMTAX	ROOM TAX	08-56-35-8081	185.77	185.77
Total 36178:									
								185.77	
36179									
11/22	11/29/2022	36179	1566	LYON COUNTY CLERK TREASURER	JULY-SEPT 20	A/P COUNTY SCHOOL TA	01-00-00-2221	39,379.90	39,379.90
Total 36179:									
								39,379.90	
36180									
11/22	11/29/2022	36180	1566	LYON COUNTY CLERK TREASURER	OCT 2022	GENETIC MARKER	01-00-00-2312	55.26	55.26
Total 36180:									
								55.26	
36181									
11/22	11/29/2022	36181	6537	MCDONALDS AKA KMG, INC	MT21040-OCT	RESTITUTION	01-00-00-2305	100.00	100.00
Total 36181:									
								100.00	
36182									
11/22	11/29/2022	36182	6441	NEVADA DEPARTMENT OF TRANSP	MT20041-OCT	RESTITUTION	01-00-00-2305	200.00	200.00
Total 36182:									
								200.00	
36183									
11/22	11/29/2022	36183	1902	NV ENERGY	312572-1122	POWER	23-54-25-7033	283.61	283.61
11/22	11/29/2022	36183	1902	NV ENERGY	513290-1122	POWER	23-54-25-7033	134.30	134.30
11/22	11/29/2022	36183	1902	NV ENERGY	533954-1122	POWER	01-55-27-7033	224.83	224.83
11/22	11/29/2022	36183	1902	NV ENERGY	546699-1122	POWER	03-54-25-7033	128.40	128.40
Total 36183:									
								771.14	
36184									
11/22	11/29/2022	36184	1780	PITNEY BOWES GLOBAL FINANCIAL	1021941033	Postage Supplies	03-54-25-7011	182.58	182.58

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Total 36184:									
36185									
11/22	11/29/2022	36185	1795	PUBLIC EMP. BENEFITS PROGRAM	NOV 2022	POLICE- RETIREE INS. P	01-52-20-6110	1,151.23	1,151.23
Total 36185:									
36186									
11/22	11/29/2022	36186	1806	QUILL CORPORATION	28916785	OFFICE SUPPLIES	01-51-14-7011	22.13	22.13
11/22	11/29/2022	36186	1806	QUILL CORPORATION	28936680	OFFICE SUPPLIES	01-51-14-7011	159.56	159.56
Total 36186:									
36187									
11/22	11/29/2022	36187	1820	RENNER EQUIPMENT CO.	OCT 2022	EQUIPMENT	03-54-25-7043	654.58	654.58
Total 36187:									
36188									
11/22	11/29/2022	36188	1961	STATE OF NV-DEPT OF TAX	AUG22RMTAX	ROOM TAX TRANSMITTA	08-56-35-8080	351.37	351.37
Total 36188:									
36189									
11/22	11/29/2022	36189	1961	STATE OF NV-DEPT OF TAX	SEPT22RMTA	ROOM TAX TRANSMITTA	08-56-35-8080	163.44	163.44
Total 36189:									
36190									
11/22	11/29/2022	36190	1961	STATE OF NV-DEPT OF TAX	OCT22RMTAX	ROOM TAX TRANSMITTA	08-56-35-8080	111.46	111.46
Total 36190:									
36191									
11/22	11/29/2022	36191	1968	STATE TREASURER'S OFFICE	OCT 2022	STATE PERM SCHOOL FI	01-17-00-3177	1,636.81	1,636.81
Total 36191:									

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
36192									
11/22	11/29/2022	36192	6275	UNITED STATES TREASURY	CP128	REMITTANCE OF PAYME	01-51-14-7011	9.36	9.36
	Total 36192:							9.36	
36193									
11/22	11/29/2022	36193	2063	VISION SERVICE PLAN (NV)	NOV 2022-816	VISION SERVICES	00-00-00-2023	178.74	178.74
	Total 36193:							178.74	
36194									
11/22	11/29/2022	36194	2063	VISION SERVICE PLAN (NV)	DEC 2022-816	VISION SERVICES	00-00-00-2023	178.74	178.74
	Total 36194:							178.74	
36195									
11/22	11/29/2022	36195	5880	Washoe Co. District Attorney	93612126	SERVICES	01-52-20-7032	500.00	500.00
	Total 36195:							500.00	
36196									
11/22	11/29/2022	36196	1406	WELLS FARGO BANK-REMIT. CNTR	110622WAG	DARREN - CREDIT CARD	01-52-20-7044	139.05	139.05
	Total 36196:							139.05	
36197									
12/22	12/05/2022	36197	6650	BADER, LETA	50070001	REFUND DEPOSIT	02-00-00-2230	59.20	59.20
	Total 36197:							59.20	
36198									
12/22	12/05/2022	36198	6278	CIGNA	31003458-DE	MED INS- DEP	00-00-00-2023	22,046.74	22,046.74
	Total 36198:							22,046.74	
36199									
12/22	12/05/2022	36199	2058	FRONTIER	112422FIRE	TELEPHONE	03-54-25-7033	368.02	368.02
12/22	12/05/2022	36199	2058	FRONTIER	112522PW2	TELEPHONE	03-54-25-7033	157.62	157.62

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Total 36199:									
36200									525.64
12/22	12/05/2022	36200	6651	HATHWAY, KEVIN	20095602	REFUND CREDIT	00-00-00-1075	116.75	116.75
Total 36200:									
36201									116.75
12/22	12/05/2022	36201	1439	HOWARD, CYNTHIA	20021703	REFUND DEPOSIT	02-00-00-2230	80.67	80.67
Total 36201:									
36202									80.67
12/22	12/05/2022	36202	1539	LANGUAGE LINE SERVICES	10648180	SERVICES	01-52-20-7011	1.62	1.62
Total 36202:									
36203									1.62
12/22	12/05/2022	36203	6509	LEXIPOL	INVPRA11115	SERVICES	01-52-20-7011	837.00	837.00
Total 36203:									
36204									837.00
12/22	12/05/2022	36204	1902	NV ENERGY	0475438-1122	POWER	03-54-25-7033	6,177.91	6,177.91
12/22	12/05/2022	36204	1902	NV ENERGY	0475499-1122	POWER	01-54-26-7033	3,309.40	3,309.40
12/22	12/05/2022	36204	1902	NV ENERGY	0475616-1122	POWER	01-55-27-7033	1,789.55	1,789.55
12/22	12/05/2022	36204	1902	NV ENERGY	512345-1122	POWER	03-54-25-7033	94.79	94.79
Total 36204:									
36205									11,371.65
12/22	12/05/2022	36205	6497	RYPCZYNSKI, MICHAEL	50053001	REFUND DEPOSIT	02-00-00-2230	78.08	78.08
Total 36205:									
36206									78.08
12/22	12/05/2022	36206	1938	SOUTHWEST GAS CORP	112722CAL	UTILITIES	02-54-25-7033	1,067.51	1,067.51
12/22	12/05/2022	36206	1938	SOUTHWEST GAS CORP	112722GOLD	UTILITIES	03-54-25-7033	626.83	626.83

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
12/22	12/05/2022	36206	1938	SOUTHWEST GAS CORP	112822GOLD	UTILITIES	02-54-25-7033	1,150.01	1,150.01
12/22	12/05/2022	36206	1938	SOUTHWEST GAS CORP	112822TROW	UTILITIES	01-59-35-7033	396.96	396.96
12/22	12/05/2022	36206	1938	SOUTHWEST GAS CORP	112822TROW	UTILITIES	02-54-25-7033	574.62	574.62
Total 36206:									3,815.93
36207									
12/22	12/05/2022	36207	2028	U.S. POSTAL SERVICE	12022022	POSTAGE FOR MACHINE	03-54-25-7011	500.00	500.00
Total 36207:									500.00
36208									
12/22	12/05/2022	36208	2060	VERIZON WIRELESS	9921134234	WIRELESS SERVICE	03-54-25-7033	665.81	665.81
Total 36208:									665.81
36209									
12/22	12/05/2022	36209	2060	VERIZON WIRELESS	9921155058	WIRELESS SERVICE	03-54-25-7033	1,116.50	1,116.50
Total 36209:									1,116.50
36210									
12/22	12/05/2022	36210	2078	WASHOE COUNTY SHERIFFS OFFICE	1823000760	TOXICOLOGY	01-52-20-7032	50.00	50.00
Total 36210:									50.00
Grand Totals:									176,276.63

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
00-00-00-1075	225.60	.00	225.60
00-00-00-2015	135.84	.00	135.84
00-00-00-2016	117.95	.00	117.95
00-00-00-2023	24,113.92	.00	24,113.92
00-00-00-2200	.00	24,593.31	24,593.31

GL Account	Debit	Credit	Proof
01-00-00-2200	.00	82,337.92-	82,337.92-
01-00-00-2220	16,979.90	.00	16,979.90
01-00-00-2221	22,400.00	.00	22,400.00
01-00-00-2303	22.10	.00	22.10
01-00-00-2304	429.80	.00	429.80
01-00-00-2305	300.00	.00	300.00
01-00-00-2306	741.01	.00	741.01
01-00-00-2312	33.16	.00	33.16
01-17-00-3177	466.00	.00	466.00
01-51-14-6110	109.75	.00	109.75
01-51-14-7011	10,217.64	.00	10,217.64
01-51-14-7026	158.32	.00	158.32
01-51-14-7033	1,067.97	.00	1,067.97
01-51-14-7040	170.37	.00	170.37
01-51-14-7041	178.84	.00	178.84
01-52-20-6110	523.54	.00	523.54
01-52-20-7011	1,387.32	.00	1,387.32
01-52-20-7032	1,039.00	.00	1,039.00
01-52-20-7033	1,603.45	.00	1,603.45
01-52-20-7041	162.47	.00	162.47
01-52-20-7044	179.05	.00	179.05
01-52-20-7049	2,772.14	.00	2,772.14
01-53-15-7011	535.00	.00	535.00
01-53-15-7021	2,600.00	.00	2,600.00
01-54-26-7011	323.74	.00	323.74
01-54-26-7033	3,309.40	.00	3,309.40
01-54-26-7043	50.59	.00	50.59
01-54-26-7044	16.90	.00	16.90
01-54-26-7049	100.26	.00	100.26
01-55-27-7011	162.29	.00	162.29
01-55-27-7027	12,467.50	.00	12,467.50
01-55-27-7033	448.41	.00	448.41
01-55-27-7049	84.06	.00	84.06
01-56-35-7011	355.00	.00	355.00
01-57-25-7040	132.00	.00	132.00
01-59-35-7011	54.85	.00	54.85
01-59-35-7033	551.56	.00	551.56
01-59-35-7043	85.40	.00	85.40
01-59-35-7044	119.13	.00	119.13
02-00-00-2200	.00	49,446.21-	49,446.21-

GL Account	Debit	Credit	Proof
02-00-00-2230	306.79	.00	306.79
02-54-25-6110	258.97	.00	258.97
02-54-25-7011	13,102.22	.00	13,102.22
02-54-25-7027	11,058.00	.00	11,058.00
02-54-25-7033	11,829.08	.00	11,829.08
02-54-25-7041	5,097.82	.00	5,097.82
02-54-25-7043	3,867.27	.00	3,867.27
02-54-25-7049	3,778.06	.00	3,778.06
02-54-25-7050	148.00	.00	148.00
03-00-00-2200	.00	17,454.58-	17,454.58-
03-54-25-6110	258.97	.00	258.97
03-54-25-7011	3,634.53	.00	3,634.53
03-54-25-7033	1,788.88	.00	1,788.88
03-54-25-7041	8,023.54	.00	8,023.54
03-54-25-7043	3,448.48	.00	3,448.48
03-54-25-7044	300.18	.00	300.18
08-00-00-2200	.00	2,026.70-	2,026.70-
08-14-25-8090	50.00	.00	50.00
08-14-27-8101	306.64	.00	306.64
08-56-35-8080	626.27	.00	626.27
08-56-35-8081	1,043.79	.00	1,043.79
23-00-00-2200	.00	417.91-	417.91-
23-54-25-7033	417.91	.00	417.91
Grand Totals:	176,276.63	176,276.63-	.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
11/13/2022	PC	11/17/2022	36112	Bryant, Jeremy	647		00-00-00-1020	295.52-
11/13/2022	PC	11/17/2022	36113	Galvin, Matt	660		00-00-00-1020	276.93-
11/13/2022	PC	11/17/2022	36114	Pizzo, Frank	662		00-00-00-1020	295.52-
11/13/2022	PC	11/17/2022	36115	West, Robert	635		00-00-00-1020	467.52-
11/13/2022	PC	11/17/2022	11172201	Becker, Dennis	20		00-00-00-1020	2,558.29-
11/13/2022	PC	11/17/2022	11172202	Brown, Jeremiah	652		00-00-00-1020	2,229.17-
11/13/2022	PC	11/17/2022	11172203	Brown, Joel	657		00-00-00-1020	2,274.96-
11/13/2022	PC	11/17/2022	11172204	Campi, John Joseph	637		00-00-00-1020	672.33-
11/13/2022	PC	11/17/2022	11172205	Coombs, Brandon	31		00-00-00-1020	3,011.17-
11/13/2022	PC	11/17/2022	11172206	Flakus, Jay	32		00-00-00-1020	1,879.65-
11/13/2022	PC	11/17/2022	11172207	Garry, John Joseph	61		00-00-00-1020	591.03-
11/13/2022	PC	11/17/2022	11172208	Gutierrez, Tommy	659		00-00-00-1020	2,661.03-
11/13/2022	PC	11/17/2022	11172209	Jennerjohn, Richard	650		00-00-00-1020	1,879.55-
11/13/2022	PC	11/17/2022	11172210	Kosak, Mark	638		00-00-00-1020	2,382.41-
11/13/2022	PC	11/17/2022	11172211	Kusmerz, Debra K.	634		00-00-00-1020	364.20-
11/13/2022	PC	11/17/2022	11172212	Larsen, Stacey	644		00-00-00-1020	1,207.82-
11/13/2022	PC	11/17/2022	11172213	Martin, Shane	648		00-00-00-1020	295.52-
11/13/2022	PC	11/17/2022	11172214	Mendoza, Erick	654		00-00-00-1020	2,410.45-
11/13/2022	PC	11/17/2022	11172215	Montes - Meza, Guadalupe	656		00-00-00-1020	1,038.63-
11/13/2022	PC	11/17/2022	11172216	Phillips, Lori	39		00-00-00-1020	1,631.79-
11/13/2022	PC	11/17/2022	11172217	Ruiz, Francisco	658		00-00-00-1020	1,103.70-
11/13/2022	PC	11/17/2022	11172218	Sanabia, Andrew	663		00-00-00-1020	1,853.63-
11/13/2022	PC	11/17/2022	11172219	Schunke, Terceira	639		00-00-00-1020	857.77-
11/13/2022	PC	11/17/2022	11172220	Shaw, Sheema D.	150		00-00-00-1020	2,184.08-
11/13/2022	PC	11/17/2022	11172221	Smith, David	157		00-00-00-1020	1,127.52-
11/13/2022	PC	11/17/2022	11172222	Stanton, Monte	642		00-00-00-1020	2,067.09-
11/13/2022	PC	11/17/2022	11172223	Sturtevant, Helen M.	163		00-00-00-1020	1,590.18-
11/13/2022	PC	11/17/2022	11172224	Switzer, Robert	643		00-00-00-1020	3,572.09-
11/13/2022	PC	11/17/2022	11172225	Wagner, Darren E.	184		00-00-00-1020	2,610.34-
11/13/2022	PC	11/17/2022	11172226	Wisner, Nicholas	177		00-00-00-1020	2,719.12-
Grand Totals:			30					48,109.01-

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
11/27/2022	PC	12/01/2022	36155	West, Robert	635		00-00-00-1020	414.19-
11/27/2022	PC	12/01/2022	12012201	Becker, Dennis	20		00-00-00-1020	2,738.91-
11/27/2022	PC	12/01/2022	12012202	Brown, Jeremiah	652		00-00-00-1020	2,399.88-
11/27/2022	PC	12/01/2022	12012203	Brown, Joel	657		00-00-00-1020	2,274.96-
11/27/2022	PC	12/01/2022	12012204	Coombs, Brandon	31		00-00-00-1020	2,957.90-
11/27/2022	PC	12/01/2022	12012205	Flakus, Jay	32		00-00-00-1020	1,879.65-
11/27/2022	PC	12/01/2022	12012206	Gutierrez, Tommy	659		00-00-00-1020	1,629.69-
11/27/2022	PC	12/01/2022	12012207	Jennerjohn, Richard	650		00-00-00-1020	2,093.54-
11/27/2022	PC	12/01/2022	12012208	Kosak, Mark	638		00-00-00-1020	2,798.51-
11/27/2022	PC	12/01/2022	12012209	Kusmerz, Debra K.	634		00-00-00-1020	184.10-
11/27/2022	PC	12/01/2022	12012210	Larsen, Stacey	644		00-00-00-1020	1,207.84-
11/27/2022	PC	12/01/2022	12012211	Mendoza, Erick	654		00-00-00-1020	3,269.98-
11/27/2022	PC	12/01/2022	12012212	Montes - Meza, Guadalupe	656		00-00-00-1020	1,166.22-
11/27/2022	PC	12/01/2022	12012213	Phillips, Lori	39		00-00-00-1020	1,631.80-
11/27/2022	PC	12/01/2022	12012214	Ruiz, Francisco	658		00-00-00-1020	1,103.72-
11/27/2022	PC	12/01/2022	12012215	Sanabia, Andrew	663		00-00-00-1020	2,034.07-
11/27/2022	PC	12/01/2022	12012216	Schunke, Terceira	639		00-00-00-1020	1,225.88-
11/27/2022	PC	12/01/2022	12012217	Shaw, Sheema D.	150		00-00-00-1020	2,184.07-
11/27/2022	PC	12/01/2022	12012218	Smith, David	157		00-00-00-1020	1,661.00-
11/27/2022	PC	12/01/2022	12012219	Stanton, Monte	642		00-00-00-1020	1,595.77-
11/27/2022	PC	12/01/2022	12012220	Sturtevant, Helen M.	163		00-00-00-1020	1,415.25-
11/27/2022	PC	12/01/2022	12012221	Switzer, Robert	643		00-00-00-1020	3,572.09-
11/27/2022	PC	12/01/2022	12012222	Wagner, Darren E.	184		00-00-00-1020	2,610.34-
11/27/2022	PC	12/01/2022	12012223	Wisner, Nicholas	177		00-00-00-1020	3,014.29-
Grand Totals:			24					47,063.65-

Report Criteria:

Transmittal checks included

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Description	GL Account	Amount
11/13/2022	CDPT	11/14/2022	36116	PUBLIC EMPLOYEES RETIREM	2	Retirement - Employee Co	01-00-00-2024	62.82-
11/13/2022	CDPT	11/14/2022	36116	PUBLIC EMPLOYEES RETIREM	2	Retirement - Employee Co	02-00-00-2024	254.70-
11/13/2022	CDPT	11/14/2022	36116	PUBLIC EMPLOYEES RETIREM	2	Retirement - Employee Co	03-00-00-2024	205.95-
11/13/2022	CDPT	11/14/2022	36116	PUBLIC EMPLOYEES RETIREM	2	Retirement - Employee Co	01-00-00-2024	62.81-
11/13/2022	CDPT	11/14/2022	36116	PUBLIC EMPLOYEES RETIREM	2	Retirement - Employee Co	02-00-00-2024	254.70-
11/13/2022	CDPT	11/14/2022	36116	PUBLIC EMPLOYEES RETIREM	2	Retirement - Employee Co	03-00-00-2024	205.96-
11/13/2022	CDPT	11/14/2022	36116	PUBLIC EMPLOYEES RETIREM	2	Retirement - Regular Empl	01-00-00-2024	2,390.31-
11/13/2022	CDPT	11/14/2022	36116	PUBLIC EMPLOYEES RETIREM	2	Retirement - Regular Empl	02-00-00-2024	2,885.12-
11/13/2022	CDPT	11/14/2022	36116	PUBLIC EMPLOYEES RETIREM	2	Retirement - Regular Empl	03-00-00-2024	2,311.03-
11/13/2022	CDPT	11/14/2022	36116	PUBLIC EMPLOYEES RETIREM	2	Retirement - Police Pay P	01-00-00-2024	10,023.98-
11/13/2022	CDPT	11/14/2022	36116	PUBLIC EMPLOYEES RETIREM	2	Retirement - Council Pay	01-00-00-2024	446.05-
11/13/2022	CDPT	11/14/2022	36117	YERINGTON POLICE OFFICERS	6	Police Dues Pay Period: 1	01-00-00-2026	116.25-
11/13/2022	CDPT	11/14/2022	11142201	IRS Tax Deposit Wells Fargo	1	Tax Deposit Social Securit	01-00-00-2010	86.55-
11/13/2022	CDPT	11/14/2022	11142201	IRS Tax Deposit Wells Fargo	1	Tax Deposit Social Securit	02-00-00-2010	30.99-
11/13/2022	CDPT	11/14/2022	11142201	IRS Tax Deposit Wells Fargo	1	Tax Deposit Social Securit	03-00-00-2010	30.99-
11/13/2022	CDPT	11/14/2022	11142201	IRS Tax Deposit Wells Fargo	1	Tax Deposit Social Securit	01-00-00-2010	86.55-
11/13/2022	CDPT	11/14/2022	11142201	IRS Tax Deposit Wells Fargo	1	Tax Deposit Social Securit	02-00-00-2010	30.99-
11/13/2022	CDPT	11/14/2022	11142201	IRS Tax Deposit Wells Fargo	1	Tax Deposit Social Securit	03-00-00-2010	30.99-
11/13/2022	CDPT	11/14/2022	11142201	IRS Tax Deposit Wells Fargo	1	Tax Deposit Medicare Pay	01-00-00-2011	477.82-
11/13/2022	CDPT	11/14/2022	11142201	IRS Tax Deposit Wells Fargo	1	Tax Deposit Medicare Pay	02-00-00-2011	181.79-
11/13/2022	CDPT	11/14/2022	11142201	IRS Tax Deposit Wells Fargo	1	Tax Deposit Medicare Pay	03-00-00-2011	146.03-
11/13/2022	CDPT	11/14/2022	11142201	IRS Tax Deposit Wells Fargo	1	Tax Deposit Medicare Pay	01-00-00-2011	477.65-
11/13/2022	CDPT	11/14/2022	11142201	IRS Tax Deposit Wells Fargo	1	Tax Deposit Medicare Pay	02-00-00-2011	181.20-
11/13/2022	CDPT	11/14/2022	11142201	IRS Tax Deposit Wells Fargo	1	Tax Deposit Medicare Pay	03-00-00-2011	146.79-
11/13/2022	CDPT	11/14/2022	11142201	IRS Tax Deposit Wells Fargo	1	Tax Deposit Federal Withh	01-00-00-2012	3,571.69-
11/13/2022	CDPT	11/14/2022	11142201	IRS Tax Deposit Wells Fargo	1	Tax Deposit Federal Withh	02-00-00-2012	1,221.31-
11/13/2022	CDPT	11/14/2022	11142201	IRS Tax Deposit Wells Fargo	1	Tax Deposit Federal Withh	03-00-00-2012	938.59-
11/13/2022	CDPT	11/14/2022	11142201	IRS Tax Deposit Wells Fargo				
Grand Totals:								26,859.61-

Report Criteria:

Transmittal checks included

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Description	GL Account	Amount
11/27/2022	CDPT		0	YERINGTON POLICE OFFICERS	6	Police Dues Pay Period: 1	01-00-00-2026	116.25-
11/27/2022	CDPT	11/28/2022	36156	PUBLIC EMPLOYEES RETIREM	2	Retirement - Employee Co	01-00-00-2024	63.79-
11/27/2022	CDPT	11/28/2022	36156	PUBLIC EMPLOYEES RETIREM	2	Retirement - Employee Co	02-00-00-2024	258.48-
11/27/2022	CDPT	11/28/2022	36156	PUBLIC EMPLOYEES RETIREM	2	Retirement - Employee Co	03-00-00-2024	209.10-
11/27/2022	CDPT	11/28/2022	36156	PUBLIC EMPLOYEES RETIREM	2	Retirement - Employee Co	01-00-00-2024	63.81-
11/27/2022	CDPT	11/28/2022	36156	PUBLIC EMPLOYEES RETIREM	2	Retirement - Employee Co	02-00-00-2024	258.48-
11/27/2022	CDPT	11/28/2022	36156	PUBLIC EMPLOYEES RETIREM	2	Retirement - Employee Co	03-00-00-2024	209.08-
11/27/2022	CDPT	11/28/2022	36156	PUBLIC EMPLOYEES RETIREM	2	Retirement - Regular Empl	01-00-00-2024	2,415.30-
11/27/2022	CDPT	11/28/2022	36156	PUBLIC EMPLOYEES RETIREM	2	Retirement - Regular Empl	02-00-00-2024	2,792.37-
11/27/2022	CDPT	11/28/2022	36156	PUBLIC EMPLOYEES RETIREM	2	Retirement - Regular Empl	03-00-00-2024	2,237.29-
11/27/2022	CDPT	11/28/2022	36156	PUBLIC EMPLOYEES RETIREM	2	Retirement - Police Pay P	01-00-00-2024	11,245.57-
11/27/2022	CDPT	11/28/2022	11282201	IRS Tax Deposit Wells Fargo	1	Tax Deposit Social Securit	01-00-00-2010	70.68-
11/27/2022	CDPT	11/28/2022	11282201	IRS Tax Deposit Wells Fargo	1	Tax Deposit Social Securit	02-00-00-2010	26.58-
11/27/2022	CDPT	11/28/2022	11282201	IRS Tax Deposit Wells Fargo	1	Tax Deposit Social Securit	03-00-00-2010	26.57-
11/27/2022	CDPT	11/28/2022	11282201	IRS Tax Deposit Wells Fargo	1	Tax Deposit Social Securit	01-00-00-2010	70.68-
11/27/2022	CDPT	11/28/2022	11282201	IRS Tax Deposit Wells Fargo	1	Tax Deposit Social Securit	02-00-00-2010	26.58-
11/27/2022	CDPT	11/28/2022	11282201	IRS Tax Deposit Wells Fargo	1	Tax Deposit Social Securit	03-00-00-2010	26.57-
11/27/2022	CDPT	11/28/2022	11282201	IRS Tax Deposit Wells Fargo	1	Tax Deposit Medicare Pay	01-00-00-2011	484.01-
11/27/2022	CDPT	11/28/2022	11282201	IRS Tax Deposit Wells Fargo	1	Tax Deposit Medicare Pay	02-00-00-2011	173.26-
11/27/2022	CDPT	11/28/2022	11282201	IRS Tax Deposit Wells Fargo	1	Tax Deposit Medicare Pay	03-00-00-2011	138.50-
11/27/2022	CDPT	11/28/2022	11282201	IRS Tax Deposit Wells Fargo	1	Tax Deposit Medicare Pay	01-00-00-2011	483.74-
11/27/2022	CDPT	11/28/2022	11282201	IRS Tax Deposit Wells Fargo	1	Tax Deposit Medicare Pay	02-00-00-2011	172.89-
11/27/2022	CDPT	11/28/2022	11282201	IRS Tax Deposit Wells Fargo	1	Tax Deposit Medicare Pay	03-00-00-2011	139.14-
11/27/2022	CDPT	11/28/2022	11282201	IRS Tax Deposit Wells Fargo	1	Tax Deposit Federal Withh	01-00-00-2012	3,970.38-
11/27/2022	CDPT	11/28/2022	11282201	IRS Tax Deposit Wells Fargo	1	Tax Deposit Federal Withh	02-00-00-2012	1,218.87-
11/27/2022	CDPT	11/28/2022	11282201	IRS Tax Deposit Wells Fargo	1	Tax Deposit Federal Withh	03-00-00-2012	933.33-
Grand Totals:			25					27,831.30-

ITEM

#8



**PROOF OF
PUBLICATION**

**STATE OF WISCONSIN SS.
COUNTY OF BROWN**

YERINGTON/CITY OF
14 JOE PARR WAY

YERINGTON NV 89447

Being first duly sworn, deposes and says: That
as the legal clerk of the Reno Gazette-Journal, a
daily newspaper of general circulation published
in Reno, Washoe County, State of Nevada.
Notice was published in the Lyon County News
Leader in the county of Lyon, state of Nevada.
Lyon County News Leader is published in
cooperation with the Reno Gazette Journal issue
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Proof of Publication below.

Public Notification of Intent to File Application

The City of Yerington anticipates filing a loan/grant application with
USDA - Rural Development utilities program for the purpose of fi-
nancing water and sewer system improvement projects to meet the
present and future needs of the City. Project extents include portions
of the City south of Bridge St. The total cost of the water project is ap-
proximately \$8,400,000 and the total cost of the sewer project is ap-
proximately \$5,000,000. This matter will be scheduled for public dis-
cussion on December 12, 2022 at 10:00 am at 14 East Goldfield Ave.
Yerington NV. Questions concerning the Project can be directed to
Robert Switzer, City Manager, (775) 463-3511.
No.5499140 November 30, 2022

11/30/2022



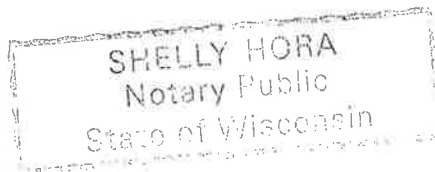
Legal Clerk

Subscribed and sworn before me this
30th of November 2022.



NOTARY PUBLIC RESIDING
AT STATE OF WISCONSIN
COUNTY OF BROWN

Notary Expires: 8-25-23



Ad#:0005499140
P O : Intent to file

of Affidavits 1
This is not an invoice

CITY OF YERINGTON

Utility System Master Plan Amendment

December 2022



OWNER:

City of Yerington
102 South Main Street
Yerington, Nevada 89447
(775) 463-2729

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APPENDICES

- Appendix A – 2021 Rate Study Analysis
- Appendix B – City of Yerington Financial Statements for FY2017-FY2021
- Appendix C – List of Short Lived Assets for the City of Yerington Water and Sewer Utilities
- Appendix D – Current City of Yerington Rate Schedule

1.0 INTRODUCTION

This Amendment to the 2016 Utility System Master Plan has been prepared for the City of Yerington (City) to serve as a planning document for proposed water and sewer improvements within the Yerington Water and Sewer Rehabilitation Project (Project). The 2016 Utility System Master Plan and subsequent 2019 Amendment shall be referenced for more detailed information about the City's water and sewer systems.

Funding for the 2020 City of Yerington Water and Sewer Rehabilitation Project (2020 Project), resulting from the 2016 PER, was not sufficient to construct all the improvements designed for the 2020 Project. The insufficient funding was a result of the significant inflation of construction industry pricing due to the COVID-19 pandemic, labor shortages, and material shortages. As additional components of the Project remain a priority for the City to complete, the City intends to apply for additional funding to continue the infrastructure improvements unable to be completed within the 2020 Project.

The City has recently assumed significant debt to improve their water and sewer utilities via the 2020 Project. The City is identified as a disadvantaged community based on its median household income. As a disadvantaged community, it has proven difficult for the City to be as proactive as it desires when maintaining critical utility systems, and the 2020 Project has greatly improved their systems. The City desires to utilize additional funding to replace portions of their system which remain extreme maintenance problems, present high levels of risk to system operations and management, and do not meet current City standards. Further, the financial impact to this community is significant and the City intends to focus further improvements on the areas with highest population density. This approach will allow the maximum number of residents to share in the benefits of this work and the financial burden the community has assumed for this work. This Amendment includes modifications to the Proposed Project to reflect the scope and cost of the proposed work to be constructed using additional funding. All other information not specified within this Amendment remains compliant with the 2016 PER and 2019 Amendment.

An approved Preliminary Engineering Report (PER) is required by the United States Department of Agriculture (USDA), Rural Development (RD) as a precursor to obtaining grants or loans from their agency. The 2016 Utility System Master Plan follows the general guidelines set forth in the USDA Rural Utility Service (RUS) Bulletin 1780-2, "Preliminary Engineering Reports for the Water and Waste Disposal Program" and was utilized to obtain water and sewer funding for the Project. Project design has identified necessary modifications that have been altered or added to the original Project description as identified in the 2016 PER. This Amendment identifies proposed modifications and parameters to be addressed for consideration.

2.0 PROJECT PLANNING AREA

2.1 Environmental Resources and Permitting

Since the proposed project work lies within the boundaries of the 2020 Project, USDA has determined that additional environmental permitting work is not required for this PER and application for additional funding.

Current permits / approvals for project construction exist with the Nevada Department of Transportation (NDOT) and Nevada Department of Environmental Protection (NDEP). These agencies have been contacted to discuss performing additional project work utilizing additional funding. Both agencies concur that since the proposed additional work is contained in the existing permit / approval, new permits or approvals will not be required.

3.0 EXISTING WATER SYSTEM FACILITIES

3.1 Water System Demands

Demands used to model the water system for the 2016 PER are listed below:

Yerington

- ADD = 1,018,607 gal/day
- 1 ERU = 563.6 gal/day
- Total system ERUs = 1,807 ERUs

Mason

- ADD = 283,897 gal/day
- 1 ERU = 381.8 gal/day
- Total system ERUs = 744 ERUs

Current water system demands are nearly identical to the conditions described in the 2016 PER. Therefore, the information contained in Sections 3.3.1, 3.3.2, 3.3.4, and 3.3.6 remain applicable for the system.

The 2022 Project replaced many water mains and services within the City greatly reducing leaks and breaks and improving metering in those portions of the system. Also, new C900 PVC mains, meeting City standards for size and slope, will greatly increase system capacity and improve fire protection.

4.0 EXISTING SEWER SYSTEM FACILITIES

4.1 Wastewater Flow

Demands used to model the sewer system for the 2016 PER are listed below:

-
- Average WWTP inflow = 275,933 gal/day
- 1 ERU = 230.52 gal/day
- Total system ERUs = 1,197 ERUs

Current wastewater system flow and customer use are nearly identical to the conditions described in the 2016 PER. Therefore, the information contained in Sections 4.5.7.5, 4.5.8, and 4.5.10 remain applicable for the system.

The 2022 Project replaced many sewer mains within the City greatly reducing inflow and infiltration to those portions of the system. Also, new SDR35 PVC mains, meeting City standards for size and slope, will greatly increase system capacity.

8.0 PROPOSED PROJECT

8.1 Proposed Project - Water System

Much of the water infrastructure designed for the 2020 Project was constructed using USDA and ARPA funding. However, cost escalations leading up to the Project advertisement resulted in a large portion of the designed water infrastructure replacement unable to be contracted and constructed (Figure 1).

The City of Yerington desires to construct more of the designed water infrastructure work which was unfunded in the 2020 Project. The water infrastructure prioritized by the City extends further to the south of the 2020 Project and focuses on the most densely populated areas within the southern region of the City.

The water infrastructure intended to be constructed with additional funding is shown in Figure 1 and will replace portions of the City's water system which remain extreme maintenance problems, present high levels of risk to system operations and management, and do not meet current City standards. A cost estimate for the proposed water infrastructure work is included in Table 1. Costs to implement American Iron and Steel (AIS) requirements are considered to be minor due to the materials specified for the work and were incorporated into the construction cost estimate.

Table 1 – Water Project Cost Estimate

Water System Improvements	
Project Element	Cost
Construction	\$7,154,047.12
Construction Contingency (10%)	\$ 715,404.71
Financing Cost (1%)	\$ 71,540.47
Engineering Construction Administration (15%)	\$ 1,073,107.07
Total	\$ 9,014,099.37

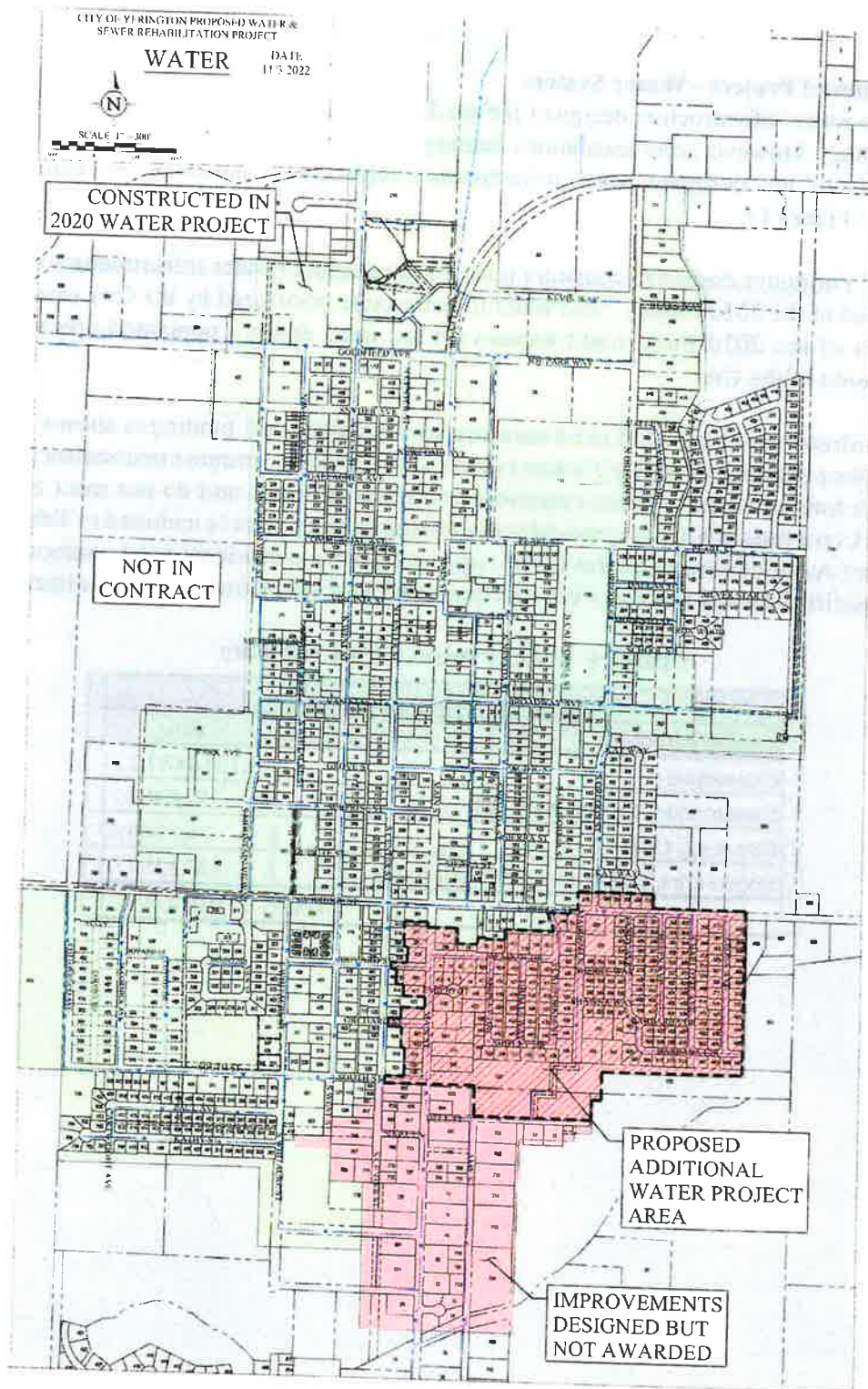


Figure 1 – Water System Map

8.2 Proposed Project – Sewer System

Less than half the sewer infrastructure designed for the 2020 Project was constructed using USDA and AARPA funding. Cost escalations leading up to the Project advertisement resulted in most of the designed sewer infrastructure replacement unable to be contracted and constructed (Figure 2).

The City of Yerington desires to construct more of the designed sewer infrastructure work which was unfunded in the 2020 Project. The sewer infrastructure prioritized by the City extends new sewer mains down California St. The sewer in California St. has historically been a maintenance problem for the City. Also, the sewer is unable to meet the hydraulic demands of the Arsenic Treatment Plant for the water system which discharges filter backwash waste to the sewer main in California.

The sewer infrastructure intended to be constructed with additional funding is shown in Figure 2. A cost estimate for the proposed sewer infrastructure work is included in Table 2. Costs to implement American Iron and Steel (AIS) requirements are considered to be minor due to the materials specified for the work and were incorporated into the construction cost estimate.

Table 2 – Sewer Project Cost Estimate

Sewer System Improvements	
Project Element	Cost
Construction	\$3,946,754.42
Construction Contingency (10%)	\$ 394,675.44
Financing Cost (1%)	\$ 39,467.54
Engineering Construction Administration (15%)	\$ 592,013.16
Total	\$ 4,972,910.57

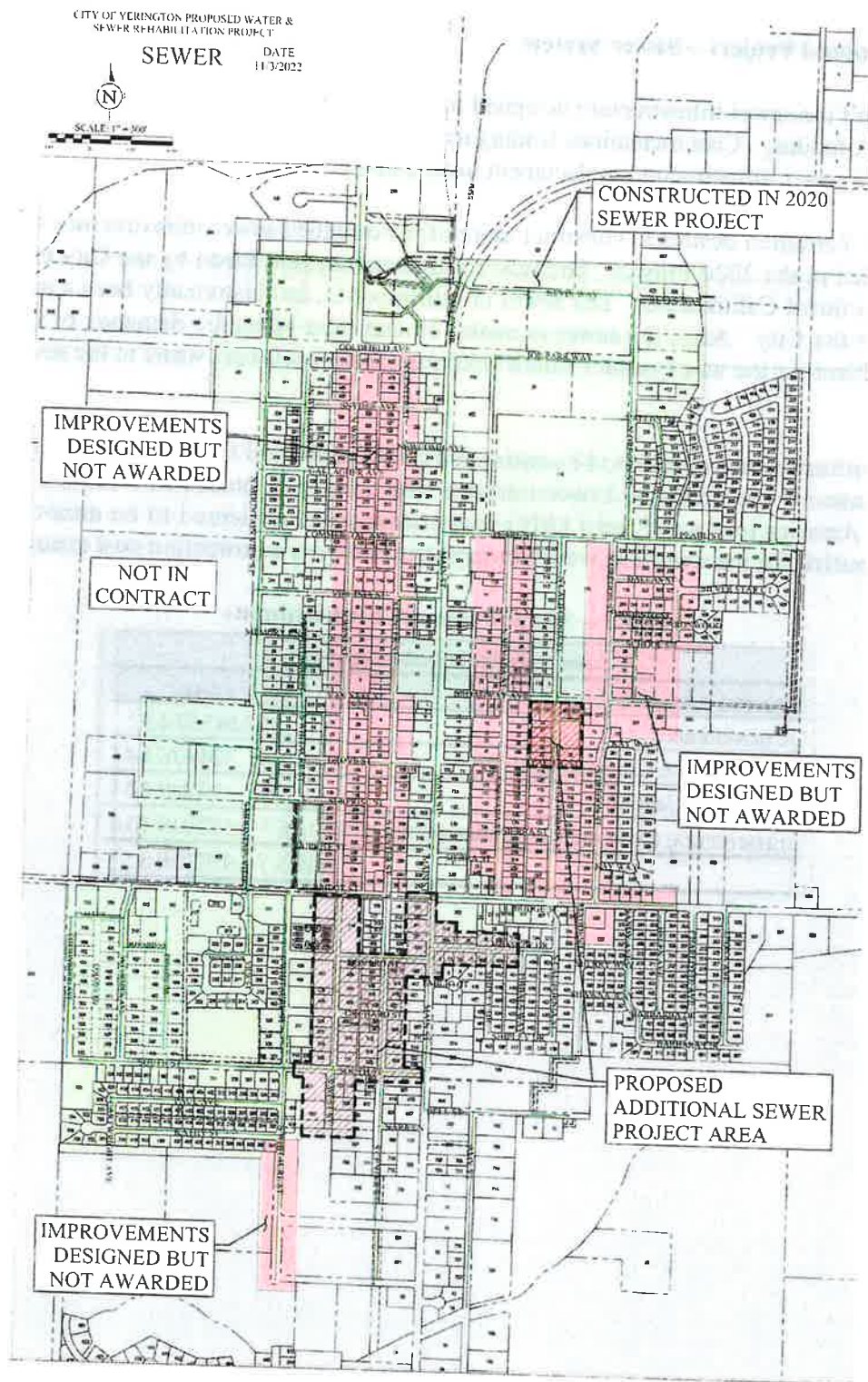


Figure 2 – Sewer System Map

8.3 Proposed Project Schedule

The design for the Proposed Project work is complete. The City plans to move forward with bidding the Proposed Project work as soon as funding is approved.

9.0 CITY OF YERINGTON FINANCIAL STATUS

9.1 Financial Analysis

In 2021, Farr West Engineering prepared a Rate Study Analysis for the City of Yerington. The Rate Study Analysis was submitted to the City and presented at a City Council Meeting in August and September of 2021. The Rate Study Analysis is attached in Appendix A.

The objective of the Rate Study Analysis was to review the City's operating and capital costs to evaluate the adequacy of the existing rates and provide a cost basis for proposed future rates. The analysis proposed user rates that provided sufficient revenues to cover utility expenses on a year to year basis without significantly depleting or building reserves. Additionally, moderate capital improvements were included (in addition to operations, debt service, and reserve service) in the development of the proposed rates. Proposed capital improvements totaling \$2.5M for the water system and \$1.2M for the sewer system were proposed to be funded via cash reserves. Additionally, \$10M in external financing for an upgrade to the Wastewater Treatment Plant was included in the alternative selected for evaluation in the Rate Study Analysis. Further, it is important to note that the Rate Study Analysis includes consideration of the debt incurred for the 2020 Sewer and Water Rehabilitation Project funded by USDA.

The City provided historical financial reports, budgets and other financial information regarding the water and sewer utilities for FY2016 through FY2020 which served as the basis of the analysis. Financial statements summarizing the City's financial position are included in Appendix B for FY2017-FY2021. The analysis considered revenue, inflation, customer base growth, operation and maintenance costs, funding short lived asset replacement, reserve (operating and debt) funding, and capital expenditures to develop recommendations for rate increases through FY2026.

The City utilized its listing of depreciated items to determine a list of short lived assets. These assets have been determined to include all items relative to the operation of the water or sewer utility. Additionally, these assets have been determined to require replacement due to their useful lives ending within the next ten years. A list of short lived assets for the water and sewer systems is included in Appendix C.

9.2 Rate Schedule and Recommendations

The Rate Study Analysis surmised that the current water base rates will provide sufficient revenues to meet all City financial policies and provide financial stability to the water operating fund through the study period. Recommended rate increases for the City of Yerington Water System are displayed in Table 3. Table 3 outlines current and estimated rates for the study period of the Rate Study Analysis. Rates in FY 21 are actual, and all future years are based on an estimated annual CPI-U increase of 2.5%. As such, no changes to the current base and volume rates will occur in FY22 and CPI-U increases will apply to all customers through FY26.

Table 3 – Recommended Rate Increases for the City of Yerington Water System

Customer Class	Current	FY22	FY23	FY24	FY25	FY26
Yerington Res	\$33.75	\$33.75	\$34.59	\$35.46	\$36.35	\$37.25
Yerington Com	\$33.75	\$33.75	\$34.59	\$35.46	\$36.35	\$37.25
Mason Res	\$33.75	\$33.75 +\$1.50 (P)	\$34.59 +\$1.50 (P)	\$35.46 +\$1.50 (P)	\$36.35 +\$1.50 (P)	\$37.25 +\$1.50 (P)
Crystal Clear Res	\$51.50	\$33.75 +\$22.49 (L) +\$1.31 (P)	\$34.59 +\$22.49 (L) +\$1.31 (P)	\$35.46 +\$22.49 (L) +\$1.31 (P)	\$36.35 +\$22.49 (L) +\$1.31 (P)	\$37.25 +\$22.49 (L) +\$1.31 (P)
Sunset Hills Res	\$33.75	\$33.75 +1.79 (P)	\$34.59 +1.79 (P)	\$35.46 +1.79 (P)	\$36.35 +1.79 (P)	\$37.25 +1.79 (P)
Volume	\$1.57	\$ 1.57	\$ 1.61	\$ 1.65	\$ 1.69	\$ 1.73
% Increase	-	0%	CPI	CPI	CPI	CPI

The sewer base rates do not generate sufficient revenues to maintain meet all City financial policies and provide financial stability under current user rates. Recommended rate increases for the City of Yerington Sewer System are displayed in Table 4. Table 4 outlines proposed rates for the study period of the Rate Study Analysis. Rates in FY 22 are actual, and all future years are based on manual increases in addition to an estimated annual CPI-U increase of 2.5%.

Table 4 – Recommended Rate Increases for the City of Yerington Sewer System

Customer Class	Current	FY 22	FY 23	FY 24	FY 25	FY 26
Residential	\$43.16	\$48.98	\$55.22	\$61.70	\$67.04	\$72.15
Commercial Base Rate	\$43.16	\$48.98	\$55.22	\$61.70	\$67.04	\$72.15
Commercial Volumetric Rate (per kgal)	-	\$ 1.67	\$ 1.88	\$ 2.10	\$ 2.29	\$ 2.46

The current rate schedule updated in May of 2022 for the City of Yerington is attached in Appendix D.

9.3 Project Financing and Rate Impacts

The Rate Study Analysis evaluated the City's financial position in 2021 and recommended rate increases to responsibly finance the City's water and sewer utilities through 2026. Since the Rate Study Analysis was submitted to and discussed with the City, the City has decided to apply for additional funding from USDA to pursue additional capital improvement work for their water and sewer systems. Funding from USDA-RD is expected to be a mixture of loan and grant funding. The terms of the loan funding are assumed to be a 40-year loan at 4% interest.

The estimated cost for the Proposed Water Project discussed in Section 8.1 is \$9,014,099.37. Impacts to customer monthly rates are displayed in Table 5 based on various amounts of grant versus loan funding including grant amounts of 0%, 25%, 50%, and 75% of the project cost estimate.

Table 5 – Per Project Impact to Monthly Water Rates (Per Customer)

Total Cost	Funding Scenario	Loan Cost	Monthly Rate Impact (per customer)
\$9,014,099.37	0% Grant / 100% Loan	\$9,014,099.37	\$22.92
	25% Grant / 75% Loan	\$6,760,574.53	\$17.19
	50% Grant / 50% Loan	\$4,507,049.69	\$11.46
	75% Grant / 25% Loan	\$2,253,524.84	\$5.73

The estimated cost for the Proposed Sewer Project discussed in Section 8.2 is \$4,972,910.57. Impacts to customer monthly rates are displayed in Table 6 based on various amounts of grant versus loan funding including grant amounts of 0%, 25%, 50%, and 75% of the project cost estimate.

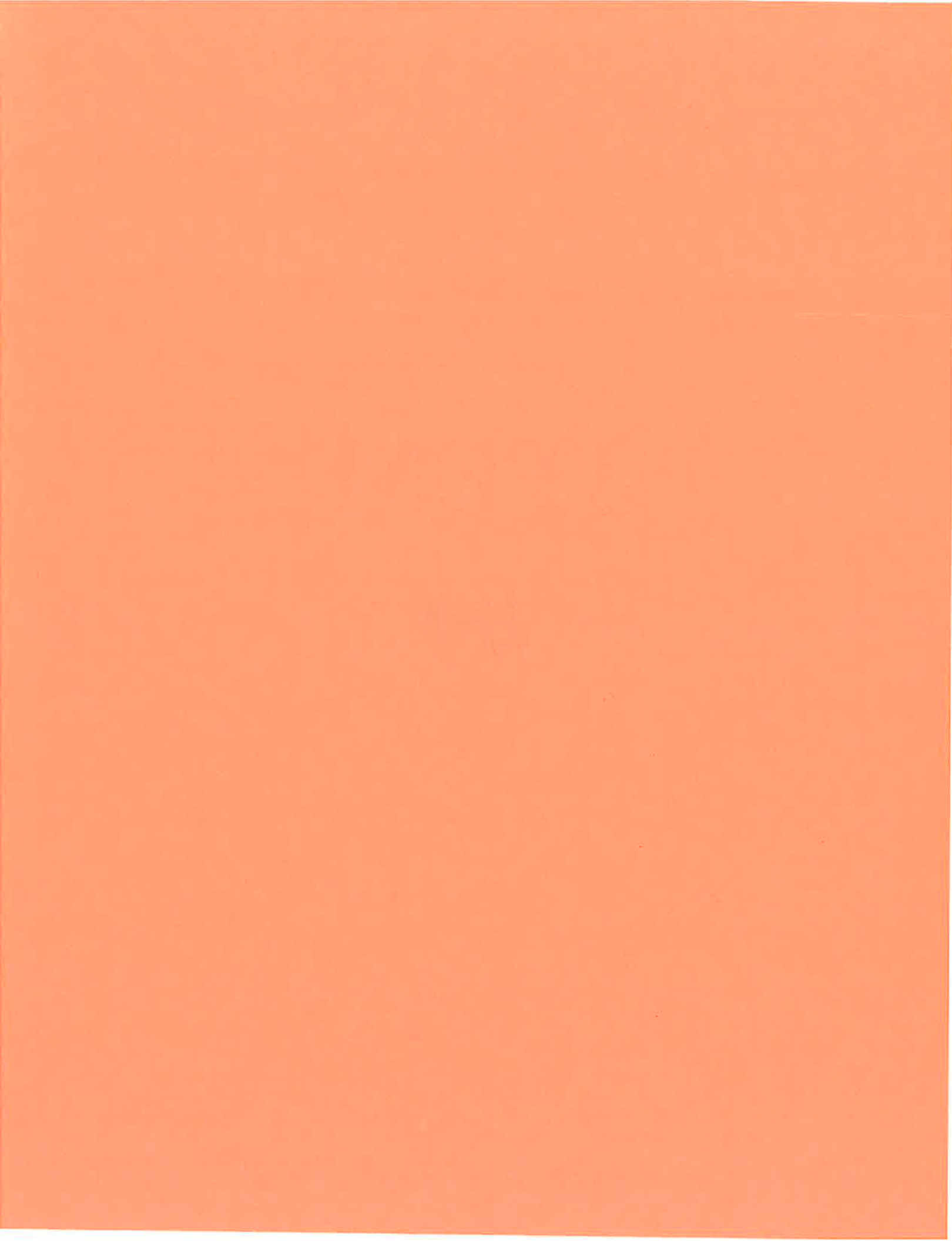
Table 6 – Per Project Impact to Monthly Sewer Rates (Per Customer)

Total Cost	Funding Scenario	Loan Cost	Monthly Rate Impact (per customer)
\$4,972,910.57	0% Grant / 100% Loan	\$4,972,910.57	\$14.83
	25% Grant / 75% Loan	\$3,729,682.93	\$11.12
	50% Grant / 50% Loan	\$2,486,455.29	\$7.41
	75% Grant / 25% Loan	\$1,243,227.64	\$3.71

The City may choose to obtain alternative funding methods, which would result in different customer impacts. However, any project will impact customers in some way. While the rate impact projections assume a uniform rate increase for all sewer customers, the City will have discretion to adjust the increases based on a customer count ratio. As the rate increases resulting from this project would result in a large financial impact to the City's customers, it is recommended that it be phased over a 3-5 year period to lessen the burden.

ITEM

#9





November 30, 2022

Honorable Mayor and City Council
Yerington, Nevada

We have audited the financial statements of the governmental activities, business-type activities, each major fund and of City of Yerington for the year ended June 30, 2022. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information to you dated June 8, 2022. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for selection and use of appropriate accounting policies. The significant accounting policies used by City of Yerington are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the year except for the implementation of *GASB Statement 75, Accounting and Financial Reporting for Postemployment Benefits Other Than Pension* and *GASB Statement No. 82, Pension Issues*. We noted no transactions entered into by the City of Yerington during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the financial statements were:

Management's estimate of depreciation expense is based on historical cost and existing depreciation schedules. We evaluated the key factors and assumptions used to develop the depreciation expense provision in determining that it is reasonable in relation to the financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosure affecting the financial statements is cash and investments and *GASB Statement 75, Accounting and Financial Reporting for Postemployment Benefits Other Than Pension* and *GASB Statement No. 82, Pension Issues*. The disclosure of cash and investments in Note 2 to the financial statements assesses the risk of the placement of cash and investments and Note 7 and Note 8 provides pension disclosure requirements.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated November 30, 2022.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountants to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

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.

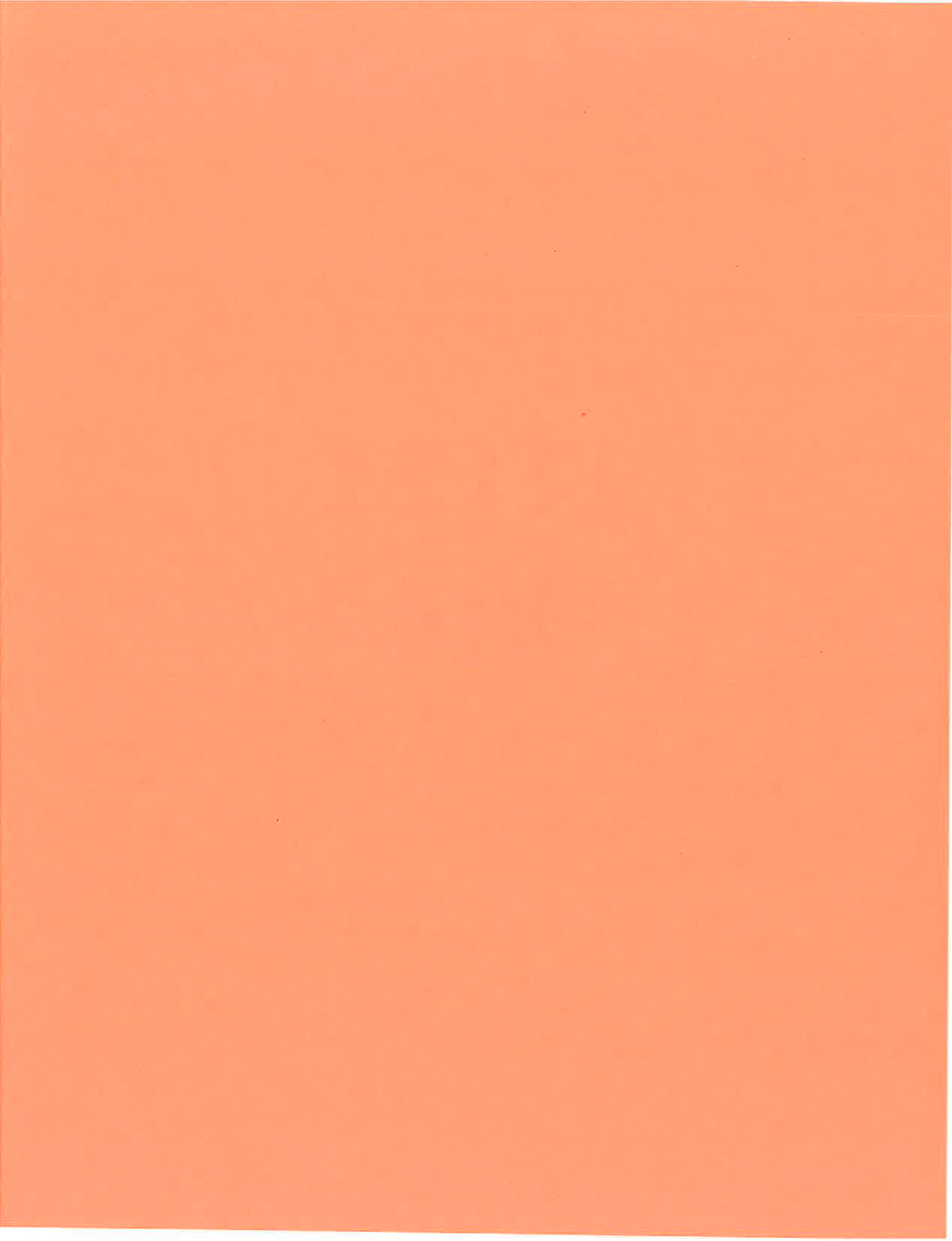
Very truly yours,

A handwritten signature in cursive script that reads "Sciarani & Co.".

Sciarani & Co.

ITEM

#10



CITY OF YERINGTON
COMBINED CASH INVESTMENT
NOVEMBER 30, 2022

COMBINED CASH ACCOUNTS

CASH

00-00-00-1020	CASH IN CHECKING-W.F. REGULAR	3,533,760.54
00-00-00-1022	LGIP	10,115,126.96
00-00-00-1027	CASH - XPRESS BILL PAY	86,151.90
00-00-00-1030	PETTY CASH	300.00
00-00-00-1065	RETURNED CHECK CLEARING	20,382,778.31
00-00-00-1070	ACCTS REC CASH CLEARING ACCT	796,806.45
00-00-00-1076	MUNI COURT CLEARING ACCT	(1,460.00)
	TOTAL CASH	34,913,464.16

CASH HELD

00-00-01-1110	CASH HELD FOR GENERAL FUND	(1,160,831.54)
00-00-02-1110	CASH HELD FOR WATER FUND	(17,490,836.10)
00-00-03-1110	CASH HELD FOR SEWER FUND	(12,262,425.48)
00-00-04-1110	CASH HELD FOR FIXED ASSET FUND	(479,324.78)
00-00-07-1110	CASH HELD MUNI CRT ASSESSMNT	(23,507.70)
00-00-08-1110	CASH HELD FOR SPECIAL REVENUE	(280,049.91)
00-00-11-1110	CASH HELD COMP ABSENCE FUND	(23,305.80)
00-00-22-1110	CASH HELD FOR WC WATER	(77,164.49)
00-00-23-1110	CASH HELD FOR WC SEWER	22,140.42
	TOTAL CASH HELD	(31,775,305.38)

PAYABLES

00-00-00-2000	ACCRUED PAYROLL	891.76
00-00-00-2015	AFLAC INSURANCE PAYABLE	1,426.32
00-00-00-2016	WASHINGTON NATIONAL PAYABLE	(261.54)
00-00-00-2023	RETIREE INSURANCES PAYABLE	(20,484.59)
00-00-00-2200	ACCOUNTS PAYABLE	733.36

OTHER CASH

00-00-00-1000	CASH ALLOCATED TO OTHER FUNDS	(4,355,544.16)
	TOTAL UNALLOCATED CASH	(1,235,080.07)

CITY OF YERINGTON
COMBINED CASH INVESTMENT
NOVEMBER 30, 2022

CASH ALLOCATION RECONCILIATION

UNRESTRICTED CASH

1 ALLOCATION TO GENERAL FUND	
2 ALLOCATION TO WATER FUND	1,174,193.67
3 ALLOCATION TO SEWER FUND	6,998,708.35
4 ALLOCATION TO FIXED ASSET ACQ	2,902,992.67
5 ALLOCATION TO MASON WATER FUND	1,868,959.76
7 ALLOCATION TO MUNI COURT ASSESSMENTS	30.00
8 ALLOCATION TO SPECIAL REVENUE FUND	25,409.60
9 ALLOCATION TO UNEMPLOYMENT RS	1,672,963.28
11 ALLOCATION TO COMPENSATED ABSENCE FUND	(1,200.00)
22 ALLOCATION TO WILLOW CREEK WATER FUND	23,305.80
23 ALLOCATION TO WILLOW CREEK SEWER FUND	53,314.51
25 ALLOCATION TO CRYSTAL CLEAR WATER FUND	(39,542.00)
	4,571.97

TOTAL UNRESTRICTED CASH	14,683,707.61
-------------------------	---------------

RESTRICTED CASH

2 RESTRICTIONS IN WATER FUND	11,156,205.59
3 RESTRICTIONS IN SEWER FUND	10,026,866.81

TOTAL RESTRICTED CASH	21,183,072.40
-----------------------	---------------

TOTAL ALLOCATIONS TO OTHER FUNDS	35,866,780.01
ALLOCATION FROM COMBINED CASH FUND - 00-00-00-1110	.00

TOTAL FUNDS 1-99	35,866,780.01
------------------	---------------

TOTAL ALLOCATIONS PER FUND SHOULD BALANCE TO THE
CASH HELD ACCOUNT FOR EACH FUND

CITY OF YERINGTON
COMBINED CASH INVESTMENT
NOVEMBER 30, 2022

PAYABLES ALLOCATION

GROUP INSURANCE		
1	GROUP INSURANCE IN GENERAL FUND	62,087.73
2	GROUP INSURANCE IN WATER FUND	33,059.80
3	GROUP INSURANCE IN SEWER FUND	27,179.45

WORKER'S COMP		
1	WORKER'S COMP IN GENERAL FUND	11,275.57
2	WORKER'S COMP IN WATER FUND	7,039.81
3	WORKER'S COMP IN SEWER FUND	5,755.02

RETIREMENT		
1	RETIREMENT IN GENERAL FUND	137,299.96
2	RETIREMENT IN WATER FUND	37,238.87
3	RETIREMENT IN SEWER FUND	30,081.38

FEDERAL TAXES		
1	FEDERAL TAXES IN GENERAL FUND	6,407.49
2	FEDERAL TAXES IN WATER FUND	2,798.68
3	FEDERAL TAXES IN SEWER FUND	2,407.68

ACCOUNTS PAYABLE

CITY OF YERINGTON
BALANCE SHEET
NOVEMBER 30, 2022

GENERAL FUND

ASSETS

01-00-00-1110	CASH IN BANK		
01-00-00-1111	ACCTS RECEIVABLE	1,174,193.67	
01-00-00-1115	INTEREST RECEIVABLE	2,464.49	
01-00-00-1133	ACCOUNTS RECEIVABLE- COURT	867.64	
01-00-00-1135	FUEL INVENTORY	(995.00)	
01-00-00-1140	TAXES RECEIVABLE	14,606.00	
		7,831.00	
	TOTAL ASSETS		1,198,967.80

LIABILITIES AND EQUITY

LIABILITIES

01-00-00-2000	ACCRUED PAYROLL		
01-00-00-2013	WORKER'S COMP PAYABLE	57,763.03	
01-00-00-2023	HOSPITAL INSURANCE PAYABLE	(15,396.77)	
01-00-00-2024	RETIREMENT PAYABLE	694.75	
01-00-00-2026	ASSOCIATION DUES PAYABLE	13.79	
01-00-00-2027	GARNISHMENT PAYABLE	116.25	
01-00-00-2200	ACCOUNTS PAYABLE	121.42	
01-00-00-2220	A/P LYON CO. TRANSPORT. TAX	(104,775.85)	
01-00-00-2221	A/P LYON CO. SCHOOL CONST. TAX	50,188.00	
01-00-00-2226	BAIL DEPOSITS	6,400.00	
01-00-00-2227	PARK KEY DEPOSITS	(9,653.00)	
01-00-00-2303	A/P LYON CO. - COURT AA FEES	150.00	
01-00-00-2304	A/P STATE - COURT AA FEES	15.53	
01-00-00-2305	RESTITUTION	905.55	
01-00-00-2306	A/P STATE-COURT SPECIALITY FEE	41.74	
01-00-00-2310	DEFERRED REVENUE	(519.84)	
01-00-00-2312	A/P LYON COUNTY GENETIC MARKER	7,831.00	
		24.22	
	TOTAL LIABILITIES		(6,080.18)

FUND EQUITY

01-00-00-2490	UNAPPROPRIATED FUND BALANCE:		
	FUND BALANCE	1,276,543.77	
	REVENUE OVER EXPENDITURES - YTD	(107,613.04)	
	BALANCE - CURRENT DATE		1,168,930.73
	TOTAL FUND EQUITY		1,168,930.73
	TOTAL LIABILITIES AND EQUITY		1,162,850.55

CITY OF YERINGTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>PROPERTY TAXES</u>						
01-11-00-3101	AD VALOREM	185,100.85	185,100.85	679,519.00	494,418.15	27.2
	TOTAL {SEGTITLE[S SOURCE]}	185,100.85	185,100.85	679,519.00	494,418.15	27.2
<u>OTHER TAXES / FRANCHISE</u>						
01-12-00-3105	FRANCHISE FEES - SANITATION	14,092.06	14,092.06	35,000.00	20,907.94	40.3
01-12-00-3106	FRANCHISE FEES - ELECTRICITY	98,641.49	98,641.49	132,000.00	33,358.51	74.7
01-12-00-3107	FRANCHISE FEES - NATURAL GAS	18,908.80	18,908.80	51,000.00	32,091.20	37.1
01-12-00-3108	FRANCHISE FEES - CABLE TV	13,327.94	13,327.94	25,300.00	11,972.06	52.7
	TOTAL {SEGTITLE[S SOURCE]}	144,970.29	144,970.29	243,300.00	98,329.71	59.6
<u>LICENSES AND PERMITS</u>						
01-13-00-3115	BUSINESS LICENSE	49,350.83	49,350.83	145,000.00	95,649.17	34.0
01-13-00-3116	BUSINESS LICENSE LATE FEE	728.63	728.63	.00	(728.63)	.0
01-13-00-3117	BUILDING PERMITS	47,506.14	47,506.14	150,000.00	102,493.86	31.7
01-13-00-3118	BUS LICENSE APPLICATION FEE	560.00	560.00	.00	(560.00)	.0
	TOTAL {SEGTITLE[S SOURCE]}	98,145.60	98,145.60	295,000.00	196,854.40	33.3
<u>INTERGOVERNMENTAL-STATE SHARED</u>						
01-14-00-3125	GASOLINE/MOTOR VEHICLE	26,629.55	26,629.55	81,576.00	54,946.45	32.6
01-14-00-3126	CONSOLIDATED TAX	247,716.54	247,716.54	673,444.00	425,727.46	36.8
01-14-00-3144	INTEREST ON INVESTMENTS	53,540.43	53,540.43	10,000.00	(43,540.43)	535.4
01-14-00-3186	CORONAVIRUS RELIEF FUND GRANT	.00	.00	5,000.00	5,000.00	.0
01-14-00-3189	FAA CARES ACT GRANT	.00	.00	1,500.00	1,500.00	.0
	TOTAL {SEGTITLE[S SOURCE]}	327,886.52	327,886.52	771,520.00	443,633.48	42.5
<u>OTHER LOCAL GOVERNMENT SHARED</u>						
01-15-00-3130	COUNTY GAMING LIC/TAX	15,840.00	15,840.00	34,000.00	18,160.00	46.6
01-15-00-3131	COUNTY AD VALOREM AGREEMENT	100,000.02	100,000.02	200,000.00	99,999.98	50.0
01-15-00-3132	COUNTY ROAD ADVALOREM (SCCRT)	10,000.00	10,000.00	20,000.00	10,000.00	50.0
01-15-00-3133	RTC SHARED REVENUE	.00	.00	850,000.00	850,000.00	.0
01-15-00-3158	SCHOOL RESOURCE OFFICER	.00	.00	30,000.00	30,000.00	.0
01-15-00-3221	MUNICIPAL JUDGE SERVICES	3,250.00	3,250.00	.00	(3,250.00)	.0
	TOTAL {SEGTITLE[S SOURCE]}	129,090.02	129,090.02	1,134,000.00	1,004,909.98	11.4

CITY OF YERINGTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>PAYMENTS IN LIEU OF TAXES</u>					
01-16-00-3140 COUNTY PARKS AGREEMENT	40,000.00	40,000.00	40,000.00	.00	100.0
01-16-00-3141 COUNTY AIRPORT AGREEMENT	4,000.00	4,000.00	4,000.00	.00	100.0
01-16-00-3142 STATE RURAL HOUSING	2,600.00	2,600.00	3,000.00	400.00	86.7
01-16-00-3164 YPT MARIJUANA COMPACT	46,930.22	46,930.22	40,000.00	(6,930.22)	117.3
TOTAL {SEGTITLE[S SOURCE]}	93,530.22	93,530.22	87,000.00	(6,530.22)	107.5
<u>FINES AND FORFEITURES</u>					
01-17-00-3146 FINES & FEES	3,936.35	3,936.35	30,000.00	26,063.65	13.1
01-17-00-3148 BAIL HOLDING	3,225.00	3,225.00	.00	(3,225.00)	.0
01-17-00-3149 BAIL BOND FILING FEE	50.00	50.00	.00	(50.00)	.0
01-17-00-3150 JUVENILE PROBATION FEES	300.00	300.00	.00	(300.00)	.0
01-17-00-3165 MC PAYMENT FEES	153.03	153.03	2,500.00	2,346.97	6.1
01-17-00-3177 STATE SCHOOL FUND	(922.42)	(922.42)	.00	922.42	.0
TOTAL {SEGTITLE[S SOURCE]}	6,741.96	6,741.96	32,500.00	25,758.04	20.7
<u>AIRPORT CHARGES FOR SERVICES</u>					
01-18-00-3154 AIRPORT TIEDOWN FEES	13,580.36	13,580.36	.00	(13,580.36)	.0
01-18-00-3155 AIRPORT LEASES	.00	.00	12,500.00	12,500.00	.0
01-18-00-3156 AIRPORT FUEL SALES	59,442.29	59,442.29	85,000.00	25,557.71	69.9
TOTAL {SEGTITLE[S SOURCE]}	73,022.65	73,022.65	97,500.00	24,477.35	74.9
<u>POLICE CHARGES FOR SERVICES</u>					
01-19-00-3165 ANIMAL LICENSE	93.00	93.00	200.00	107.00	46.5
01-19-00-3166 ANIMAL SHELTER INCOME	860.00	860.00	2,100.00	1,240.00	41.0
01-19-00-3168 GAMING LICENSES	25.00	25.00	.00	(25.00)	.0
01-19-00-3169 FINGERPRINTING	1,020.00	1,020.00	.00	(1,020.00)	.0
01-19-00-3170 INCIDENT REPORTS	80.00	80.00	.00	(80.00)	.0
01-19-00-3171 POLICE OTHER INCOME	728.37	728.37	23,000.00	22,271.63	3.2
TOTAL {SEGTITLE[S SOURCE]}	2,806.37	2,806.37	25,300.00	22,493.63	11.1

CITY OF YERINGTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OTHER REVENUE</u>					
01-20-00-3120 COMMUNITY CENTER FEES	.00	.00	1,000.00	1,000.00	.0
01-20-00-3176 WEED ABATEMENT	.00	.00	2,500.00	2,500.00	.0
01-20-00-3179 MISC. OTHER INCOME	4,776.34	4,776.34	8,000.00	3,223.66	59.7
01-20-00-3180 PLANNING FEES	8,200.00	8,200.00	4,000.00	4,200.00	205.0
01-20-00-3181 PARK KEY DEPOSITS	200.00	200.00	.00	200.00	.0
01-20-00-3184 OTHER	.00	.00	3,000.00	3,000.00	.0
01-20-00-3185 HIGHLAND TOWERS LEASE	4,000.00	4,000.00	12,000.00	8,000.00	33.3
TOTAL {SEGTITLE[S SOURCE]}	17,176.34	17,176.34	30,500.00	13,323.66	56.3
TOTAL FUND REVENUE	1,078,470.82	1,078,470.82	3,396,139.00	2,317,668.18	31.8
01-00-00-2490 FUND BALANCE		1,276,543.77			
TOTAL REVENUE AND CARRY OVER	1,078,470.82	2,355,014.59	3,396,139.00	1,041,124.41	69.3

CITY OF YERINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>MAYOR AND COUNCIL</u>					
01-51-11-5110 SALARIES AND WAGES	8,996.05	8,996.05	21,600.00	12,603.95	41.7
01-51-11-6106 WORKERS COMP INSURANCE	439.75	439.75	500.00	60.25	88.0
01-51-11-6107 RETIREMENT CONTRIBUTIONS	2,230.25	2,230.25	5,750.00	3,519.75	38.8
01-51-11-6108 FEDERAL TAXES	223.45	223.45	1,400.00	1,176.55	16.0
01-51-11-7040 SCHOOLS / CONF / TRAVEL	533.16	533.16	2,000.00	1,466.84	26.7
01-51-11-7042 SCHOLARSHIP	.00	.00	500.00	500.00	.0
01-51-11-7065 MAYORS ADMINISTRATIVE EXPENSE	.00	.00	500.00	500.00	.0
TOTAL MAYOR AND COUNCIL	12,422.66	12,422.66	32,250.00	19,827.34	38.5
<u>MGMT & ADMIN</u>					
01-51-14-5110 SALARIES AND WAGES	30,215.78	30,215.78	73,716.00	43,500.22	41.0
01-51-14-6105 GROUP INSURANCE	5,012.88	5,012.88	9,000.00	3,987.12	55.7
01-51-14-6106 WORKERS COMP INSURANCE	1,460.64	1,460.64	2,000.00	539.36	73.0
01-51-14-6107 RETIREMENT CONTRIBUTIONS	8,643.37	8,643.37	13,950.00	5,306.63	62.0
01-51-14-6108 FEDERAL TAXES	575.35	575.35	1,800.00	1,224.65	32.0
01-51-14-6110 PUBLIC EMPL BENEFITS	548.75	548.75	202.00	346.75	271.7
01-51-14-7011 SUPPLIES/SERVICES	35,986.93	35,986.93	55,500.00	19,513.07	64.8
01-51-14-7018 BOOKS / PUBLICATIONS / DUES	6,500.00	6,500.00	8,321.00	1,821.00	78.1
01-51-14-7020 CODIFICATION REPAIRS/MAINT	.00	.00	900.00	900.00	.0
01-51-14-7026 LEGAL ADVERTISING	403.60	403.60	6,439.00	6,035.40	6.3
01-51-14-7029 PROF SVCS - ACCOUNTING	.00	.00	28,500.00	28,500.00	.0
01-51-14-7030 PROF SVCS - CITY ATTORNEY	7,058.72	7,058.72	24,000.00	16,941.28	29.4
01-51-14-7031 PROF SVCS - OUTSIDE COUNSEL	.00	.00	2,000.00	2,000.00	.0
01-51-14-7033 UTILITIES	4,085.69	4,085.69	10,200.00	6,114.31	40.1
01-51-14-7040 SCHOOLS / CONF / TRAVEL	1,194.69	1,194.69	1,500.00	305.31	79.7
01-51-14-7041 ELECTRONIC EQUIPMENT MAINT	1,785.01	1,785.01	9,800.00	8,014.99	18.2
01-51-14-7043 EQUIPMENT REPAIRS & MAINT	259.76	259.76	1,250.00	990.24	20.8
01-51-14-7044 AUTOMOTIVE REPAIRS & MAINT	35.00	35.00	800.00	765.00	4.4
01-51-14-7046 TRASH DISPOSAL	626.30	626.30	1,000.00	373.70	62.6
01-51-14-7049 GAS, OIL, GREASE	.00	.00	10,000.00	10,000.00	.0
01-51-14-7057 INSURANCE	4,000.00	4,000.00	5,500.00	1,500.00	72.7
TOTAL MGMT & ADMIN	108,392.47	108,392.47	266,378.00	157,985.53	40.7

CITY OF YERINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>POLICE</u>					
01-52-20-5110 SALARIES AND WAGES	279,281.23	279,281.23	640,462.00	361,180.77	43.6
01-52-20-6105 GROUP INSURANCE	43,585.20	43,585.20	95,373.00	51,787.80	45.7
01-52-20-6106 WORKERS COMP INSURANCE	6,712.68	6,712.68	65,000.00	58,287.32	10.3
01-52-20-6107 RETIREMENT CONTRIBUTIONS	111,463.38	111,463.38	269,886.00	158,422.62	41.3
01-52-20-6108 FEDERAL TAXES	3,892.49	3,892.49	7,200.00	3,307.51	54.1
01-52-20-6110 PUBLIC EMPL BENEFITS	2,617.70	2,617.70	12,000.00	9,382.30	21.8
01-52-20-6112 UNEMPLOYMENT CLAIMS	.00	.00	1,000.00	1,000.00	.0
01-52-20-7011 SUPPLIES/SERVICES	8,894.67	8,894.67	27,000.00	18,105.33	32.9
01-52-20-7016 PROF. SVCS INVESTIGATIONS	240.00	240.00	35,000.00	34,760.00	.7
01-52-20-7018 BOOKS / PUBLICATIONS / DUES	.00	.00	600.00	600.00	.0
01-52-20-7022 UNIFORM ALLOWANCE	7,937.50	7,937.50	15,500.00	7,562.50	51.2
01-52-20-7032 PROF SVCS - MEDICAL	1,489.00	1,489.00	2,500.00	1,011.00	59.6
01-52-20-7033 UTILITIES	6,878.80	6,878.80	15,600.00	8,721.20	44.1
01-52-20-7040 SCHOOLS / CONF / TRAVEL	934.69	934.69	4,900.00	3,965.31	19.1
01-52-20-7041 ELECTRONIC EQUIPMENT MAINT	655.08	655.08	5,900.00	5,244.92	11.1
01-52-20-7043 EQUIPMENT REPAIRS & MAINT	.00	.00	2,000.00	2,000.00	.0
01-52-20-7044 AUTOMOTIVE REPAIRS & MAINT	3,439.47	3,439.47	9,500.00	6,060.53	36.2
01-52-20-7046 TRASH DISPOSAL	135.76	135.76	800.00	664.24	17.0
01-52-20-7049 GAS, OIL, GREASE	11,403.74	11,403.74	15,000.00	3,596.26	76.0
01-52-20-7057 INSURANCE	60,000.00	60,000.00	65,000.00	5,000.00	92.3
01-52-20-7083 WAGNER CANINE AGREEMENT	687.50	687.50	.00	687.50	.0
01-52-20-7086 DOT CDL TESTING	.00	.00	500.00	500.00	.0
01-52-20-7088 SPILLMAN POLICE CONTRACT	24,421.17	24,421.17	26,500.00	2,078.83	92.2
TOTAL POLICE	574,670.06	574,670.06	1,317,221.00	742,550.94	43.6
<u>FIRE DEPARTMENT</u>					
01-52-21-7002 CONTRACT AGT MV FIRE DEPT	125,582.75	125,582.75	.00	(125,582.75)	.0
TOTAL FIRE DEPARTMENT	125,582.75	125,582.75	.00	(125,582.75)	.0

CITY OF YERINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>MUNI COURT</u>					
01-53-15-5110 SALARIES AND WAGES	10,974.82	10,974.82	26,940.00	15,965.18	40.7
01-53-15-6105 GROUP INSURANCE	4,260.30	4,260.30	4,500.00	239.70	94.7
01-53-15-6106 WORKERS COMP INSURANCE	536.38	536.38	650.00	113.62	82.5
01-53-15-6107 RETIREMENT CONTRIBUTIONS	3,265.00	3,265.00	2,109.00	1,156.00	154.8
01-53-15-6108 FEDERAL TAXES	839.55	839.55	400.00	439.55	209.9
01-53-15-7011 SUPPLIES/SERVICES	4,243.95	4,243.95	3,350.00	893.95	126.7
01-53-15-7013 PROF. SVCS INTERPRETER	400.00	400.00	600.00	200.00	66.7
01-53-15-7018 BOOKS / PUBLICATIONS / DUES	.00	.00	500.00	500.00	.0
01-53-15-7021 MUNICIPAL JUDGE SERVICES	2,600.00	2,600.00	.00	2,600.00	.0
01-53-15-7031 PROF SVCS - OUTSIDE COUNSEL	8,220.59	8,220.59	25,000.00	16,779.41	32.9
01-53-15-7040 SCHOOLS / CONF / TRAVEL	.00	.00	500.00	500.00	.0
01-53-15-7041 ELECTRONIC EQUIPMENT MAINT	.00	.00	1,850.00	1,850.00	.0
01-53-15-7057 INSURANCE	400.00	400.00	850.00	450.00	47.1
01-53-15-7131 PROF. SVCS - MUNI COURT JUDGE	9,003.64	9,003.64	28,000.00	18,996.36	32.2
TOTAL MUNI COURT	44,744.23	44,744.23	95,249.00	50,504.77	47.0
<u>STREET</u>					
01-54-26-5110 SALARIES AND WAGES	10,450.39	10,450.39	19,771.00	9,320.61	52.9
01-54-26-6105 GROUP INSURANCE	2,584.96	2,584.96	1,200.00	1,384.96	215.4
01-54-26-6106 WORKERS COMP INSURANCE	493.86	493.86	500.00	6.14	98.8
01-54-26-6107 RETIREMENT CONTRIBUTIONS	2,336.73	2,336.73	4,800.00	2,463.27	48.7
01-54-26-6108 FEDERAL TAXES	313.98	313.98	1,600.00	1,286.02	19.6
01-54-26-7011 SUPPLIES/SERVICES	3,475.14	3,475.14	29,765.00	26,289.86	11.7
01-54-26-7033 UTILITIES	10,073.48	10,073.48	32,151.00	22,077.52	31.3
01-54-26-7040 SCHOOLS / CONF / TRAVEL	.00	.00	800.00	800.00	.0
01-54-26-7043 EQUIPMENT REPAIRS & MAINT	100.10	100.10	6,200.00	6,099.90	1.6
01-54-26-7044 AUTOMOTIVE REPAIRS & MAINT	268.29	268.29	2,450.00	2,181.71	11.0
01-54-26-7046 TRASH DISPOSAL	.00	.00	800.00	800.00	.0
01-54-26-7049 GAS, OIL, GREASE	100.26	100.26	4,000.00	3,899.74	2.5
01-54-26-7053 STREET MAINTENANCE	.00	.00	3,000.00	3,000.00	.0
01-54-26-7057 INSURANCE	1,000.00	1,000.00	1,500.00	500.00	66.7
01-54-26-9059 CAPITAL OUTLAY	121,158.12	121,158.12	.00	121,158.12	.0
TOTAL STREET	152,355.31	152,355.31	108,537.00	43,818.31	140.4

CITY OF YERINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>AIRPORT</u>					
01-55-27-5110 SALARIES AND WAGES	1,602.14	1,602.14	3,474.00	1,871.86	46.1
01-55-27-6105 GROUP INSURANCE	325.64	325.64	650.00	324.36	50.1
01-55-27-6106 WORKERS COMP INSURANCE	78.20	78.20	180.00	101.80	43.4
01-55-27-6107 RETIREMENT CONTRIBUTIONS	410.93	410.93	1,250.00	839.07	32.9
01-55-27-6108 FEDERAL TAXES	22.16	22.16	85.00	62.84	26.1
01-55-27-6112 UNEMPLOYMENT CLAIMS	.00	.00	265.00	265.00	.0
01-55-27-7011 SUPPLIES/SERVICES	1,677.73	1,677.73	18,000.00	16,322.27	9.3
01-55-27-7018 BOOKS / PUBLICATIONS / DUES	.00	.00	150.00	150.00	.0
01-55-27-7027 PROF SVCS - ENGINEER	12,467.50	12,467.50	5,000.00	7,467.50	249.4
01-55-27-7033 UTILITIES	1,532.09	1,532.09	3,280.00	1,747.91	46.7
01-55-27-7043 EQUIPMENT REPAIRS & MAINT	2,137.41	2,137.41	3,200.00	1,062.59	66.8
01-55-27-7049 GAS, OIL, GREASE	159.67	159.67	2,000.00	1,840.33	8.0
01-55-27-7056 AVIATION FUEL PURCHASES	72,247.23	72,247.23	105,000.00	32,752.77	68.8
01-55-27-7057 INSURANCE	8,766.00	8,766.00	3,500.00	5,266.00	250.5
TOTAL AIRPORT	101,426.70	101,426.70	146,034.00	44,607.30	69.5
<u>PARKS & REC</u>					
01-56-35-5110 SALARIES AND WAGES	6,316.31	6,316.31	11,810.00	5,493.69	53.5
01-56-35-6105 GROUP INSURANCE	1,488.33	1,488.33	3,000.00	1,511.67	49.6
01-56-35-6106 WORKERS COMP INSURANCE	301.69	301.69	500.00	198.31	60.3
01-56-35-6107 RETIREMENT CONTRIBUTIONS	1,394.24	1,394.24	2,800.00	1,405.76	49.8
01-56-35-6108 FEDERAL TAXES	172.36	172.36	400.00	227.64	43.1
01-56-35-6112 UNEMPLOYMENT CLAIMS	.00	.00	300.00	300.00	.0
01-56-35-7011 SUPPLIES/SERVICES	6,585.29	6,585.29	27,000.00	20,414.71	24.4
01-56-35-7033 UTILITIES	2,982.79	2,982.79	9,500.00	6,517.21	31.4
01-56-35-7040 SCHOOLS / CONF / TRAVEL	.00	.00	1,000.00	1,000.00	.0
01-56-35-7043 EQUIPMENT REPAIRS & MAINT	884.63	884.63	1,200.00	315.37	73.7
01-56-35-7044 AUTOMOTIVE REPAIRS & MAINT	.00	.00	1,000.00	1,000.00	.0
01-56-35-7046 TRASH DISPOSAL	2,320.84	2,320.84	6,650.00	4,329.16	34.9
01-56-35-7049 GAS, OIL, GREASE	.00	.00	3,000.00	3,000.00	.0
01-56-35-7057 INSURANCE	500.00	500.00	1,000.00	500.00	50.0
TOTAL PARKS & REC	22,946.48	22,946.48	69,160.00	46,213.52	33.2

CITY OF YERINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>BUILDING DEPT.</u>					
01-57-25-5110 SALARIES AND WAGES	23,795.20	23,795.20	55,711.00	31,915.80	42.7
01-57-25-6105 GROUP INSURANCE	4,271.22	4,271.22	5,500.00	1,228.78	77.7
01-57-25-6106 WORKERS COMP INSURANCE	1,162.92	1,162.92	300.00	862.92	387.6
01-57-25-6107 RETIREMENT CONTRIBUTIONS	7,079.05	7,079.05	16,036.00	8,956.95	44.1
01-57-25-6108 FEDERAL TAXES	342.54	342.54	2,500.00	2,157.46	13.7
01-57-25-7011 SUPPLIES/SERVICES	219.51	219.51	10,000.00	9,780.49	2.2
01-57-25-7018 BOOKS / PUBLICATIONS / DUES	.00	.00	1,200.00	1,200.00	.0
01-57-25-7040 SCHOOLS / CONF / TRAVEL	132.00	132.00	4,000.00	3,868.00	3.3
01-57-25-7049 GAS, OIL, GREASE	.00	.00	2,000.00	2,000.00	.0
TOTAL BUILDING DEPT.	37,002.44	37,002.44	97,247.00	60,244.56	38.1
<u>ANIMAL</u>					
01-59-35-5110 SALARIES AND WAGES	1,830.93	1,830.93	3,570.00	1,739.07	51.3
01-59-35-6105 GROUP INSURANCE	559.20	559.20	950.00	390.80	58.9
01-59-35-6106 ANIMAL WORKERS COMP	89.45	89.45	750.00	660.55	11.9
01-59-35-6107 RETIREMENT CONTRIBUTIONS	477.01	477.01	2,200.00	1,722.99	21.7
01-59-35-6108 FEDERAL TAXES	25.61	25.61	200.00	174.39	12.8
01-59-35-6112 UNEMPLOYMENT CLAIMS	.00	.00	200.00	200.00	.0
01-59-35-7011 SUPPLIES/SERVICES	2,011.04	2,011.04	9,000.00	6,988.96	22.3
01-59-35-7033 UTILITIES	942.99	942.99	2,800.00	1,857.01	33.7
01-59-35-7040 SCHOOLS / CONF / TRAVEL	.00	.00	1,000.00	1,000.00	.0
01-59-35-7043 EQUIPMENT REPAIRS & MAINT	85.40	85.40	1,000.00	914.60	8.5
01-59-35-7044 AUTOMOTIVE REPAIRS & MAINT	119.13	119.13	300.00	180.87	39.7
01-59-35-7046 TRASH DISPOSAL	.00	.00	200.00	200.00	.0
01-59-35-7049 GAS, OIL, GREASE	.00	.00	1,000.00	1,000.00	.0
01-59-35-7057 INSURANCE	400.00	400.00	750.00	350.00	53.3
TOTAL ANIMAL	6,540.76	6,540.76	23,920.00	17,379.24	27.3
TOTAL FUND EXPENDITURES	1,186,083.86	1,186,083.86	2,155,996.00	969,912.14	55.0
CURRENT BALANCE	(107,613.04)	1,168,930.73	1,240,143.00	71,212.27	94.3
REVENUE OVER EXPENDITURES - YTD	(107,613.04)	(107,613.04)	1,240,143.00	1,347,756.04	(8.7)

CITY OF YERINGTON
BALANCE SHEET
NOVEMBER 30, 2022

WATER FUND

ASSETS

02-00-00-1102	RESTRICTED CASH-AB 198 CAP IMP	264,069.00
02-00-00-1105	RESTRICTED CASH-WATER RIGHT	10,735,250.89
02-00-00-1106	RESTRICTED CASH - DEPOSITS	420,954.70
02-00-00-1110	CASH IN BANK	6,998,708.35
02-00-00-1111	ACCTS RECEIVABLE - CUSTOMERS	110,831.29
02-00-00-1112	ACCTS RECEIVABLE - MISC	87,540.70
02-00-00-1115	INTERFUND RECEIVABLE	130,000.00
02-00-00-1126	ALLOWABLE FOR DOUBTFUL ACCTS	(7,060.16)
02-00-00-1130	ACCTS REC-DUE FROM OTHER GOVTS	13,132.98
02-00-00-1140	INVENTORY	34,784.90
02-00-00-1551	LAND	11,493.00
02-00-00-1552	BUILDINGS	1,475,479.90
02-00-00-1554	VEHICLES	68,558.99
02-00-00-1555	OFFICE EQUIPMENT	82,846.50
02-00-00-1556	OTHER EQUIPMENT	2,810,776.92
02-00-00-1560	WELL DISTRIBUTION SYSTEM	23,364,806.88
02-00-00-1562	METER REPAIR	(15.00)
02-00-00-1564	CONST-WATER METER PROJECT	96,390.71
02-00-00-1566	WATER LINE EXT. AIRPORT	295,900.00
02-00-00-1574	CIP - CREMETTI LANE LINE	51,500.00
02-00-00-1575	CIP - USDA PROJECT	1,163,946.90
02-00-00-1580	CIP WATER REPLACEMENT	13,424,092.57
02-00-00-1700	DEPR RESERVE - BUILDINGS	(336,704.85)
02-00-00-1701	DEPR RESERVE - VEHICLES	(67,667.79)
02-00-00-1702	DEPR RESERVE - EQUIPMENT	(83,123.25)
02-00-00-1703	DEPR RESERVE - MACHINERY	(1,688,872.22)
02-00-00-1704	DEPR RESERVE - DIST SYSTEM	(7,504,004.91)
02-00-00-1800	DEFERRED PENSION INFLOWS	42,578.00
02-00-00-1801	POST VALUATION CONTRIBUTIONS	34,394.00
02-00-00-1802	DEFERRED OPEB OUTFLOWS	8,527.00
TOTAL ASSETS		<u>52,039,116.00</u>

LIABILITIES AND EQUITY

CITY OF YERINGTON
BALANCE SHEET
NOVEMBER 30, 2022

WATER FUND

LIABILITIES

02-00-00-2000	ACCRUED PAYROLL		
02-00-00-2013	WORKER'S COMP PAYABLE	20,893.49	
02-00-00-2014	ACCRUED OPEB PAYABLE	(6,803.13)	
02-00-00-2023	HOSPITAL INSURANCE PAYABLE	104,160.00	
02-00-00-2024	RETIREMENT PAYABLE	247.13	
02-00-00-2027	GARNISHMENT PAYABLE	1,616.02	
02-00-00-2200	ACCOUNTS PAYABLE	357.17	
02-00-00-2203	ACCRUED VACATION	116,360.01	
02-00-00-2210	ACCTS PAYABLE - INTEREST	18,553.01	
02-00-00-2230	ACCTS PAYABLE - METER DEPOSITS	46,769.07	
02-00-00-2307	USDA LOAN	39,436.88	
02-00-00-2350	NET PENSION LIABILITY	22,272,712.04	
02-00-00-2360	DEFERRED PENSION INFLOWS	509,427.00	
02-00-00-2361	DEFERRED OPEB INFLOWS	50,475.00	
		21,073.00	
	TOTAL LIABILITIES		23,195,276.69

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
02-00-00-2490	FUND BALANCE	28,082,642.68	
	REVENUE OVER EXPENDITURES - YTD	114,046.72	
	BALANCE - CURRENT DATE		28,196,689.40
	TOTAL FUND EQUITY		28,196,689.40
	TOTAL LIABILITIES AND EQUITY		51,391,966.09

CITY OF YERINGTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
02-00-00-3220 USDA TRIBE WATER	82,652.00	82,652.00	.00	(82,652.00)	.0
02-00-00-3230 USDA CITY WATER PROJECT	.00	.00	12,500,000.00	12,500,000.00	.0
TOTAL (SEGTITLE[S SOURCE])	82,652.00	82,652.00	12,500,000.00	12,417,348.00	.7
CHARGES FOR SERVICES					
02-15-00-3144 INTEREST ON INVESTMENTS	100.00	100.00	.00	(100.00)	.0
02-15-00-3150 LATE FEES	1,708.68	1,708.68	3,500.00	1,791.32	48.8
02-15-00-3151 WATER METER REPLACEMENT	11,302.64	11,302.64	28,000.00	16,697.36	40.4
02-15-00-3152 SALE OF WATER	594,329.01	594,329.01	1,475,000.00	880,670.99	40.3
02-15-00-3156 AIRTOUCH CELL. WTR TANK LEASE	936.00	936.00	18,500.00	17,564.00	5.1
02-15-00-3158 WILLOW CREEK BULK	7,867.47	7,867.47	.00	(7,867.47)	.0
02-15-00-3160 HIGHLANDS WIRELESS TANK LEASE	930.00	930.00	.00	(930.00)	.0
02-15-00-3175 ADMIN/HOOKUP FEES	4,156.00	4,156.00	10,000.00	5,844.00	41.6
02-15-00-3179 MISC. OTHER INCOME	1,097.40	1,097.40	4,000.00	2,902.60	27.4
02-15-00-3182 WILLOW CREEK CONTRACT	9,500.00	9,500.00	19,000.00	9,500.00	50.0
02-15-00-3185 CONNECT FEE REVENUE	35,400.00	35,400.00	95,000.00	59,600.00	37.3
02-15-00-3187 WATER - EQUIPMENT REVENUE	8,817.46	8,817.46	.00	(8,817.46)	.0
02-15-00-3188 WATER - LABOR REVENUE	10,549.25	10,549.25	.00	(10,549.25)	.0
02-15-00-3192 NV COPPER-RESERVATION FEE	43,750.00	43,750.00	87,500.00	43,750.00	50.0
02-15-00-3401 WATER RIGHT REVENUE	10,000.00	10,000.00	12,000.00	2,000.00	83.3
02-15-00-3402 CONTRIBUTED CAPITAL	.00	.00	350,000.00	350,000.00	.0
TOTAL (SEGTITLE[S SOURCE])	740,443.91	740,443.91	2,102,500.00	1,362,056.09	35.2
TOTAL FUND REVENUE	823,095.91	823,095.91	14,602,500.00	13,779,404.09	5.6
02-00-00-2490 FUND BALANCE		28,082,642.68			
TOTAL REVENUE AND CARRY OVER	823,095.91	28,905,738.59	14,602,500.00	(14,303,238.59)	198.0

CITY OF YERINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
02-54-25-5110 SALARIES AND WAGES	150,075.09	150,075.09	348,020.00	197,944.91	43.1
02-54-25-5112 SALARIES & WAGES PARTTIME	2,541.50	2,541.50	.00	(2,541.50)	.0
02-54-25-6105 GROUP INSURANCE	33,059.80	33,059.80	56,000.00	22,940.20	59.0
02-54-25-6106 WORKERS COMP INSURANCE	7,039.81	7,039.81	6,500.00	(539.81)	108.3
02-54-25-6107 RETIREMENT CONTRIBUTIONS	37,238.87	37,238.87	91,300.00	54,061.13	40.8
02-54-25-6108 FEDERAL TAXES	2,798.68	2,798.68	4,500.00	1,701.32	62.2
02-54-25-6110 PUBLIC EMPL BENEFITS	1,294.85	1,294.85	4,200.00	2,905.15	30.8
02-54-25-6112 UNEMPLOYMENT CLAIMS	.00	.00	1,500.00	1,500.00	.0
02-54-25-7008 WATER PERMITS	3,091.66	3,091.66	21,450.00	18,358.34	14.4
02-54-25-7011 SUPPLIES/SERVICES	72,396.98	72,396.98	127,347.00	54,950.02	56.9
02-54-25-7014 WATER RIGHTS PERMITS	.00	.00	7,405.00	7,405.00	.0
02-54-25-7018 BOOKS / PUBLICATIONS / DUES	.00	.00	1,000.00	1,000.00	.0
02-54-25-7026 LEGAL ADVERTISING	.00	.00	1,500.00	1,500.00	.0
02-54-25-7027 PROF. SVCS ENGINEER	23,221.50	23,221.50	43,000.00	19,778.50	54.0
02-54-25-7029 PROF SVCS - ACCOUNTING	.00	.00	28,857.00	28,857.00	.0
02-54-25-7030 PROF SERVICES - CITY ATTORNEY	7,058.72	7,058.72	19,000.00	11,941.28	37.2
02-54-25-7033 UTILITIES	63,479.07	63,479.07	145,000.00	81,520.93	43.8
02-54-25-7040 SCHOOLS / CONF / TRAVEL	181.39	181.39	2,000.00	1,818.61	9.1
02-54-25-7041 ELECTRONIC EQUIPMENT MAINT	31,383.43	31,383.43	16,500.00	(14,883.43)	190.2
02-54-25-7043 EQUIPMENT REPAIRS & MAINT	18,571.30	18,571.30	33,520.00	14,948.70	55.4
02-54-25-7044 AUTOMOTIVE REPAIRS & MAINT	6,941.10	6,941.10	19,210.00	12,268.90	36.1
02-54-25-7046 TRASH DISPOSAL	302.64	302.64	1,000.00	697.36	30.3
02-54-25-7049 GAS, OIL, GREASE	18,405.27	18,405.27	25,000.00	6,594.73	73.6
02-54-25-7050 WATER SAMPLES	6,779.10	6,779.10	9,500.00	2,720.90	71.4
02-54-25-7052 WEED ABATEMENT	.00	.00	5,000.00	5,000.00	.0
02-54-25-7057 INSURANCE	20,255.71	20,255.71	31,500.00	11,244.29	64.3
02-54-25-7061 CHLORINE	36,808.04	36,808.04	54,750.00	17,941.96	67.2
02-54-25-7068 BAD DEBT EXPENSE	.00	.00	500.00	500.00	.0
02-54-25-7071 DEPRECIATION EXPENSE	166,124.68	166,124.68	675,000.00	508,875.32	24.6
02-54-25-7074 INTEREST EXPENSE	.00	.00	200,058.00	200,058.00	.0
02-54-25-9029 OPEB	.00	.00	13,000.00	13,000.00	.0
02-54-25-9095 USDA WATER LINE PROJECT EXPENS	.00	.00	12,500,000.00	12,500,000.00	.0
TOTAL EXPENDITURES	709,049.19	709,049.19	14,493,117.00	13,784,067.81	4.9
TOTAL FUND EXPENDITURES	709,049.19	709,049.19	14,493,117.00	13,784,067.81	4.9
CURRENT BALANCE	114,046.72	28,196,689.40	109,383.00	(28,087,306.40)	25777.
REVENUE OVER EXPENDITURES - YTD	114,046.72	114,046.72	109,383.00	(4,663.72)	104.3

CITY OF YERINGTON
BALANCE SHEET
NOVEMBER 30, 2022

SEWER FUND

ASSETS

03-00-00-1105	ZION BOND ESCROW HOLDING ACCT	9,647,527.42	
03-00-00-1106	RESTRICTED CASH - DEPOSITS	379,339.39	
03-00-00-1110	CASH IN BANK	2,902,992.67	
03-00-00-1111	ACCTS RECEIVABLE - CUSTOMERS	87,596.32	
03-00-00-1126	ALLOWANCE FOR DOUBTFUL ACCTS	(10,159.93)	
03-00-00-1130	DUE FROM OTHER GOVERNMENTS	9,709.00	
03-00-00-1140	INVENTORY	10,989.25	
03-00-00-1551	LAND	10,120.00	
03-00-00-1552	BUILDINGS	19,904.89	
03-00-00-1554	VEHICLES	46,008.50	
03-00-00-1555	OFFICE EQUIPMENT	45,080.25	
03-00-00-1556	OTHER EQUIPMENT	423,632.08	
03-00-00-1561	SEWER FACILITIES	6,012,144.76	
03-00-00-1575	CIP - USDA PROJECT	727,758.69	
03-00-00-1580	CIP SEWER REPLACEMENT	9,989,498.64	
03-00-00-1700	DEPR RESERVE - BUILDINGS	(11,723.20)	
03-00-00-1701	DEPR RESERVE - VEHICLES	(45,117.30)	
03-00-00-1702	DEPR RESERVE - EQUIPMENT	(45,357.00)	
03-00-00-1704	DEPR RESERVE - MACHINERY	(453,315.81)	
03-00-00-1706	DEPR RESERVE - SWR FACILITIES	(3,881,274.58)	
03-00-00-1800	DEFERRED PENSION INFLOWS	34,869.00	
03-00-00-1801	POST VALUATION CONTRIBUTIONS	28,058.00	
03-00-00-1802	DEFERRED OPEB OUTFLOWS	7,119.00	
	TOTAL ASSETS		<u>25,935,400.04</u>

LIABILITIES AND EQUITY

LIABILITIES

03-00-00-2000	ACCRUED PAYROLL	17,057.88	
03-00-00-2013	WORKER'S COMP PAYABLE	(5,593.80)	
03-00-00-2014	ACCRUED OPEB PAYABLE	87,288.00	
03-00-00-2023	HOSPITAL INSURANCE PAYABLE	211.23	
03-00-00-2024	RETIREMENT PAYABLE	1,243.67	
03-00-00-2027	GARNISHMENT PAYABLE	303.72	
03-00-00-2200	ACCOUNTS PAYABLE	(2,843,816.37)	
03-00-00-2203	ACCRUED VACATION	15,307.19	
03-00-00-2210	ACCTS PAYABLE - INTEREST	42,145.51	
03-00-00-2230	SEWER DEPOSIT	(364.38)	
03-00-00-2304	INTERFUND PAYABLE	130,000.00	
03-00-00-2307	ZION INTERIM LOAN	21,049,517.03	
03-00-00-2350	NET PENSION LIABILITY	397,470.00	
03-00-00-2360	DEFERRED PENSION INFLOWS	41,336.00	
03-00-00-2361	DEFERRED OPEB INFLOWS	17,593.00	
	TOTAL LIABILITIES		18,949,698.68

FUND EQUITY

CITY OF YERINGTON
BALANCE SHEET
NOVEMBER 30, 2022

SEWER FUND

03-00-00-2490	UNAPPROPRIATED FUND BALANCE:		
	FUND BALANCE	5,765,565.19	
	REVENUE OVER EXPENDITURES - YTD	<u>755,438.32</u>	
	BALANCE - CURRENT DATE		<u>6,521,003.51</u>
	TOTAL FUND EQUITY		<u>6,521,003.51</u>
	TOTAL LIABILITIES AND EQUITY		<u><u>25,470,702.19</u></u>

CITY OF YERINGTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
03-00-00-3220 USDA TRIBE SEWER	747,694.00	747,694.00	.00	(747,694.00)	.0
03-00-00-3230 USDA CITY SEWER PROJECT	.00	.00	12,500,000.00	12,500,000.00	.0
TOTAL {SEGTITLE[S SOURCE]}	747,694.00	747,694.00	12,500,000.00	11,752,306.00	6.0
CHARGES FOR SERVICES					
03-15-00-3150 LATE FEES	761.52	761.52	1,500.00	738.48	50.8
03-15-00-3151 SEWER FEES	403,772.71	403,772.71	1,320,000.00	916,227.29	30.6
03-15-00-3179 MISC. OTHER INCOME	5,235.00	5,235.00	.00	5,235.00)	.0
03-15-00-3183 WILLOW CREEK CONTRACT	14,500.00	14,500.00	29,000.00	14,500.00	50.0
03-15-00-3185 CONNECT FEE REVENUE	22,800.00	22,800.00	45,000.00	22,200.00	50.7
03-15-00-3190 CONTRIBUTED CAPITAL	.00	.00	175,000.00	175,000.00	.0
TOTAL {SEGTITLE[S SOURCE]}	447,069.23	447,069.23	1,570,500.00	1,123,430.77	28.5
TOTAL FUND REVENUE	1,194,763.23	1,194,763.23	14,070,500.00	12,875,736.77	8.5
03-00-00-2490 FUND BALANCE		5,765,565.19			
TOTAL REVENUE AND CARRY OVER	1,194,763.23	6,960,328.42	14,070,500.00	7,110,171.58	49.5

CITY OF YERINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
03-54-25-5110 SALARIES AND WAGES	123,037.63	123,037.63	279,053.00	156,015.37	44.1
03-54-25-5112 SALARIES & WAGES PARTTIME	2,541.50	2,541.50	.00	(2,541.50)	.0
03-54-25-6105 GROUP INSURANCE	27,179.45	27,179.45	52,000.00	24,820.55	52.3
03-54-25-6106 WORKERS COMP INSURANCE	5,755.02	5,755.02	6,000.00	244.98	95.9
03-54-25-6107 RETIREMENT CONTRIBUTIONS	30,081.38	30,081.38	73,950.00	43,868.62	40.7
03-54-25-6108 FEDERAL TAXES	2,407.68	2,407.68	5,500.00	3,092.32	43.8
03-54-25-6110 PUBLIC EMPL BENEFITS	1,294.85	1,294.85	4,300.00	3,005.15	30.1
03-54-25-6112 UNEMPLOYMENT CLAIMS	.00	.00	750.00	750.00	.0
03-54-25-7008 SEWER PERMITS	.00	.00	2,100.00	2,100.00	.0
03-54-25-7011 SUPPLIES/SERVICES	40,964.11	40,964.11	140,000.00	99,035.89	29.3
03-54-25-7018 BOOKS / PUBLICATIONS / DUES	.00	.00	1,000.00	1,000.00	.0
03-54-25-7026 LEGAL ADVERTISING	.00	.00	2,000.00	2,000.00	.0
03-54-25-7027 PROF. SVCS ENGINEER	5,379.25	5,379.25	35,000.00	29,620.75	15.4
03-54-25-7029 PROF SVCS - ACCOUNTING	.00	.00	16,000.00	16,000.00	.0
03-54-25-7030 PROF SVCS - CITY ATTORNEY	7,058.72	7,058.72	24,500.00	17,441.28	28.8
03-54-25-7033 UTILITIES	14,815.59	14,815.59	33,500.00	18,684.41	44.2
03-54-25-7040 SCHOOLS / CONF / TRAVEL	181.38	181.38	1,500.00	1,318.62	12.1
03-54-25-7041 ELECTRONIC EQUIPMENT MAINT.	21,360.68	21,360.68	16,000.00	(5,360.68)	133.5
03-54-25-7043 EQUIPMENT REPAIRS & MAINT	19,338.51	19,338.51	26,500.00	7,161.49	73.0
03-54-25-7044 AUTOMOTIVE REPAIRS & MAINT	8,987.35	8,987.35	16,500.00	7,512.65	54.5
03-54-25-7046 TRASH DISPOSAL	2,070.92	2,070.92	3,600.00	1,529.08	57.5
03-54-25-7049 GAS, OIL, GREASE	44.95	44.95	25,000.00	24,955.05	.2
03-54-25-7050 SEWER SAMPLES	798.00	798.00	7,900.00	7,102.00	10.1
03-54-25-7052 WEED ABATEMENT	.00	.00	5,000.00	5,000.00	.0
03-54-25-7057 INSURANCE	20,255.71	20,255.71	32,000.00	11,744.29	63.3
03-54-25-7061 CHLORINE	7,080.88	7,080.88	21,500.00	14,419.12	32.9
03-54-25-7068 BAD DEBT EXPENSE	.00	.00	1,000.00	1,000.00	.0
03-54-25-7071 DEPRECIATION EXPENSE	39,021.22	39,021.22	175,000.00	135,978.78	22.3
03-54-25-7074 INTEREST EXPENSE	.00	.00	200,058.00	200,058.00	.0
03-54-25-9029 OPEB	.00	.00	8,000.00	8,000.00	.0
03-54-25-9091 USDA SEWER LINE PROJECT EXP	.00	.00	12,500,000.00	12,500,000.00	.0
03-54-25-9093 SEWER LINE CLEANING	.00	.00	95,000.00	95,000.00	.0
TOTAL EXPENDITURES	379,654.78	379,654.78	13,810,211.00	13,430,556.22	2.8
<u>NON-OPERATING EXPENSES</u>					
03-55-25-8011 SEWER LINE CLEANING AND VIDEO	59,670.13	59,670.13	.00	(59,670.13)	.0
TOTAL NON-OPERATING EXPENSES	59,670.13	59,670.13	.00	(59,670.13)	.0
TOTAL FUND EXPENDITURES	439,324.91	439,324.91	13,810,211.00	13,370,886.09	3.2
CURRENT BALANCE	755,438.32	6,521,003.51	260,289.00	(6,260,714.51)	2505.3
REVENUE OVER EXPENDITURES - YTD	755,438.32	755,438.32	260,289.00	(495,149.32)	290.2

CITY OF YERINGTON
BALANCE SHEET
NOVEMBER 30, 2022

FIXED ASSET ACQ

ASSETS

04-00-00-1110	CASH IN BANK	1,868,959.76	
	TOTAL ASSETS		1,868,959.76

LIABILITIES AND EQUITY

LIABILITIES

04-00-00-2200	ACCOUNTS PAYABLE	(7,089.76)	
	TOTAL LIABILITIES		(7,089.76)

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
04-00-00-2490	FUND BALANCE	1,930,740.98	
	REVENUE OVER EXPENDITURES - YTD	(148,530.33)	
	BALANCE - CURRENT DATE	1,782,210.65	
	TOTAL FUND EQUITY		1,782,210.65
	TOTAL LIABILITIES AND EQUITY		1,775,120.89

CITY OF YERINGTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

FIXED ASSET ACQ

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST REVENUE</u>					
04-00-00-3151 NV ENERGY CHARGE POINT GRANT	117.02	117.02	.00	(117.02)	.0
TOTAL {SEGTITLE[S SOURCE]}	117.02	117.02	.00	(117.02)	.0
<u>OTHER REVENUE</u>					
04-17-00-3155 ARPA GRANT	.00	.00	1,827,000.00	1,827,000.00	.0
TOTAL {SEGTITLE[S SOURCE]}	.00	.00	1,827,000.00	1,827,000.00	.0
TOTAL FUND REVENUE	117.02	117.02	1,827,000.00	1,826,882.98	.0
04-00-00-2490 FUND BALANCE		1,930,740.98			
TOTAL REVENUE AND CARRY OVER	117.02	1,930,858.00	1,827,000.00	(103,858.00)	105.7

CITY OF YERINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

FIXED ASSET ACQ

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
04-10-00-8084 CITY HALL / VEHICLE	.00	.00	30,000.00	30,000.00	.0
04-10-00-8091 CITY HALL PURCHASE / UPGRADE	664.02	664.02	25,000.00	24,335.98	2.7
04-10-00-8092 ARPA GRANT EXPENDITURES	27,229.26	27,229.26	.00	27,229.26	.0
04-10-00-8093 PARKING LOT LIGHTS	.00	.00	95,000.00	95,000.00	.0
04-10-00-8094 SECURITY GATE	.00	.00	35,000.00	35,000.00	.0
TOTAL EXPENDITURES	27,893.28	27,893.28	185,000.00	157,106.72	15.1
<u>DEPARTMENT 00</u>					
04-20-00-8083 VEHICLES	.00	.00	82,000.00	82,000.00	.0
TOTAL DEPARTMENT 00	.00	.00	82,000.00	82,000.00	.0
<u>PUBLIC WORKS</u>					
04-25-00-8082 CAPITAL ASSET ACQUISITION	120,754.07	120,754.07	1,280,000.00	1,159,245.93	9.4
04-25-00-8092 PARKS & REC CAPITAL OUTLAY	.00	.00	125,000.00	125,000.00	.0
TOTAL PUBLIC WORKS	120,754.07	120,754.07	1,405,000.00	1,284,245.93	8.6
TOTAL FUND EXPENDITURES	148,647.35	148,647.35	1,672,000.00	1,523,352.65	8.9
CURRENT BALANCE	(148,530.33)	1,782,210.65	155,000.00	(1,627,210.65)	1149.8
REVENUE OVER EXPENDITURES - YTD	(176,423.61)	(176,423.61)	(112,000.00)	64,423.61	(157.5)

CITY OF YERINGTON
BALANCE SHEET
NOVEMBER 30, 2022

MASON WATER FUND

ASSETS

05-00-00-1110 CASH IN BANK - MASON WATER

30.00

TOTAL ASSETS

30.00

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:

05-00-00-2490 RETAINED EARNINGS

15.00

REVENUE OVER EXPENDITURES - YTD

15.00

BALANCE - CURRENT DATE

30.00

TOTAL FUND EQUITY

30.00

TOTAL LIABILITIES AND EQUITY

30.00

CITY OF YERINGTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

MASON WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>CHARGES FOR SERVICES</u>					
05-15-00-3175 ADMIN/HOOKUP FEES	15.00	15.00	.00	(15.00)	.0
TOTAL {SEGTITLE[S SOURCE]}	15.00	15.00	.00	(15.00)	.0
TOTAL FUND REVENUE	15.00	15.00	.00	(15.00)	.0
05-00-00-2490 RETAINED EARNINGS		15.00			
TOTAL REVENUE AND CARRY OVER	15.00	30.00	.00	(30.00)	.0
CURRENT BALANCE	15.00	30.00	.00	(30.00)	.0
REVENUE OVER EXPENDITURES - YTD	15.00	15.00	.00	(15.00)	.0

CITY OF YERINGTON
BALANCE SHEET
NOVEMBER 30, 2022

MUNI COURT ASSESSMENTS

ASSETS

07-00-00-1110 CASH IN BANK - MUNI CRT ASSESS

25,409.60

TOTAL ASSETS

25,409.60

LIABILITIES AND EQUITY

LIABILITIES

07-00-00-2200 ACCOUNTS PAYABLE

(80.00)

07-00-00-2305 ACCTS PAY TO STATE BOND FILING

100.00

TOTAL LIABILITIES

20.00

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:

07-00-00-2490 FUND BALANCE

25,037.90

REVENUE OVER EXPENDITURES - YTD

351.70

BALANCE - CURRENT DATE

25,389.60

TOTAL FUND EQUITY

25,389.60

TOTAL LIABILITIES AND EQUITY

25,409.60

CITY OF YERINGTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

MUNI COURT ASSESSMENTS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>INTERGOVERNMENTAL</u>					
07-14-00-3143	ADMIN. ASSESS. FEE	148.93	148.93	1,025.00	876.07	14.5
07-14-00-3144	COURT FACILITY FEE	202.77	202.77	1,000.00	797.23	20.3
	TOTAL {SEGTITLE[S SOURCE]}	351.70	351.70	2,025.00	1,673.30	17.4
	TOTAL FUND REVENUE	351.70	351.70	2,025.00	1,673.30	17.4
07-00-00-2490	FUND BALANCE		25,037.90			
	TOTAL REVENUE AND CARRY OVER	351.70	25,389.60	2,025.00	(23,364.60)	1253.8
	CURRENT BALANCE	351.70	25,389.60	2,025.00	(23,364.60)	1253.8
	REVENUE OVER EXPENDITURES - YTD	351.70	351.70	2,025.00	1,673.30	17.4

CITY OF YERINGTON
BALANCE SHEET
NOVEMBER 30, 2022

SPECIAL REVENUE FUND

ASSETS

08-00-00-1110 CASH IN BANK

1,672,963.28

TOTAL ASSETS

1,672,963.28

LIABILITIES AND EQUITY

LIABILITIES

08-00-00-2200 ACCOUNTS PAYABLE

08-00-00-2310 DEFERRED REVENUE

(139,792.37)

109,966.91

TOTAL LIABILITIES

(29,825.46)

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:

08-00-00-2490 FUND BALANCE

REVENUE OVER EXPENDITURES - YTD

(316,112.10)

2,017,523.06

BALANCE - CURRENT DATE

1,701,410.96

TOTAL FUND EQUITY

1,701,410.96

TOTAL LIABILITIES AND EQUITY

1,671,585.50

CITY OF YERINGTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

SPECIAL REVENUE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>GRANT REVENUE</u>					
08-10-00-3109 ROOM TAXES	54,843.66	54,843.66	95,000.00	40,156.34	57.7
08-10-00-3170 ANIMAL SHELTER DONATION	1,242.52	1,242.52	2,200.00	957.48	56.5
08-10-00-3188 FAA MASTER PLAN 2020	25,128.38	25,128.38	95,000.00	69,871.62	26.5
08-10-00-3204 FAA-CRRSA-AIRPORT CORONAVIRUS	2,112.60	2,112.60	.00	(2,112.60)	.0
08-10-00-3206 FAA AVIATION BIL GRANT	.00	.00	159,000.00	159,000.00	.0
08-10-00-3207 DOT PED SCHOOL SAFETY	.00	.00	598,000.00	598,000.00	.0
08-10-00-3208 DONATIONS-PEDESTRIAN XING	.00	.00	9,000.00	9,000.00	.0
08-10-00-3209 TRAVEL NV GRANT DOWNTOWN DEV	.00	.00	30,000.00	30,000.00	.0
08-10-00-3210 FAA GRANT REV 3-32-0022-023-20	17,725.25	17,725.25	.00	(17,725.25)	.0
08-10-00-9099 ARPA GRANT	2,177,110.32	2,177,110.32	350,000.00	(1,827,110.32)	622.0
TOTAL {SEGTITLE[S SOURCE]}	2,278,162.73	2,278,162.73	1,338,200.00	(939,962.73)	170.2
TOTAL FUND REVENUE	2,278,162.73	2,278,162.73	1,338,200.00	(939,962.73)	170.2
08-00-00-2490 FUND BALANCE		(316,112.10)			
TOTAL REVENUE AND CARRY OVER	2,278,162.73	1,962,050.63	1,338,200.00	(623,850.63)	146.6

CITY OF YERINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

SPECIAL REVENUE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PUBLIC WORKS</u>					
08-14-25-8081 GRANT MATCH	19,460.02	19,460.02	.00	(19,460.02)	.0
08-14-25-8090 ANIMAL SHELTER EXPENSE-DONATED	1,288.34	1,288.34	2,200.00	911.66	58.6
TOTAL PUBLIC WORKS	20,748.36	20,748.36	2,200.00	(18,548.36)	943.1
<u>AIRPORT</u>					
08-14-27-8081 FAA MASTER PLAN 2020 EXPENSE	6,963.13	6,963.13	95,000.00	88,036.87	7.3
08-14-27-8101 ARPA GRANT EXPENDITURES	224,140.94	224,140.94	.00	(224,140.94)	.0
08-14-27-8103 FAA-ARPA-AIRPORT RESCUE GRANT	(135.00)	(135.00)	.00	135.00	.0
08-14-27-8104 FAA-CRRSA-AIRPORT CORONAVIRUS	900.00	900.00	.00	(900.00)	.0
08-14-27-8903 BACKFLOW DEVICE PROGRAM	.00	.00	150,000.00	150,000.00	.0
08-14-27-8904 DOT PED SCHOOL SAFETY	.00	.00	598,000.00	598,000.00	.0
08-14-27-8905 FAA AVIATION BIL GRANT EXPENSE	.00	.00	159,000.00	159,000.00	.0
TOTAL AIRPORT	231,869.07	231,869.07	1,002,000.00	770,130.93	23.1
<u>DEPARTMENT 36</u>					
08-14-36-8086 TRAVEL NV GRANT EXPENSE	.00	.00	30,000.00	30,000.00	.0
08-14-36-8087 SMALL BUSINESS RELIEF PROGRAM	.00	.00	50,000.00	50,000.00	.0
08-14-36-8088 MASTER PLAN CONSULTANT	.00	.00	50,000.00	50,000.00	.0
08-14-36-8089 FAA GRANT EXP 3-32-0022-023-20	816.25	816.25	.00	(816.25)	.0
TOTAL DEPARTMENT 36	816.25	816.25	130,000.00	129,183.75	6
<u>DEPARTMENT 35</u>					
08-56-35-7010 ROOM TAX - REMIT TO STATE	.00	.00	5,938.00	5,938.00	.0
08-56-35-7011 ROOM TAX - REMIT TO COUNTY	.00	.00	9,895.00	9,895.00	.0
08-56-35-7012 ROOM TAX GRANT EXPENDITURES	.00	.00	20,000.00	20,000.00	.0
08-56-35-8032 AMERICAN RESCUE ACT	606.33	606.33	.00	(606.33)	.0
08-56-35-8080 ROOM TAX STATE REMITTANCE	2,474.87	2,474.87	.00	(2,474.87)	.0
08-56-35-8081 ROOM TAX COUNTY REMITTANCE	4,124.79	4,124.79	.00	(4,124.79)	.0
TOTAL DEPARTMENT 35	7,205.99	7,205.99	35,833.00	28,627.01	20.1
TOTAL FUND EXPENDITURES	260,639.67	260,639.67	1,170,033.00	909,393.33	22.3
CURRENT BALANCE	2,017,523.06	1,701,410.96	168,167.00	(1,533,243.96)	1011.7
REVENUE OVER EXPENDITURES - YTD	4,194,633.38	4,194,633.38	518,167.00	(3,676,466.38)	809.5

CITY OF YERINGTON
BALANCE SHEET
NOVEMBER 30, 2022

UNEMPLOYMENT RS

ASSETS

09-00-00-1110	CASH IN BANK	(1,200.00)	
	TOTAL ASSETS		(1,200.00)

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
09-00-00-2490	FUND BALANCE	(102.00)	
	REVENUE OVER EXPENDITURES - YTD	(1,098.00)	
	BALANCE - CURRENT DATE	(1,200.00)	
	TOTAL FUND EQUITY		(1,200.00)
	TOTAL LIABILITIES AND EQUITY		(1,200.00)

CITY OF YERINGTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

UNEMPLOYMENT RS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
09-00-00-2490 FUND BALANCE		(102.00)			
TOTAL REVENUE AND CARRY OVER	.00	(102.00)	.00	102.00	.0

CITY OF YERINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

UNEMPLOYMENT RS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>						
09-10-00-7010	UNEMPL RESERVE - BENEF PD	1,098.00	1,098.00	.00	(1,098.00)	.0
	TOTAL EXPENDITURES	1,098.00	1,098.00	.00	(1,098.00)	.0
	TOTAL FUND EXPENDITURES	1,098.00	1,098.00	.00	(1,098.00)	.0
	CURRENT BALANCE	(1,098.00)	(1,200.00)	.00	1,200.00	.0
	REVENUE OVER EXPENDITURES - YTD	(2,196.00)	(2,196.00)	.00	2,196.00	.0

CITY OF YERINGTON
BALANCE SHEET
NOVEMBER 30, 2022

COMPENSATED ABSENCE FUND

ASSETS

11-00-00-1110 CASH IN BANK

23,305.80

TOTAL ASSETS

23,305.80

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:

11-00-00-2490 FUND BALANCE

23,305.80

BALANCE - CURRENT DATE

23,305.80

TOTAL FUND EQUITY

23,305.80

TOTAL LIABILITIES AND EQUITY

23,305.80

CITY OF YERINGTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

COMPENSATED ABSENCE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
		23,305.80			
11-00-00-2490 FUND BALANCE					
	.00	23,305.80	.00	(23,305.80)	.0
TOTAL REVENUE AND CARRY OVER					
	.00	23,305.80	.00	(23,305.80)	.0
CURRENT BALANCE					

CITY OF YERINGTON
BALANCE SHEET
NOVEMBER 30, 2022

WILLOW CREEK WATER FUND

ASSETS

22-00-00-1110	CASH IN BANK	53,314.51	
22-00-00-1111	ACCTS RECEIVABLE - CUSTOMERS	5,501.97	
	TOTAL ASSETS		58,816.48

LIABILITIES AND EQUITY

LIABILITIES

22-00-00-2200	ACCOUNTS PAYABLE	(14,464.17)	
22-00-00-2202	DUE TO LYON COUNTY		8,455.51	
22-00-00-2230	ACCTS PAYABLE - METER DEPOSITS		8,732.30	
	TOTAL LIABILITIES			2,723.64

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
22-00-00-2490	FUND BALANCE	48,716.48		
	REVENUE OVER EXPENDITURES - YTD	10,393.27		
	BALANCE - CURRENT DATE		59,109.75	
	TOTAL FUND EQUITY			59,109.75
	TOTAL LIABILITIES AND EQUITY			61,833.39

CITY OF YERINGTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

WILLOW CREEK WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>CHARGES FOR SERVICES</u>					
22-15-00-3150 LATE FEES	66.91	66.91	.00	(66.91)	.0
22-15-00-3151 WATER METER REPLACEMENT	163.40	163.40	.00	(163.40)	.0
22-15-00-3152 SALE OF WATER	31,272.15	31,272.15	.00	(31,272.15)	.0
22-15-00-3175 ADMIN/HOOKUP FEE	195.00	195.00	.00	(195.00)	.0
22-15-00-3185 CONNECT FEE REVENUE	7,800.00	7,800.00	.00	(7,800.00)	.0
TOTAL {SEGTITLE[S SOURCE]}	39,497.46	39,497.46	.00	(39,497.46)	.0
TOTAL FUND REVENUE	39,497.46	39,497.46	.00	(39,497.46)	.0
22-00-00-2490 FUND BALANCE		48,716.48			
TOTAL REVENUE AND CARRY OVER	39,497.46	88,213.94	.00	(88,213.94)	.0

CITY OF YERINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

WILLOW CREEK WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
22-54-25-7002 A/P WATER RCPT PMT	29,104.19	29,104.19	.00	(29,104.19)	.0
TOTAL EXPENDITURES	29,104.19	29,104.19	.00	(29,104.19)	.0
TOTAL FUND EXPENDITURES	29,104.19	29,104.19	.00	(29,104.19)	.0
CURRENT BALANCE	10,393.27	59,109.75	.00	(59,109.75)	.0
REVENUE OVER EXPENDITURES - YTD	10,393.27	10,393.27	.00	(10,393.27)	.0

CITY OF YERINGTON
BALANCE SHEET
NOVEMBER 30, 2022

WILLOW CREEK SEWER FUND

ASSETS

23-00-00-1110	CASH IN BANK	(39,542.00)	
23-00-00-1111	ACCTS RECEIVABLE - CUSTOMERS		3,875.30	
				(35,666.70)
	TOTAL ASSETS			

LIABILITIES AND EQUITY

LIABILITIES

23-00-00-2200	ACCOUNTS PAYABLE	(15,251.01)	
23-00-00-2202	DUE TO LYON COUNTY		3,491.63	
23-00-00-2230	ACCTS PAYABLE - METER DEPOSITS		2,873.05	
				(8,886.33)
	TOTAL LIABILITIES			

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
23-00-00-2490	FUND BALANCE	(32,589.71)	
	REVENUE OVER EXPENDITURES - YTD		8,618.05	
				(23,971.66)
	BALANCE - CURRENT DATE			(23,971.66)
	TOTAL FUND EQUITY			(32,857.99)
	TOTAL LIABILITIES AND EQUITY			

CITY OF YERINGTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

WILLOW CREEK SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>CHARGES FOR SERVICES</u>					
23-15-00-3150 LATE FEES	36.65	36.65	.00	(36.65)	.0
23-15-00-3151 SEWER FEES	17,161.39	17,161.39	.00	(17,161.39)	.0
23-15-00-3185 CONNECT FEE REVENUE	7,600.00	7,600.00	.00	(7,600.00)	.0
TOTAL {SEGTITLE[S SOURCE]}	24,798.04	24,798.04	.00	(24,798.04)	.0
TOTAL FUND REVENUE	24,798.04	24,798.04	.00	(24,798.04)	.0
23-00-00-2490 FUND BALANCE		(32,589.71)			
TOTAL REVENUE AND CARRY OVER	24,798.04	(7,791.67)	.00	7,791.67	.0

CITY OF YERINGTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

WILLOW CREEK SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
23-54-25-7002 A/P SEWER RCPT PMT	14,409.13	14,409.13	.00	(14,409.13)	.0
23-54-25-7033 UTILITIES	1,770.86	1,770.86	.00	(1,770.86)	.0
TOTAL EXPENDITURES	16,179.99	16,179.99	.00	(16,179.99)	.0
TOTAL FUND EXPENDITURES	16,179.99	16,179.99	.00	(16,179.99)	.0
CURRENT BALANCE	8,618.05	(23,971.66)	.00	23,971.66	.0
REVENUE OVER EXPENDITURES - YTD	8,618.05	8,618.05	.00	(8,618.05)	.0

CITY OF YERINGTON
BALANCE SHEET
NOVEMBER 30, 2022

CRYSTAL CLEAR WATER FUND

ASSETS

25-00-00-1110 CASH IN BANK - CRYSTAL CLEAR
25-00-00-1112 ACCOUNTS RECEIVABLE - MISC

4,571.97
75.72)

TOTAL ASSETS

4,496.25

LIABILITIES AND EQUITY

LIABILITIES

25-00-00-2000 ACCRUED PAYROLL
25-00-00-2013 WORKER'S COMP PAYABLE

3.16)
.43)

TOTAL LIABILITIES

3.59)

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:
25-00-00-2490 RETAINED EARNINGS
REVENUE OVER EXPENDITURES - YTD

16.17)
6,791.98

BALANCE - CURRENT DATE

6,775.81

TOTAL FUND EQUITY

6,775.81

TOTAL LIABILITIES AND EQUITY

6,772.22

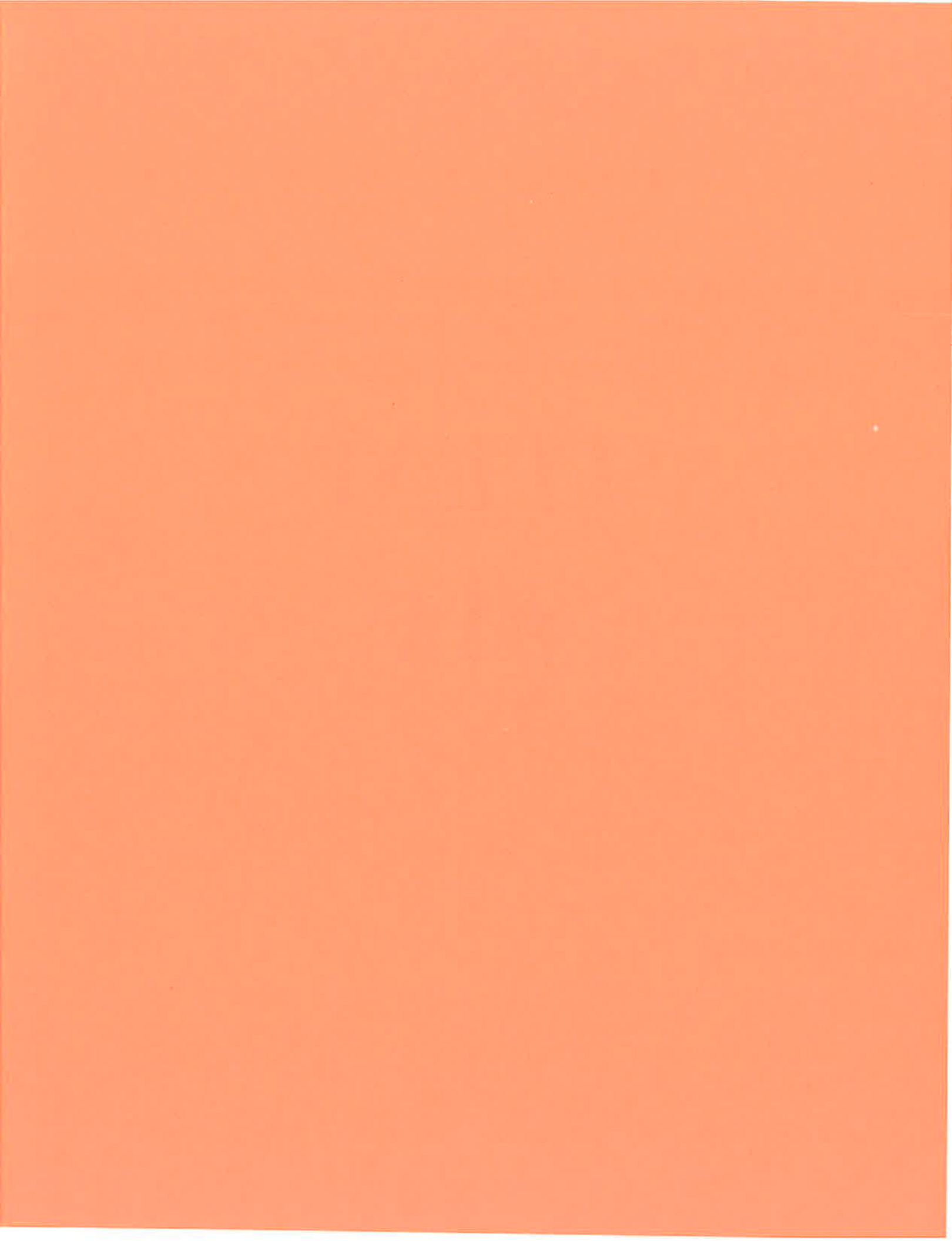
CITY OF YERINGTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

CRYSTAL CLEAR WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>CHARGES FOR SERVICES</u>					
25-15-00-3152	CRYSTAL CLEAR WATER FEES	6,791.98	6,791.98	.00	(6,791.98)	.0
	TOTAL {SEGTITLE[S SOURCE]}	6,791.98	6,791.98	.00	(6,791.98)	.0
	TOTAL FUND REVENUE	6,791.98	6,791.98	.00	(6,791.98)	.0
25-00-00-2490	RETAINED EARNINGS		(16.17)			
	TOTAL REVENUE AND CARRY OVER	6,791.98	6,775.81	.00	(6,775.81)	.0
	CURRENT BALANCE	6,791.98	6,775.81	.00	(6,775.81)	.0
	REVENUE OVER EXPENDITURES - YTD	6,791.98	6,791.98	.00	(6,791.98)	.0

ITEM

#11



City of Yerington Nevada

School Zone Safety Improvement Proposal



14 E Goldfield Avenue Yerington, NV 89447
yerington.net

Revision List

11202022	REV NC	Original Draft Document
11222022	REV A	Added speed bumps and three way stop at N California and Pearl Street. Added crosswalk yield signs
11302022	REV B	Removed speed bumps, added two mid-block raised crosswalks.

Cost Overview:



36" Stop Sign, MUTCD Aluminum R1-1

Grainger 6DUW9 \$212.28

<https://www.grainger.com/product/LYLE-Traffic-Sign-36-in-x-36-in-6DUW9>



Parking Sign: 18 in x 12 in Aluminum, R7-42 MUTCD, Diamond

Grainger 448V31 \$42.65

<https://www.grainger.com/product/LYLE-Parking-Sign-18-in-x-12-in-448V31>



Yield to Pedestrians, 36", MUTCD R1-5L

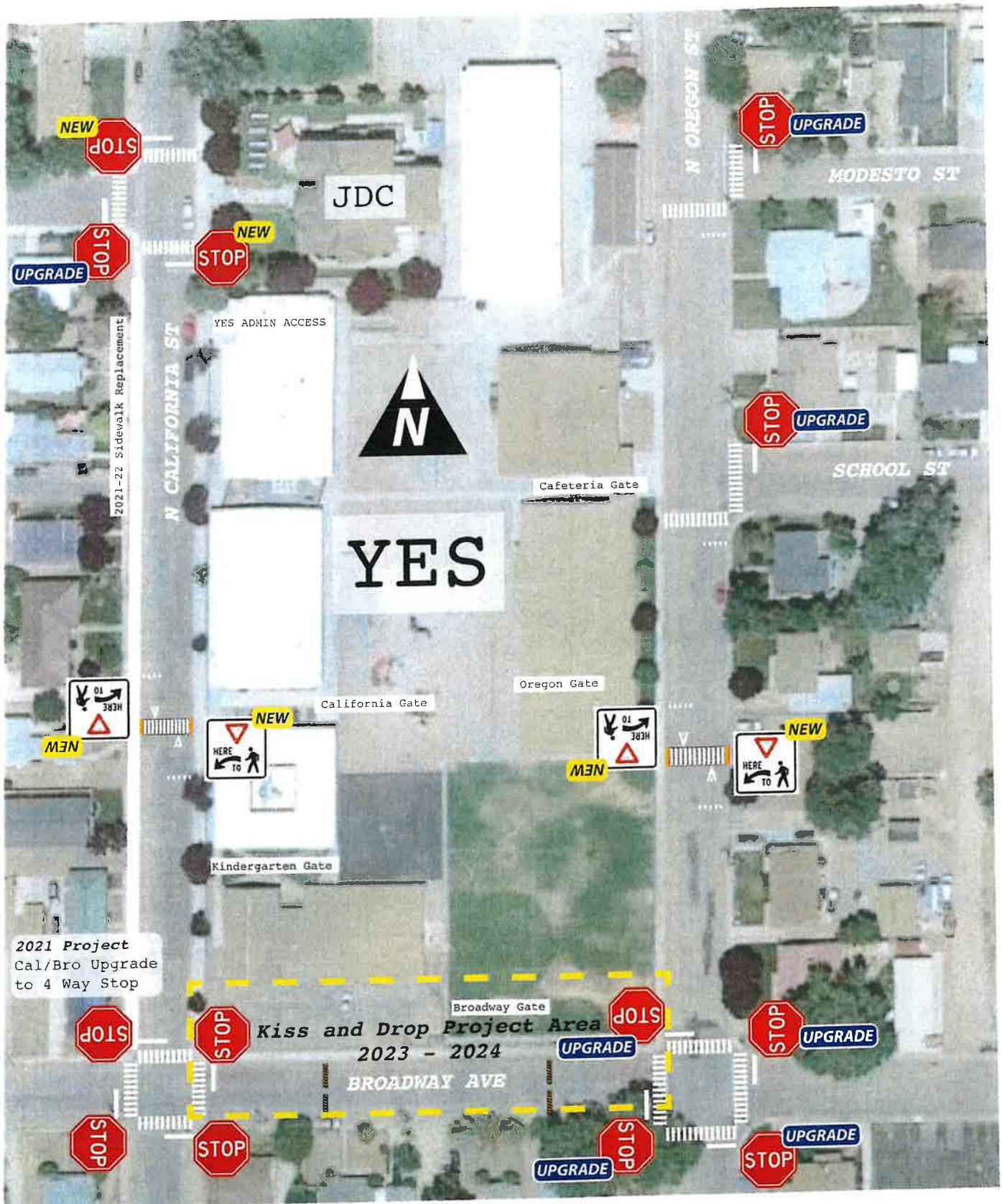
SafetySign.com X5646-D9K \$179.55

<https://www.safetySign.com/products/8642/yield-pedestrians-left-arrow-sign>



Elevated, Mid-Block Crosswalk (Concrete)

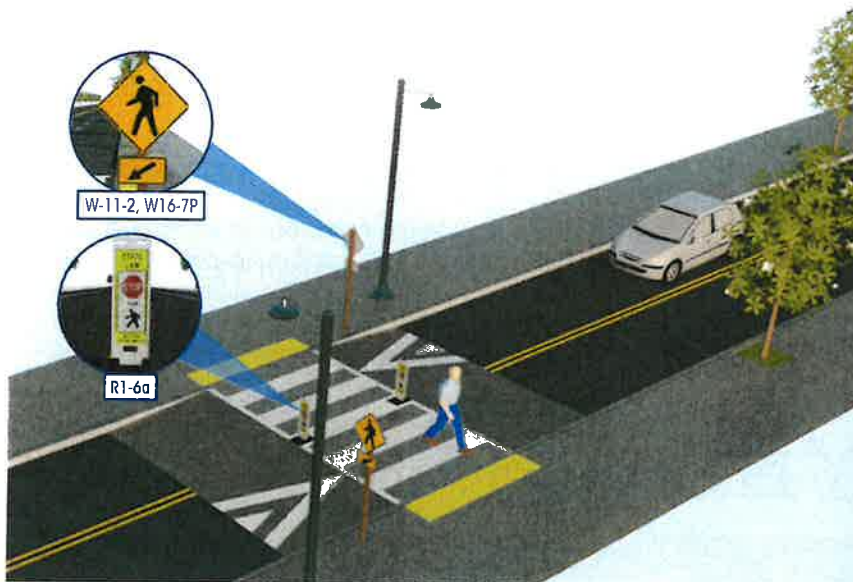
Contractor to construct, Unit Cost Estimate TBD.



Raised Crosswalk

SAFE TRANSPORTATION FOR EVERY PEDESTRIAN

COUNTERMEASURE TECH SHEET



Raised crosswalks are ramped speed tables spanning the entire width of the roadway, often placed at midblock crossing locations. The crosswalk is demarcated with paint and/or special paving materials. These crosswalks act as traffic-calming measures that allow the pedestrian to cross at grade with the sidewalk.

In addition to their use on local and collector streets, raised crosswalks can be installed in campus settings, shopping centers, and pick-up/drop-off zones (e.g., airports, schools, transit centers).

Raised crosswalks are flush with the height of the sidewalk. The crosswalk table is typically at least 10 feet wide and designed to allow the front and rear wheels of a passenger vehicle to be on top of the table at the same time. Detectable warnings (truncated domes) and curb ramps are installed at the street edge for pedestrians with impaired vision.



US Department of Transportation
Federal Highway Administration



Local and collector roads with high speeds pose a significant challenge for pedestrians crossing the roadway.



A raised crosswalk can reduce vehicle speeds and enhance the pedestrian crossing environment.

Raised crosswalks can reduce pedestrian crashes by

45%



FEATURES:

- Elevated crossing makes the pedestrian more prominent in the driver's field of vision, and allows pedestrians to cross at grade with the sidewalk
- Approach ramps may reduce vehicle speeds and improve motorist yielding

OFTEN USED WITH:

- Crosswalk visibility enhancements

June 2018, Updated | FHWA-SA-18-063



CITY OF YERINGTON NEVADA

PUBLIC WORKS

DRAFT REV B

School Zone Safety Improvement Proposal

12/2022 CCM

Version 1.0 Rev B | 12012022

jayf@yerington.net | 775-463-3511

14 E Goldfield Avenue Yerington Nevada 89447

ITEM

#12





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 November 30, 2022 at 4:00 PM – 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
3. 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.
4. For Possible Action: Approve the Planning Commission Minutes of July 27, 2022.
5. For Possible Action and recommendation to the Yerington City Council: Kathleen Knight and Dave Snelgrove of CFA, Inc. on behalf of Brodie Priestly are proposing a developer's agreement application with APN 001-643-01 (Grand Estates Phase II).
6. For Possible Action and recommendation to the Yerington City Council: Kathleen Knight and Dave Snelgrove of CFA, Inc. on behalf of Brodie Priestly are proposing a tentative subdivision map application with APN 001-643-01 (Grand Estates Phase II).
7. For Possible Action and recommendation to the Yerington City Council: AT&T Mobility C/O Carl Jones (AT&T Agent) on behalf of Stephen E. Aiazzi is proposing a special use permit application with APN 001-059-02.
8. Public Participation/Comments: Public Comments(s) Shall not be Restricted Based on Content or View Point – No Action Will Be Taken


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.

The City of Yerington is an equal opportunity provider

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, Stacey Larsen, do certify that the foregoing agenda was duly posted at Yerington City Hall located at 14 E. Goldfield Ave, Yerington, NV 89447 and also online at the Nevada State Department of Administration web site at notice.nv.gov and the City of Yerington website at www.yerington.net on the 23rd of November 2022. For questions or supporting materials regarding this agenda, please call Stacey Larsen at (775)463-3511.


Stacey Larsen, Deputy Clerk

July 27, 2022

The Yerington Planning Commission met in the City Council Chambers at 4:00 pm with the following members present:

President Steve Douglas
Commissioner Elmer Bull
Commissioner Travis Crowder
Commissioner Eric Bodenstein
Commissioner Robert Arigoni
Building Inspector Joel Brown
City Manager Robert Switzer
City Clerk Sheema D. Shaw
Bookkeeper Lori Phillips
Attorney Chuck Zumpft via telephone

Absent:

Commissioner Lacey Parrott
Planning Commission Secretary Stacey Larsen

Guests:

Blaine Hansen, representing Hansen Construction, Inc.
Stuart Drange
Emily Smith
Gene Smith
Bob Kirk
Jerri Kirk

Agenda Approval

Commissioner Arigoni made a motion to approve the agenda for the July 27, 2022 meeting as presented, seconded by Commissioner Bull. President Douglas asked for public comments. There were no Public comments and the motion carried unanimously.

Minutes of June 22, 2022 meeting

Commissioner Bull made a motion to approve the minutes for the June 22, 2022 meeting as presented, seconded by Commissioner Arigoni. President Douglas asked for public comments. There were no Public comments and the motion carried unanimously.

Variance of Land Use – Blaine Hansen, on behalf of owner Stuart Drange is proposing a variance of land use APN 001-258-13:

Blaine Hansen of Hanson Construction, Inc. representing Stuart Drange addressed the board for a variance of land use on APN 001-258-13. He stated that the City of Yerington has a 20-foot side yard setback along Main Street. The house Stuart Drange is trying to build on the lot is 42-foot-wide, with a side yard setback at 7 feet so 49 feet is needed. To comply with the city's

20-foot setback along Main Street, 69 feet would be needed to put the house on the lot. The lot is only 65 feet. An additional 4-foot out of the 20-foot setback is needed to be able to build the house on the lot (412 S. Main St).

President Douglas asked if there is an existing house or building on the lot and what are the current setbacks. Mr. Hansen that there is nothing on the lot. President Douglas asked if the old dental office is set back 20-feet and Mr. Drange stated yes. President Douglas asked if the lot in question would be 4-feet closer to Main Street and Mr. Hansen said yes. Mr. Hansen stated that other houses on Main Street have 4-foot variances. Commissioner Arigoni stated there were issues on Emilio Ct. President Douglas stated there were issues with driveways, setbacks and drainage and that they were already addressed "he thinks".

Commissioner Bull asked why is there a 20-foot setback on Main Street. City Manager Switzer stated a 20-foot setback is in the City Code and the other issue is NDOT's right of way. City Manager Switzer stated the chances that NDOT would widen the road are probably unlikely because of other properties along that section of Main Street that are close to NDOT's right of way. President Douglas asked if the city has any issues with granting the variance and City Manager Switzer stated no issues. President Douglas stated that Commissioner Parrott is not present but sees no issue from the fire department.

President Douglas asked if there were any comments from the public. Public speaker Bob Kirk asked if the 4-foot variance would be on Main Street or Emilio Ct. President Douglas showed the public the plot map and explained to them the map and request. Public speaker Emily Smith asked if the side of house is on Main Street or Emilio Ct. President Douglas stated the variance would not affect Emilio Ct., only Main Street.

Public speaker Bob Kirk had a comment about the dimensions of the lot. He said the map shown to the public states the lot is 106 x 65.88 and the county map shows the lot is 86 x 85. President Douglas states they will look into that. Mr. Hansen stated they took the dimensions off the map that was recorded by the county. President Douglas stated he has a copy of the official recorded map from the county with PUE's. Mr. Hansen stated the PUE's are 5 feet along rear of the lot and 7 1/2 feet along Main Street and Emilio Ct.

Public speaker Emily Smith asked if that will have any effect on the drainage; that they have had issues in the past with drainage; that the whole thing drains down towards Shipley Dr. She would like a barrier or fence put between subdivisions to stop the problem. President Douglas stated that drainage problems off Emilio Ct. exist for the residents that live on Shipley Dr. Emilio Ct. drains east instead of west toward Main St.

President Douglas asked the city if there are any plans in place for drainage. Building Inspector Joel Brown asked if they are going to build on lot #9. Mr. Hansen stated yes and that it was not built properly. They have plans for drainage and a retaining wall. Building Inspector Joel Brown states that it should be a condition on lot #9 that a retaining wall be in place.

President Douglas asked if there is a house on lot 9 and Mr. Hansen stated no and he does not know when they will build a house on that property. That they will not build a house without the retaining wall.

President Douglas states he is vexed as to what to do here. He thinks the lot in question, APN 001-258-13 does not have a drainage issue. The development was not done right on the other property and that a retaining wall should be put up. Commissioner Bull asked Mr. Hanson if the property in question were to be approved, would the appropriate drainage be installed. Mr. Hanson stated that they would put in drainage swales.

President Douglas asked if all those lots in that subdivision drain to Emilio Court and out the storm drains. Mr. Hanson stated he did not know because he was not involved in the construction. President Douglas asked the City if they knew and Building Inspector Joel Brown stated he did not know. President Douglas stated that future building plans the city approves should have proper drainage. City Manager Switzer stated that they recognize #9 on Emilio Court is a problem and to fix that, put up a retaining wall.

Commissioner Bodenstein made a motion to approve variance of land use APN 001-258-13 submitted by Stuart Drange as presented, seconded by Elmer Bull. President Douglas asked for public comments. There were no public comments and the motion carried unanimously.

There being no further business the meeting was adjourned.

Steve Douglas
Planning Commissioner President

Stacey Larsen
Planning Commission Secretary



Developers Agreement Application

CITY OF YERINGTON

14 E. Goldfield Ave

YERINGTON, NV 89447

Engineer/Surveyor: CFA, Inc, Kathleen Knight, PE (775) 463-3511
& Dave Snelgrove, AICP Owner: Brodie Steven Priestly
Address: 1150 Corporate Blvd Address: 1547 US Hwy 395N
City/State/Zip: Reno, NV 89502 City/State/Zip: Minden, NV 89423
Telephone: 775-856-7074 - Kathleen Telephone: 775-856-7073 - Dave

LEGAL DISCRIPTION OF PROPERTY

Tentative Map Name: Grand Estates Assessor's Parcel Number: 001-643-01
Tentative Map Approval Date: Phase II
To be determined

REQUIRED ITEMS FOR APPLICATION

1. Property Tax: Showing taxes are paid current on subject property.
2. List of names and addresses of property owners of land immediately adjoining the area proposed to be platted. (City staff will procure list.)
3. Application Fee: The fee shall be \$3,500 and payable at the time of filing the application. Non-refundable. Applicant shall be responsible for all other fees assessed by state or local agencies in conjunction with this map.

NOTE: If applicant is not the owner, the owner's acknowledgement that they are in agreement with the Developers Agreement filing is required.

OWNER'S CERTIFICATE

I, Brodie S Priestly, Owner in fee of the described property, state that this Developers Agreement/application 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

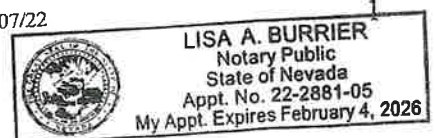
County of Douglas

Subscribed and sworn to before me this 25th day of August, 2020

[Signature]
Notary Public

Seal:

PW-36 Developers Agreement Application -City of Yerington Rev07/22
The City of Yerington is an equal opportunity provider



LIST OF NAMES AND ADDRESSES OF PROPERTY OWNERS OF LAND IMMEDIATELY ADJOINING THE AREA PROPOSED TO BE PLATTED. Use current Assessor's parcel maps and current ownership pages. The names and addresses can be highlighted on the Assessor's parcel maps and ownership sheets and does not require you're transferring the information to this paper.

Parcel Number	Legal Owner	Physical Address	Mailing Address	Mailing City/State	Mailing Zip Code
001-641-02	MANHOME PROJECT MANAGEMENT LLC	100 CHATEAU WAY	2018 FAIRWOOD DR	RENO, NV	89502
001-641-03	MANHOME PROJECT MANAGMENT LLC	102 CHATEAU WAY	821 W BRIDGE ST	YERINGTON, NV	89447
001-641-04	CHICAS RENTALS LLC	104 CHATEAU WAY	P O BOX 1268	SPARKS, NV	89432
001-641-05	HOYT & MEYERS PARTNERSHIP	106 CHATEAU WAY	24 WILSHIRE DR	RENO, NV	89506
001-641-06	HOYT & MEYERS PARTNERSHIP	108 CHATEAU WAY	24 WILSHIRE DR	RENO, NV	89506
001-641-07	HOYT & MEYERS PARTNERSHIP	110 CHATEAU WAY	24 WILSHIRE DR	RENO, NV	89506
001-641-08	CHICAS RENTALS LLC	112 CHATEAU WAY	P O BOX 1268	SPARKS, NV	89432
001-641-09	CHICAS RENTALS LLC	114 CHATEAU WAY	P O BOX 1268	SPARKS, NV	89432
001-641-10	MANHOME PROJECT MANAGEMENT LLC	116 CHATEAU WAY	821 W BRIDGE ST	YERINGTON, NV	89447
001-641-11	MANHOME PROJECT MANAGEMENT LLC	200 CHATEAU WAY	821 W BRIDGE ST	YERINGTON, NV	89447
001-641-12	MANHOME PROJECT MANAGEMENT LLC	202 CHATEAU WAY	821 W BRIDGE ST	YERINGTON, NV	89447
001-641-13	CHICAS RENTALS LLC	204 CHATEAU WAY	P O BOX 1268	SPARKS, NV	89432
001-641-14	CHICAS RENTALS LLC	206 CHATEAU WAY	P O BOX 1268	SPARKS, NV	89432
001-641-15	CHICAS RENTALS LLC	208 CHATEAU WAY	P O BOX 1268	SPARKS, NV	89432
001-641-16	BOOKER, SAVANNAH / CLARK, ELIJAH	210 CHATEAU WAY	210 CHATEAU WAY	YERINGTON, NV	89447
001-641-17	PRIESTLEY, BRODIE STEVEN	315 CHATEAU WAY	1547 US HWY 395 N	Gardnerville, NV	89423
001-641-18	MANHOME PROJECT MANAGEMENT LLC	313 CHATEAU WAY	821 W BRIDGE ST	YERINGTON, NV	89447
001-641-19	MANHOME PROJECT MANAGEMENT LLC	311 CHATEAU WAY	821 W BRIDGE ST	YERINGTON, NV	89447
001-641-20	CREATIVE HOMES INVESTMENTS GROUP LLC	309 CHATEAU WAY	4690 LONGLEY LN # 13	RENO, NV	89502
001-641-21	CREATIVE HOMES INVESTMENTS GROUP LLC	307 CHATEAU WAY	4690 LONGLEY LN # 13	RENO, NV	89502
001-641-22	CREATIVE HOMES INVESTMENTS GROUP LLC	305 CHATEAU WAY	4690 LONGLEY LN # 13	RENO, NV	89502
001-641-23	CHICAS RENTALS LLC	303 CHATEAU WAY	P O BOX 1268	SPARKS, NV	89432
001-641-24	REID, DANIEL & JANET MAE	301 CHATEAU WAY	P O BOX 61713	RENO, NV	89506
001-642-01	ROE, KYLEE M / RIFE, DAVID S	411 TERRACE LN	411 TERRACE LN	YERINGTON, NV	89447
001-642-02	CREATIVE HOMES INVESTMENTS GROUP LLC	409 TERRACE LN	4690 LONGLEY LN # 13	RENO, NV	89502
001-642-03	CREATIVE HOMES INVESTMENTS GROUP LLC	407 TERRACE LN	4690 LONGLEY LN # 13	RENO, NV	89502
001-642-04	CARPENTER, KORIN	405 TERRACE LN	405 TERRACE LN	YERINGTON, NV	89447
001-642-05	REID, JOHN H & TAMMIE J	403 TERRACE LN	403 TERRACE LN	YERINGTON, NV	89447
001-642-06	HARRINGTON, MICHAEL LEE & LORI ANN	401 TERRACE LN	401 TERRACE LN	YERINGTON, NV	89447

**CITY OF YERINGTON
BUILDING DEPARTMENT
14 EAST GOLDFIELD AVENUE
YERINGTON, NV 89447
(775) 463-3511**

LYON COUNTY CLERK'S OFFICE

PROPERTY TAX: Signature required from the County Clerk's Office showing property taxes are currently paid on subject property.

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

- 001-643-01
- _____
- _____
- _____
- _____
- _____
- _____

Dated this 26th day of August, 20 22.

Shelby Silveira, Deputy Clerk
LYON COUNTY CLERK

When recorded, mail to:
City Clerk
City of Yerington
14 E. Goldfield Avenue
Yerington, Nevada 89447

DEVELOPMENT AGREEMENT

For Development of Off-Site (Sewer) Improvement

For Grand Estates Phase 2

Yerington, Nevada

Article 1. Parties, definitions, and property description

This Development Agreement (“**AGREEMENT**”) is by and between:

“Developer” Creative Homes Investment Group, LLC,
A Nevada limited liability corporation
239 Linden Street
Reno, NV 89502

“City” City of Yerington, a municipal corporation
14 E. Goldfield Avenue
Yerington, Nevada 89447

Key definitions in this Agreement are:

“Project” means the 36-lot single family residential subdivision known as Grand Estates Phase 2 on a tentative subdivision map (*enter city case number*) approved pursuant to Chapter 278 of the Nevada Revised Statutes (“**NRS**”) by the City Council for the City of Yerington (“**City Council**”), APN 001643-01.

“Project Property” means that real property located in the City of Yerington, County of Nevada, more particularly described as **Exhibit A** attached hereto.

Article 2 Recitals.

- A. Brodie Steven Priestly is the Owner of the Project Property.
- B. The Grand Estates Tentative Subdivision Map was originally approved in 2005 by the Yerington City Council. The approval included a total of 64 residential lots in two phases. Phase 1 was approved through a final map and the roadways, utility lines (excluding off-site sewer) and drainage improvements were constructed along with separated pedestrian access. Before final mapping of Phase 2 of the project was approved, the tentative map expired.
- C. Development within Phase 1 of Grand Estates has necessitated that each home provides a septic and leach field system on each developed lot as the community sewer system was never completed.
- D. On _____, 2022, the Yerington City Council approved a tentative subdivision map (*enter city case number*) for the Grand Estates Phase 2 subject to Conditions of Approval ("Conditions").
- E. Part of the improvements proposed and required with the development of Grand Estates Phase 2 is the completion of the community sewer system, which includes off-site improvements associated with the sewer lift station and sewer lines connecting to the Lyon County gravity sewer system near Penrose Drive and Scarsdale Drive
- F. Pursuant to NRS 278.02598, the City Council has the authority to negotiate development agreements to carry out plans for infrastructure to serve a development. In addition, the City Council has the power and authority to adopt an ordinance approving a development agreement for off-site improvements pursuant to Section 11-7-1(b), of the Yerington Municipal Code ("Code").
- G. Acknowledging the foregoing, the parties desire to enter into this Agreement for off-site utilities to serve the Grand Estates subdivision. and to provide for such other matters as set.

NOW, THEREFORE, in exchange for mutual considerations, the sufficiency of which is hereby acknowledged, the parties agree as follows:

Article 3. Development Matters.

Section 3.1 Development Standards.

The approved tentative subdivision map for Grand Estates Phase 2 allows for the development of 36 single family lots with all utility, roadway and pedestrian accesses, as presented, conditioned and approved by the Yerington City Council per (*enter city case number* on _____, 2022). Construction of the approved development will include the off-site improvements necessary for the connection of the sewer lines within the Grand Estates subdivision to an operable community sewer system. Improvements to be made include:

- A. Completion of construction of the Grand Estates Sewer Lift Station.

- B. Installation of a sewer force main connected to the Lyon County gravity sewer system near Penrose Drive and Scarsdale Drive.
- C. Any required easements for the lift station or force main. [MAY NEED TO ADD RECORDATION DOC #'S AND DATES FOR EASEMENTS IF THIS DOCUMENT BECOMES TRIGGER FOR ASSIGNMENT OF EASEMENTS]

All facilities will be constructed and proven operational and dedicated to the City of Yerington after inspection and confirmation of operability of the system.

Section 3.2 Timeframe for Completion of Off-Site Improvements.

- A. The time allowance for completing the off-site improvements described in section 3.1 shall be 5 years from the date of approval of the tentative subdivision map for Grand Estates Phase 2 (, 2027) or prior to the issuance of the first certificate of occupancy for any lot within Grand Estates Phase 2, whichever is first.
- B. Off-site sewer improvements will be offered for dedication to the City of Yerington.
- C. A one (1) year warranty period ("Warranty Period") shall be provided for the new facilities. The one (1) year warranty period shall begin on the date of the first hook-up (certificate of occupancy) for the first home within Grand Estates Phase 2.
- D. As-Built and operations and maintenance manuals ("Closeout Documents") shall be provided the within 2 months after the start of the Warranty Period.
- E. This agreement shall be terminated at the acceptance of the dedication of the facilities/sewer improvements described above. Review and consideration for acceptance of the facilities/sewer improvements shall not be delayed by the City of Yerington when requested by the developer. The date of termination shall of this agreement shall not extend beyond six (6) years from the date of the tentative subdivision map approval for Grand Estates Phase 2 or at the closure of the Warranty Period, whichever is first ("Termination Date").
- F. Any easements needing to be assigned to the City of Yerington for the facilities covered under this development agreement shall be assigned at or before the close of the Warranty Period. [WE COULD MAKE THIS DEVELOPMENT AGREEMENT THE TRIGGER FOR ASSIGNMENT – NEED TO DISCUSS WITH CITY OF YERINGTON ON WHICH WAY TO GO WITH THIS]
- G. If the date for completion of the required off-site sewer improvements falls on a weekend day or legal holiday in the State of Nevada, then the date for such requirement for completion shall be extended to the next business day. The term "business day" means a day that is not Saturday, Sunday or legal holiday in the State of Nevada.

Section 3.3 Limitation.

The provisions of NRS 278.0201 apply to this Agreement.

Article 4. General Terms.

Section 4.1 Effective Date; approved by ordinance

This Agreement is not effective until it has been approved by ordinance by the City Council, and has been recorded in the Official Records of Lyon County.

Section 4.2 Expiration and Cancellation

Unless amended or cancelled, in whole or in part, pursuant to NRS 278.0205, this Agreement shall expire upon the Termination Date set forth in Section 3.2 above. A cancellation of this Agreement is not effective or binding until approved by ordinance of the City Council and recorded in accordance with NRS 278.0205.

Section 4.3 Modifications and Amendments

Modifications and amendments to this Agreement are not effective or binding until approved by ordinance of the City Council and recorded in accordance with NRS 278.0205.

Section 4.4 Breach.

A violation of the Agreement shall be a breach of this Agreement, and the breaching party shall have 60 days after receipt of notice delivered in accordance with Section 4.7 below by the nonbreaching party to cure such breach. This notice and cure period do not extend the final map deadlines set forth in Section 3.2 above.

Section 4.5 Entire Agreement.

With respect to the matters addressed herein (including the recitals), this Agreement integrates all of the terms and conditions mentioned herein or incidental hereto and supersedes all negotiations or previous agreements between the parties.

Section 4.6 Assignments, Transfer of rights.

Developer shall have the right to assign all or any portion of its rights and delegate any obligations under this Agreement to third parties who acquire fee simple absolute ownership to any portion of the Project Property.

Section 4.7 Notices, when deemed sufficiently given.

- A. Formal notices, demands and communications between the City and Developer must be in writing and must be sent to the addresses or facsimile numbers stated in Article 1 above and to each successor or assign of Developer to the address given by such party in writing and if no written notice is given, then to the address stated in the transfer agreement, and/or to any address or number subsequently communicated to the sending party in writing.
- B. If notice is sent by registered or certified mail to the correct address, postage prepaid, it will be deemed sufficiently given the earlier of when actually received by the addressee or three business days after it is received by the U.S. Post Office as indicated on the receipt.
- C. If notice is sent by courier, or overnight delivery service (Federal Express, UPS Overnight,

U.S. Postal Priority Mail), and is properly addressed, it will be deemed sufficiently given when delivered as indicated in the records of the courier of service.

- D. If notice is sent by facsimile, properly addressed to the addressee specified in Article 1 above and is actually sent to the correct facsimile number, it will be deemed sufficiently given when receipt is confirmed by either the receiving or sending facsimile machine, provided that that confirmation is in writing and sufficiently identifies the document, and indicates the time and date that the document was received by the receiving facsimile machine.

Section 4.8 Further Documents

Each party agrees to honor any reasonable requests by the other party to complete, execute, and deliver any document necessary to accomplish the purposes hereof.

Section 4.9 Reserved.

Section 4.10 Time of Essence

Time is of the essence in the performance of this agreement.

Section 4.11 Governing Law

The laws of the State of Nevada, without regard to conflicts of law principles, shall Govern the interpretation and enforcement of this Agreement.

Section 4.12 Severability of invalid or unenforceable provisions.

If any provision contained in Agreement is held to be unenforceable by a court of law or equity, this Agreement shall be construed as if such provision did not exist, and the non-enforceability of such provision shall not be held to render any other provision or provisions of this Agreement unenforceable.

Section 4.13 Binding effect; successors and assigns; assignments/delegation

This Agreement shall be binding upon and inure to the benefit of the heirs, executors, administrators, and permitted successors and assigns of the parties hereto. To the extent that any assignment of any right under this Agreement changes the duty of either party, increases the burden or risk involved, impairs the chances of obtaining the performance of this Agreement, attempts to operate as novation, or include a waiver or abrogation of any defense to payment by the City of Yerington, such offending portion of the assignment shall be void, and shall be a breach of this Agreement.

Section 4.14 No third-party beneficiaries intended.

Unless otherwise specifically identified in this Agreement, there are no third-party beneficiaries intended by this Agreement and no third parties have any standing to enforce any of the provisions of this Agreements

Section 4.15 Representation and warranties by persons who sign this Agreement.

Each person who signs this Agreement represents and warrants to each other person

who signs this Agreement that he or she is an authorized agent of and has actual authority to execute this Agreement on behalf of the party for whom he or she is signing, and that all required approvals and actions have been taken to authorize the execution of this Agreement with the intent and effect of binding the party to this Agreement.

‘[Signature Page Follows]

EXECUTED on the dates indicated:

CITY OF YERINGTON, a
municipal corporation

Dated _____, 2022

By: _____

Its: _____

Attest:

City Clerk

Developer:

CREATIVE HOMES INVESTMENT
GROUP, LLC
a Nevada limited liability corporation

Dated _____, 2022

By:
Print Name: _____
Its: Manager

STATE OF NEVADA

COUNTY OF _____

This instrument was acknowledged before me on _____, 20__ by

Manager of Creative Homes Investment Group,
LLC, a Nevada limited liability corporation

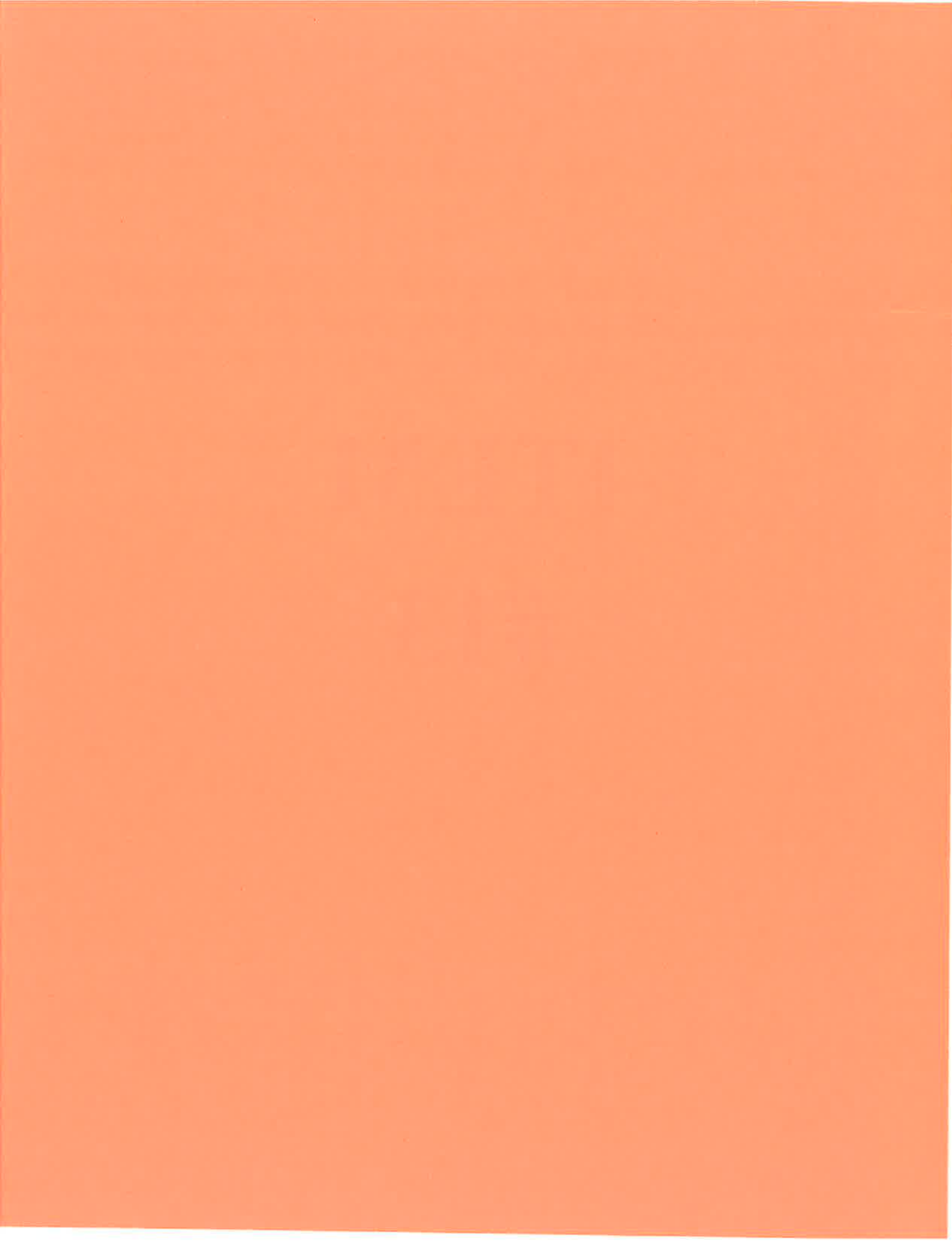
Notary Public

My Commission Expires: _____

EXHIBIT A
PROJECT LEGAL DESCRIPTION

ITEM

#13





TENTATIVE MAP APPLICATION
CITY OF YERINGTON
14 E. Goldfield Ave
YERINGTON, NV 89447
(775) 463-3511

Engineer/Surveyor: CFA, Inc. Kathleen Knight, PE & Dave Snelgrove AICP Owner: Brodie Steven Priestly
Address: 1150 Corporate Blvd. Address: 1547 US Hwy 395N
City/State/Zip: Reno, NV 89502 City/State/Zip: Minden, NV 89423
Telephone: 775-856-7074 - Kathleen Telephone: 775-856-7073 - Dave

LEGAL DISCRIPTION OF PROPERTY

Assessor's Parcel Number: 001-643-01
Existing Zoning District: RR-20

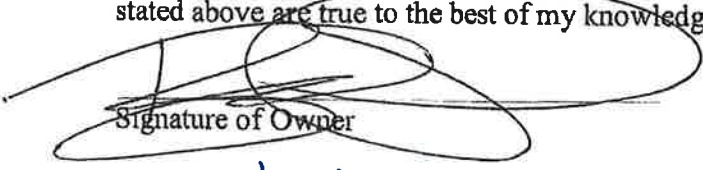
REQUIRED ITEMS FOR APPLICATION

1. Fifteen (16) copies of the Tentative Map.
 - a. Fifteen sets to be a twenty-four inches by thirty-two inches (24" x 32")
 - b. One set to be eleven inches by seventeen inches (11" x 17")
2. Property Tax: Showing taxes are paid current on subject property.
3. List of names and addresses of property owners of land immediately adjoining the area proposed to be platted. (City staff will procure list.)
4. Application Fee: The fee shall be \$1,000.00 plus \$20.00 per parcel/lot payable at the time of filing the application. Non-refundable. Applicant shall be responsible for all other fees assessed by state or local agencies in conjunction with this map.

NOTE: If applicant is not the owner the owner's acknowledgement that they are in agreement with the tentative map filing is required.

OWNER'S CERTIFICATE

I, Brodie S. Priestley, Owner in fee of the described property, state that this Tentative map/application has been made with my full knowledge and consent and the facts stated above are true to the best of my knowledge.


Signature of Owner

State of Nevada)

County of Douglas)

Subscribed and sworn to before me this 3rd day of August, 2022 


Notary Public

Seal:



LIST OF NAMES AND ADDRESSES OF PROPERTY OWNERS OF LAND IMMEDIATELY ADJOINING THE AREA PROPOSED TO BE PLATTED. Use current Assessor's parcel maps and current ownership pages. The names and addresses can be highlighted on the Assessor's parcel maps and ownership sheets and does not require you're transferring the information to this paper.

Parcel Number	Legal Owner	Physical Address	Mailing Address	Mailing City/State	Mailing Zip Code
001-641-02	MANHOME PROJECT MANAGEMENT LLC	100 CHATEAU WAY	2018 FAIRWOOD DR	RENO, NV	89502
001-641-03	MANHOME PROJECT MANAGMENT LLC	102 CHATEAU WAY	821 W BRIDGE ST	YERINGTON, NV	89447
001-641-04	CHICAS RENTALS LLC	104 CHATEAU WAY	P O BOX 1268	SPARKS, NV	89432
001-641-05	HOYT & MEYERS PARTNERSHIP	106 CHATEAU WAY	24 WILSHIRE DR	RENO, NV	89506
001-641-06	HOYT & MEYERS PARTNERSHIP	108 CHATEAU WAY	24 WILSHIRE DR	RENO, NV	89506
001-641-07	HOYT & MEYERS PARTNERSHIP	110 CHATEAU WAY	24 WILSHIRE DR	RENO, NV	89506
001-641-08	CHICAS RENTALS LLC	112 CHATEAU WAY	P O BOX 1268	SPARKS, NV	89432
001-641-09	CHICAS RENTALS LLC	114 CHATEAU WAY	P O BOX 1268	SPARKS, NV	89432
001-641-10	MANHOME PROJECT MANAGEMENT LLC	116 CHATEAU WAY	821 W BRIDGE ST	YERINGTON, NV	89447
001-641-11	MANHOME PROJECT MANAGEMENT LLC	200 CHATEAU WAY	821 W BRIDGE ST	YERINGTON, NV	89447
001-641-12	MANHOME PROJECT MANAGEMENT LLC	202 CHATEAU WAY	821 W BRIDGE ST	YERINGTON, NV	89447
001-641-13	CHICAS RENTALS LLC	204 CHATEAU WAY	P O BOX 1268	SPARKS, NV	89432
001-641-14	CHICAS RENTALS LLC	206 CHATEAU WAY	P O BOX 1268	SPARKS, NV	89432
001-641-15	CHICAS RENTALS LLC	208 CHATEAU WAY	P O BOX 1268	SPARKS, NV	89432
001-641-16	BOOKER, SAVANNAH / CLARK, ELIJAH	210 CHATEAU WAY	210 CHATEAU WAY	YERINGTON, NV	89447
001-641-17	PRIESTLEY, BRODIE STEVEN	315 CHATEAU WAY	1547 US HWY 395 N	Gardnerville, NV	89423
001-641-18	MANHOME PROJECT MANAGEMENT LLC	313 CHATEAU WAY	821 W BRIDGE ST	YERINGTON, NV	89447
001-641-19	MANHOME PROJECT MANAGEMENT LLC	311 CHATEAU WAY	821 W BRIDGE ST	YERINGTON, NV	89447
001-641-20	CREATIVE HOMES INVESTMENTS GROUP LLC	309 CHATEAU WAY	4690 LONGLEY LN # 13	RENO, NV	89502
001-641-21	CREATIVE HOMES INVESTMENTS GROUP LLC	307 CHATEAU WAY	4690 LONGLEY LN # 13	RENO, NV	89502
001-641-22	CREATIVE HOMES INVESTMENTS GROUP LLC	305 CHATEAU WAY	4690 LONGLEY LN # 13	RENO, NV	89502
001-641-23	CHICAS RENTALS LLC	303 CHATEAU WAY	P O BOX 1268	SPARKS, NV	89432
001-641-24	REID, DANIEL & JANET MAE	301 CHATEAU WAY	P O BOX 61713	RENO, NV	89506
001-642-01	ROE, KYLEE M / RIFE, DAVID S	411 TERRACE LN	411 TERRACE LN	YERINGTON, NV	89447
001-642-02	CREATIVE HOMES INVESTMENTS GROUP LLC	409 TERRACE LN	4690 LONGLEY LN # 13	RENO, NV	89502
001-642-03	CREATIVE HOMES INVESTMENTS GROUP LLC	407 TERRACE LN	4690 LONGLEY LN # 13	RENO, NV	89502
001-642-04	CARPENTER, KORIN	405 TERRACE LN	405 TERRACE LN	YERINGTON, NV	89447
001-642-05	REID, JOHN H & TAMMIE J	403 TERRACE LN	403 TERRACE LN	YERINGTON, NV	89447
001-642-06	HARRINGTON, MICHAEL LEE & LORI ANN	401 TERRACE LN	401 TERRACE LN	YERINGTON, NV	89447

**CITY OF YERINGTON
BUILDING DEPARTMENT
14 EAST GOLDFIELD AVENUE
YERINGTON, NV 89447
(775) 463-3511**

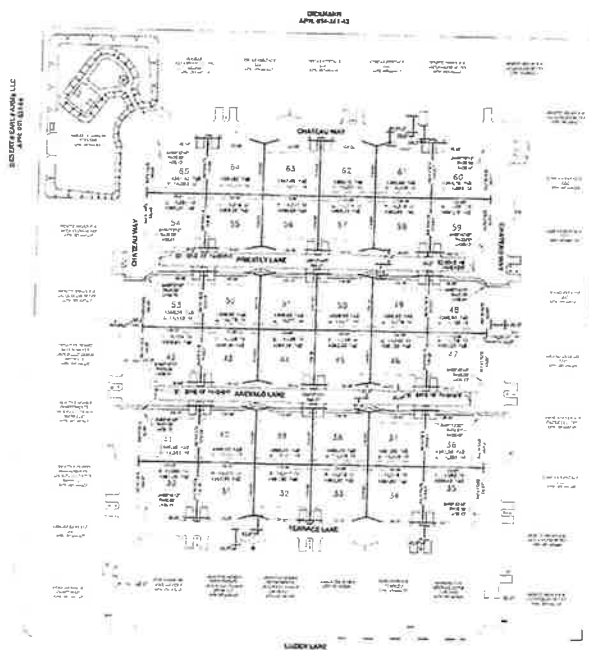
Grand Estates Phase 2

Project Summary and Feasibility Review

Project Summary

The subject property proposed for development represents the completion of a previously approved, partially lotted, and constructed subdivision (Grand Estates). The proposed project site encompasses Phase II of that previously approved tentative map. Unfortunately, after final mapping of the Phase 1 area of Grand View Estates in the Mid-2000's, the tentative map expired, and the Phase 2 area of the Grand Estates project was never completed. This application represents a new submittal for the phase 2 area of the project to complete the lotting and development of the subdivision. New conditions of approval that meet current City of Yerington code are expected as part of this project review and approval.

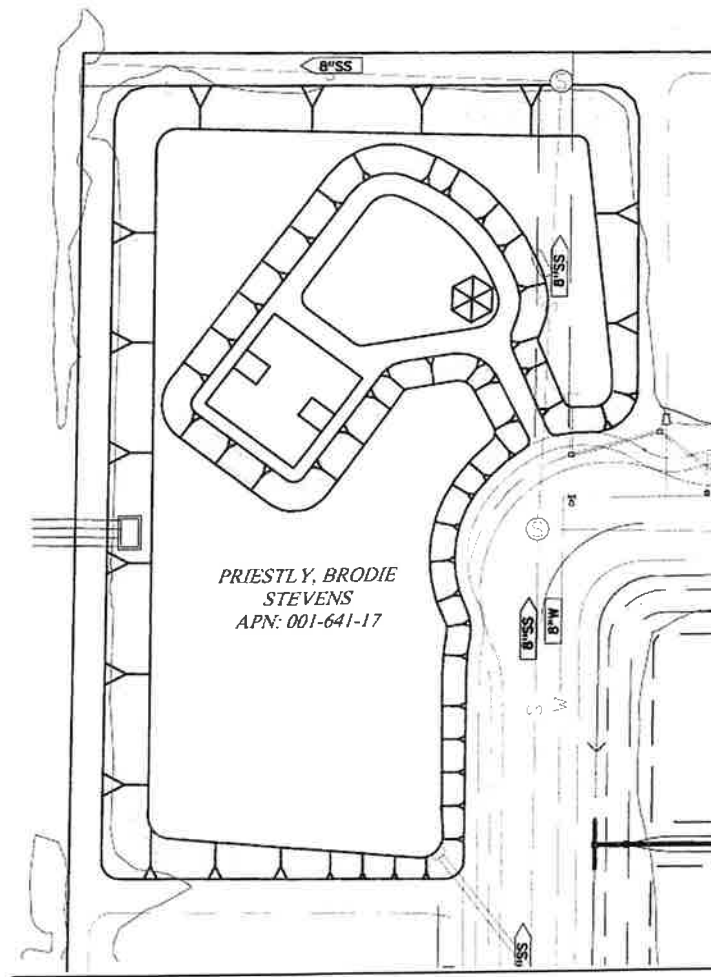
The proposed development, Grand Estates Phase2 is proposed to contain 36 total lots following the same lotting pattern and general lot sizes that had been previously approved. There are 28 existing subdivided single family residential lots within the Grand Estates project area that were final mapped under Phase 1 of the project. Only a small percentage of the existing lots have been developed, to date. There are only 9 different owners of these 28 lots. Many of the lots appear to be in investment holdings and it is anticipated that the additional improvements within the subdivision area will help facilitate development of the remaining vacant lots. This will help to increase the available housing stock in the area. A copy of the Grand Estates Tentative Site Plan is provided below showing the location of the proposed 36 lots relative to the existing Phase 1 lots in Grand Estates.



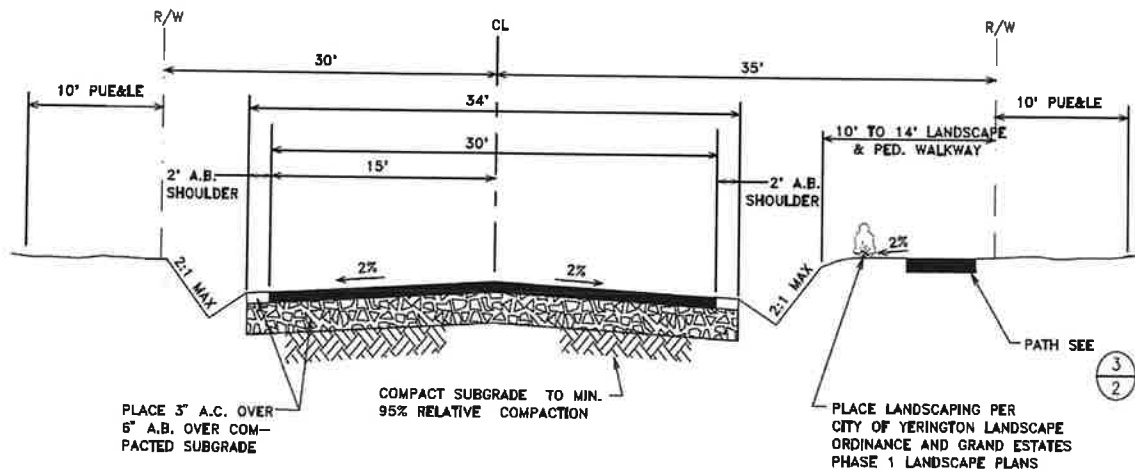
Project benefits

Sanitary Sewer Improvements - The project will make necessary improvements to the existing sewer lift station and sewer lines to connect the site to a sanitary sewer system, as was originally envisioned with the approval of the Grand Estates subdivision. The sewer system improvements will benefit not only the currently proposed 36 lot Grand Estates Phase 2 project, but the existing lots in the Phase 1 area.

Park Improvements - In addition to an expanded pedestrian access system within the Grand Estates subdivision with this re-approval of the Phase 2 portion of the project, the recreational area had been proposed as part of the project will be completed. This facility was and will be located on APN 011-641-17, a 1.82-acre parcel that is identified to be a park/detention basin parcel. The park improvements are designed to be at the bottom of the detention area and will need to include improvements that will have minimal to no damage if covered with water for short periods. Conceptual level improvement can be seen on the project mapping of this area in the northwestern corner of the Grand Estates Phase I parcels. A snapshot of the park/detention parcel with conceptual improvements identified is provided below.



Vehicular and Pedestrian Improvements - The project will help to complete the vehicular and pedestrian access that was originally approved with the Grand Estates Tentative Map. Below is a street section showing pedestrian access on one side of the two new streets within the subdivision. It should be noted that the street and pad grading for this second phase of the subdivision was done with the original earthwork and construction of Phase I of the Grand Estates subdivision but the physical improvements were not completed and the second phase of the project expired.

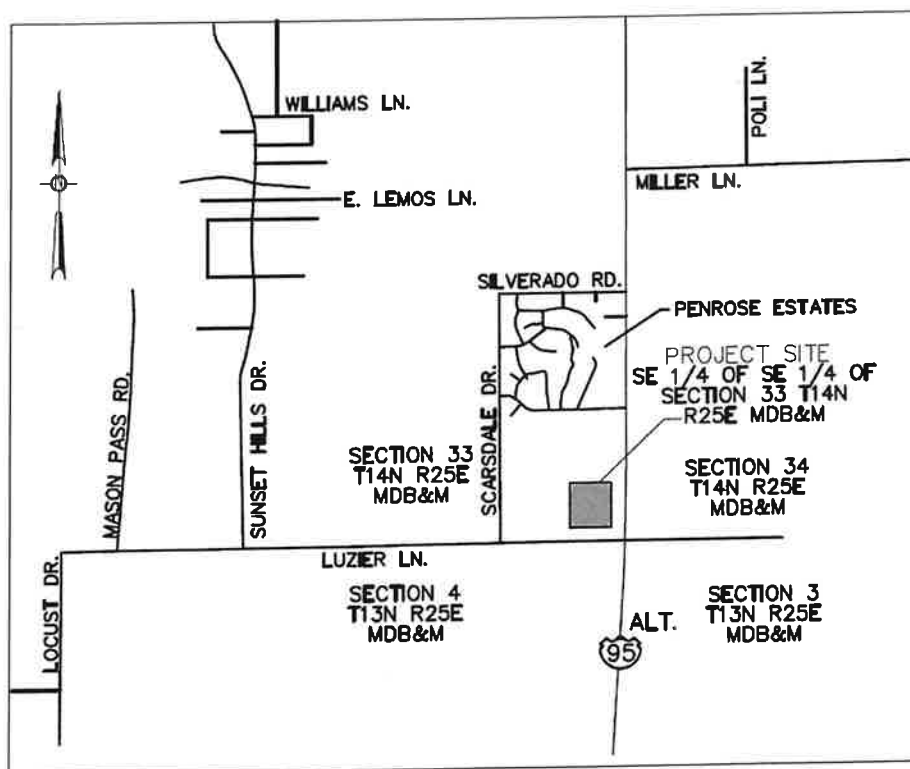


Feasibility Review

Following are question provided in the City of Yerington Code addressing site considerations through a feasibility report. Responses to each question presented in code section 11-3-1 are provided with a response to each.

1. Location: Location of the proposed development by reference to commonly known landmarks or road and the approximate distance of the development therefrom and general topography of site;

RESPONSE: The proposed development is located interior to the Grand Estates Subdivision Phase 1 which was approved in 2006. It is on the Northwest corner of Luzier Lane and US-95. A vicinity map showing the proposed project location is provided below.



LOCATION MAP
NOT TO SCALE

2. Size: Approximate size of the proposed development and the number of building sites for dwelling units planned;

RESPONSE: The Grand Estates Phase 2 parcel/development area is 13.80+/-AC. There are 36 lots proposed with the project that will constitute the completion of the 64 total residential lots that were originally approved within the Grand Estates Subdivision.

3. Water Availability: Will-serve letter from the city or information as to how domestic water service will be provided;

RESPONSE: An intent to serve letter has been requested from the City of Yerington Public Works Department. Based on conversation with Jay Flakus, this letter is expected with the submittal of this application and will be part of the application review.

4. Electrical Availability: Name of the utility company which will serve the area and statement of ability and willingness of such company to provide electrical power to the proposed development;

RESPONSE: NV Energy electric service has been provided in the streets with Grand Estates Phase 1 suitable to provide service to the entire, previously approved subdivision (Phases 1 and 2). Appropriate connections to the existing service that loops the proposed subdivision area will be provided with the construction of the 36 lots included in this project.

5. Telephone Availability: Name of the telephone company which will serve the area and statement of ability and willingness of such company to provide telephone service to the proposed development;

RESPONSE: AT&T has lines within the existing Grand Estates Phase 1 development and these existing lines were designed and placed to handle the entire, previously approved subdivision (Phases 1 and 2). Appropriate connections to the existing service that loops the proposed subdivision area will be provided with the construction of the 36 lots included in this project.

6. Natural Gas Availability: Name of utility company which will serve the area and statement of ability and willingness of such company to provide natural gas service to the proposed development;

RESPONSE: Contact with Southwest Gas indicates that natural gas service is not provided in this subdivision area. As such, natural gas service will need to be provided by propane. There are several services that can provide propane to the future homes, including AmeriGas and Bi-State Propane.

7. Cable Television: Name of cable company which will serve the area and statement of ability and willingness of such company to provide cable service to the proposed development. Type of service available;

RESPONSE: Contact with Charter Communications indicates that there is no hard-wired cable service in the area of the proposed subdivision. Television services can be provided in multiple ways through Dish Network, Direct TV and satellite internet-based services. Provision of such service is based on availability, quality of service offered by the providers

and personal choice. As such, this service will be to the determination of the future homeowners.

8. Sewage Disposal: Will-serve letter from city;

RESPONSE: The proposed development has worked with the City of Yerington and Lyon County in design and easement locations and approvals to address sewer service to both Phase 1 and 2 of the Grand Estates subdivision. This design, review and approval effort took a considerable amount of time, but the necessary parties and agencies have approved and the improvements necessary to the lift station and lines will be completed with the development of this proposed subdivision (Grand Estates Phase 2)

9. Fire Protection: Distance from the nearest firefighting equipment and adequacy of existing services;

RESPONSE: The proposed development is located 3+/- miles from the Yerington Mason Valley Fire located at 30 Nevin Way. In addition, the Mason Valley Fire Protection Fire station is located 3.5+/- miles from the site.

10. Legal Access: Existing or proposed legal access from the proposed development to city, county or state maintained roads;

RESPONSE: The proposed development is located interior to the Grand Estates Subdivision Phase 1 and is accessible from Chateau Way and Terrace Lane. Chateau Way connects at two points to Luzier Lane, which connects to US Route 95A, providing appropriate primary and secondary access routes for emergency service requirements.

11. Parks and Recreational Areas: Parks and recreational facilities in the general area of the proposed development; distance and access to such facilities;

RESPONSE: The proposed project will make park improvements on APN 011-641-17, an existing 1.82-acre parcel within Phase 1 of the Grand Estates Subdivision. This parcel has been assigned to be the park/detention basin site within the overall Grand Estates subdivision. This proposed facility will be within the Grand Estates subdivision and within walking distance for all residents, whether in Phase 1 or 2. The next nearest public park facilities are located, generally at the northern end of the City of Yerington and include the Joe Parr Sports Complex, Mountainview Park, Soroptimist Park and Veterans Park. These facilities are 2.5 Miles from the proposed development, at a minimum.

12. Covenants, conditions and restrictions (CC&Rs) if tract restrictions are proposed, general description of contents or submit a draft copy;

RESPONSE: A copy of the existing Grand Estates CC&R document, recorded with the Lyon County Recorder's Office as document number 382592 on May 22, 2006 is provided following this Feasibility Study. It is anticipated that these CC&R's will be followed. If there are any portions that may conflict with current code or current development requirements, a modification may be recorded through the appropriate mechanism.

The existing CC&R document covers the following major topics: General building and landscaping restrictions, Basic restrictions, Homeowners association, and miscellaneous items.

13. Adjacent Ownership and Use: Present legal owner or property adjacent to the proposed subdivision; present use and zoning of such adjacent property;

RESPONSE: All adjacent uses are single family residential and within the Grand Estates Phase 1 project area. A current list of the adjacent owners is provided with the project application and on the project mapping.

14. Emergency Medical Services: Distance from nearest EMS equipment;

RESPONSE: The proposed development is located 3+/- miles from the Yerington Mason Valley Fire located at 30 Nevin Way. In addition, the Mason Valley Fire Protection Fire station is located 3.5+/- miles from the site. The nearest medical service is located at 213 South Whitacre Street.

15. Storm drainage, proposed design, i.e., flows, structures, etc.

RESPONSE: The proposed development is located interior to the Grand Estates Subdivision Phase 1. A detention basin is currently developed in the northwest corner of the Grand Estates Phase 1 area on APN 001-641-17 on the Park/Detention Basin parcel as noted on the assessor's parcel map. The detention basin was designed to accommodate the development of Phase 1 and 2 of the project and will be cleaned and maintained to a positive operating order, as necessary with the development of the Phase 2 area of Grand Estates.

DOC # 382592

05/22/2006

02:35 PM

Official Record

Requested By
YERINGTON VENTURES LLC

Lyon County - NV

Mary C. Milligan - Recorder

Page 1 of 13 Fee: \$51.00

Recorded By: MCM RPTT:



0382592

1680 Dell Ave.
Campbell, Ca. 95008

Declaration of Protective Covenants, Conditions and Restrictions

This declaration of Protective Covenants, Conditions and Restrictions ("Declaration") is made this 4th day of May 2006, by Yerington Ventures LLC, a Nevada State Limited Liability Company.

Recitals:

A. Declarant is the owner of that certain real property located in the County of Lyon, State of Nevada, consisting of 65 residential Lots ("Lot" or "Lots") commonly known as the Grand Estates Subdivision and more particularly described in Exhibit "A" attached hereto and, by reference, made a part hereof (the "Property"). The property is zoned residential.

B. Declarant intends to sell the Lots in accordance with a common plan designed to preserve the value and residential qualities of the Property for the benefit of future owners of Lots and their successors.

NOW, THEREFORE, Declarant hereby declares that all of the Property, and each of the Lots, is held and will be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied and improved, subject the following limitations, restrictions, covenants and reservations, all of which are declared and agreed to be in furtherance of a plan for the subdivision, improvement, use, and sale of the Lots, and are established and agreed for the purpose of enhancing and protecting the value, desirability, and attractiveness of the Property and each and every Lot. All of the limitations, restrictions, and covenants will run with the land and will be binding on all parties having or acquiring any right, title or interest in the Lots, or any part thereof, and will inure to the benefit of all of the Lots and the future owners of the Lots. Each grantee of a conveyance or purchaser under a contract or agreement of sale covering any right, title, or interest in any Lot, by accepting a deed or contract of sale or agreement of purchase, accepts the document subject to, and agrees to be bound by, any and all of the restrictions, covenants, and limitations set forth in this Declaration.

Article 1. General Building and Landscaping Restrictions

1.01 **Land Use and Building Type:** No Lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any Lot other than one single-family dwelling not to exceed two stories above ground level at any single point in

height, a private garage for no more than three cars, and a storage shed of design complementing the residence located in back yard only. All residences must have a garage adjoining the home that is capable of accommodating at least two cars. The roofs for each residence shall have 16" eaves and minimum roof pitches of 5'x12' (5 and 12). Each residence and adjoining garage shall be on a foundation. Storage sheds shall be constructed of wood materials.

1.02 Architectural Control: No building shall be erected, placed or altered on any Lot until the construction plans and specifications and a plan showing the location of the structure and the planned landscaping have been approved by the architectural committee composed of Mark R. Nicholson, Phil Lancaster and Craig Nicholson, or a representative designated by the members of said committee. In the event of death or resignation of any member of said committee, the remaining members shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. The committee's approval or disapproval in the covenants shall be in writing. In the event that said committee or its designated representative fails to approve or disapprove such design or location within 30 days after said plans and specification have been submitted to it, or in the event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval shall not be required and this covenant will be deemed to have been fully complied with. Neither the members of such committee nor its designated representatives shall be entitled to any compensation for services performed pursuant to this covenant. Any time after 80% of all parcels are sold, the then record owners will elect a Homeowners Association as described hereafter, and the Association will appoint its own Architectural Control Committee members at which time the Architectural Committee hereinabove shall no longer have no further force or authority.

1.03 Dwelling size: The ground floor area of the main structure shall not be less than 900 square feet. The total area of the residence shall not be less than 1300 square feet of living quarters, exclusive of porches, terraces, stoops, garages, basements and similar appurtenances.

1.04 Diligence in Construction: When the erection of any residence is once begun, the work thereon must be prosecuted diligently and must be completed within 12 months. Extensions may be granted by the committee under some conditions. No outbuilding may be completed prior to the completion of the residence, except that temporary office and storage buildings may be erected for workers engaged in building a residence or Lot. Any temporary buildings must be removed as soon as the residence is completed and a certificate of occupancy is obtained. No office, storage, garage, basement or other outbuilding erected in the development, nor trailer or motorized vehicle of any kind, shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary nature be used as a residence. All structures must be suitably painted, colored, or stained immediately on construction as per plans and specifications. Garages and storage sheds must be painted to match the residence. No billboards or advertising signs, except "For Sale" signs, which shall be no larger than two feet by three feet, shall be erected or maintained on any Lot, building or structure, without approval in writing of

the architectural committee. All construction must be performed by contractors that are licensed for the tasks they are to perform.

1.05 Lot Area and Width: No division of original parcels shall be allowed. No grants of access or rights of way shall be allowed to and from properties that are not part of the Property.

1.06 Building Location: No building shall be located on any Lot nearer to the front line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event, no building shall be located on any Lot nearer than 20 feet to the front Lot line or nearer 10 feet to the side property line or nearer 20 feet to the rear property line. Eaves, steps and open porches shall not be considered as part of a building, provided, however, that this shall not be construed to permit any portion of a building on a Lot to encroach upon another Lot.

1.07 Fences: No fence, wall, hedge or hedge-like shrub planting for any purpose shall be constructed, planted or permitted to grow on any portion of Lot within said subdivision to a height of over six feet, nor shall any fence, wall, hedge or hedge-like shrub planting for any purpose be constructed, planted or permitted to grow on any Lot within said subdivision between the front building setback line and the front property line to a height of more than four feet. No fence, wall, hedge or hedge-like shrub planting for any purpose shall be constructed, planted or permitted to grow such that site lines at elevations between two and six feet are obstructed on a corner Lot within the triangular area formed by the street property and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. No wire (bob wire, horse fence, or chicken wire, or electric) or chain link fences will be allowed within the Property. No trees shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such site lines.

1.08 Landscaping: Landscaping must be completed on front yards within 180 days of obtaining certificate of occupancy. Front yards shall be maintained in a presentable manner. No satellite receiving dishes shall be installed in the front or side yards, but may be installed in rear yard so long as these areas are enclosed to sufficiently screen dishes from the street, common areas and adjacent Lots to eliminate any possibility of a nuisance being created by the presence of such items.

1.09 Easements: Easements for installation and maintaining of utilities and drainage facilities are reserved as shown on the filed map of such subdivision.

Article 2. Basic Restrictions

2.01 Nuisances: No noxious or offensive activity shall be carried out upon any Lot, nor shall anything be done thereon which may be or which may become an annoyance or nuisance to the neighborhood. Owners of dogs shall confine their animals so as not to create a nuisance for neighbors.

2.02 Vehicles: No boats, recreational vehicles or trailers of any kind shall be allowed to be parked on any street or in the front yard portion of any Lot, either temporarily or permanently,



but may be parked in either the side yard or rear yard so long as these areas are enclosed to sufficiently screen said parked items from the street, common areas and adjacent Lots to eliminate any possibility of a nuisance being created by the parking of such items. No motorized vehicles of any kind shall be allowed to be stored on any street or in the front yard portion of any Lot, but may be stored in either the side yard or rear yard so long as these areas are enclosed to sufficiently screen storage from the street, common areas and adjacent Lots to eliminate any possibility of a nuisance being created by the storage of such items. No painting, repairing, or mechanical work, other than customary maintenance work or minor emergency repairs, may be done in the front yard portion of any Lot, but may be done in an enclosed area that is sufficiently screened from the street, common areas and adjacent Lots to eliminate any possibility of a nuisance being created by such activities.

2.03 Garbage and Refuse Disposal: No waste materials of any kind shall be stored on any parcel, easement or right of way in the Property, except normal household garbage and trash which shall be kept in sanitary containers. The owners of each Lot shall be responsible for the removal of trash on their Lot. The failure to do so will result in action by the Declarant or the Board of Directors of the Association with all expenses to be incurred by the Lot owner.

2.04 Livestock and Poultry: No animals, livestock, swine or poultry of any kind shall be raised, bred, or kept on any Lot, except that dogs, cats or other household pets may be kept provided they are not dangerous or obnoxious and in addition shall not be kept, bred, or maintained for any commercial purposes.

2.05 Health and Sanitation: To promote health and sanitation, the Lot owners, their heirs, successors and assigns, shall not in any way oppose directly or indirectly, the establishment of a sewer or general improvement district which would provide utility services to the property. In the event of the installation of a general domestic sewage disposal system, all Lot owners, their heirs, successors and assigns shall forthwith connect their property with the sewage disposal system.

All sewage disposal systems must be built in accordance with the laws of the State of Nevada and the regulations of the Nevada State and Lyon County Departments of Health. Such permanent buildings as shall be erected in said subdivision for occupancy as residence shall have sanitary inside plumbing connected to sewer or septic tank in accordance with applicable laws and regulations. No lavatory or toilet facility of any kind shall be erected in said subdivision, except indoors and except as the same shall be connected to a sewer or septic tank as aforesaid.

Article 3. Homeowners Association

To carry out the intent and purposes of these covenants and to enforce the terms and conditions of the covenants, after 80% or greater of the Lots are sold, there shall be created the Grand Estates Subdivision Homeowners Association ("Association").

3.01 Maintenance Obligations and Other Association Functions: The Association, for the benefit of the Lot owners will provide for the maintenance, repair and improvement of any street, path, park/retention pond, entrance areas (inclusive of, but not limited to, plantings, sprinkling



systems, signs and gates), berm or other fencing or barriers and any other Grand Estates Subdivision property excluding the Lots and any property that is publicly owned by the City of Yerington or State of Nevada.

The Association, through the herein mentioned Architectural Control Committee, will assume responsibility for architectural control.

The Association will enforce the covenants as they pertain to the maintenance of the Grand Estates Subdivision Lots and Obligations of the said Subdivision Lot Owners.

3.02 Authority and Rule Making: The extent and duties of the activities of the Association in carrying out the duties, maintenance and management shall be determined by its Board of Directors, as provided in the association ByLaws, and the Board of Directors may delegate its authority as provided in the Association ByLaws. The Board of Directors of the Association may also promulgate rules and regulations to assist in carrying out the duties and obligations of the Association, and may amend said rules and regulations from time to time.

3.03 Membership and Voting: Each Lot owner in the Grand Estates Subdivision shall automatically be a member of the Association upon acquiring legal title to the Lot and shall be entitled to one vote. A member may delegate his rights and responsibilities to the party in possession of the Lot, provided such designated representative is duly registered and entered in the books and records of the Association in the manner prescribed in the Restrictions and the Association ByLaws. Membership is limited to Lot owners and membership cannot be assigned, pledged or transferred in any manner except in connection with the transfer of a Lot.

3.03a Designated Representative: The owners of each Lot shall file a written notice with the Association designating the "Designated Representative" who shall be entitled to vote at meetings of the Association and receive all notices and other communications from the Association in behalf of the Lot owners of a particular Lot. The notices shall state the name and address of the Designated Representative of the Lot number(s) for which the Designated Representative is entitled to vote, and the name and address of each person, firm, or corporation, limited liability company, partnership, association, trust or other entity owning an interest in the Lot. The notice shall be signed by each person or entity having an interest in the Lot. The Designated Representative may be changed by the Lot owners of the Lot by filing a new notice of Designated Representative, or his or her duly appointed proxy, who shall be entitled to vote at any meeting of the Association.

3.03b Annual Meeting: There shall be an annual meeting of the members of the Association. Other meetings of the Association may be held as provided in the ByLaws of the Association. Notice of the time, place, location and subject matter of the meetings shall be given to the Lot owners by mailing the same to the Designated Representative for each Lot. The Notice of the annual meeting shall be sent at least ten (10) days prior to the meeting, but not more than sixty (60) days prior to the meeting.

3.03c Association Quorum: The presence in person or by proxy of Thirty-five (35%) percent or more of the Designated Representatives shall constitute a quorum for holding a meeting of



members of the Association, except for voting on questions which specifically require a greater quorum as provided in the Association ByLaws.

3.03d Relationship in association ByLaws: Provisions as to voting, or matters relating to meetings of the Association or governance of the Association, which are not inconsistent with the provisions contained in the Restrictions, may be set forth in the Association ByLaws. In the event of a conflict between these restrictions and the Association ByLaws, these restrictions shall be controlling.

3.04 Creation of Lien and Personal Obligation of Assessments: Each Lot owner, by accepting a deed or by entering into possession of a Lot pursuant to a valid purchase agreement, covenants and agrees for his or her self, heirs, personal representatives, successors and assigns, to pay to the Association any amounts assessed by the Board of Directors of the Association, of any street, path, entrance areas (inclusive of, but not limited to, plantings, sprinkling systems, signs and gates), berm or other fencing or barriers (other than privately owned) and any other property for which the association has, or may hereafter have, the right to improve or the obligation to maintain, repair, restore, or replace. These assessments may be payable in annual, quarterly, monthly, or any other periodic basis as may be designated by the Board of Directors of the Association.

Any assessment so established, together with such interest thereon and costs of collections thereof as herein provided shall be a charge against each of the Lots in said Subdivision based upon their voting rights in the Association, on an equal basis regardless of the size of the Lot, and shall be continuing lien upon the Lot against which such assessments is made until it is paid. Each such assessment, together with such interest thereon and costs of collection thereof as herein provided, shall be the personal obligation of the Lot owner(s) of the Lot at the time when the assessment becomes due and owing.

3.05 Assessment Due Date and Default: Assessments shall be due and payable at such times as the Association's Board of Directors shall determine. The payment of an assessment shall be in default if such assessment, or any part thereof, is not paid to the Association in full on or before the due date for the payment. The Association may impose a late charge in an amount determined by its Board of Directors in the event the payment of an assessment is in default. In addition, assessments in default shall bear interest at the rate of twelve percent (12%) per annum until paid in full.

3.06 Liability for Assessments: No Lot owner may exempt him or her self from liability for assessments by waiver of the use or enjoyment of any property or area for which the Association is responsible to maintain or has the right to improve.

3.07 Collection of Delinquent Assessments: In the event a Lot owner fails to pay an assessment when due, the Association's Board of Directors may enforce the collection of the assessment by bringing an action in the name of the Association and against the Lot owner(s) at law for a money judgment.



3.08 Notice of Assessment Delinquency: A suit at law for money judgment shall not be commenced until the expiration of ten (10) days after mailing, by first class mail, postage prepaid, addressed to the last known address of the Designated Representative for the Lot on which the assessment is delinquent, of a written notice that the assessments levied against the Lot is delinquent and that the Association may invoke its remedies provided under these Restrictions, if the default is not cured within ten (10) days after the date of the mailing. Such written notice shall be accompanied by a written affidavit of the authorized representative the Board of Directors of the Association that acts forth (1) the affiant's capacity to make the affidavit, (2) the amount outstanding (exclusive of interest, costs, attorneys fees and future assessments), (3) the legal description of the Lot, and (4) the name(s) of the Lot owners of record for the Lot to which the assessments are delinquent. If the delinquency is not cured within the ten (10) day period, the Association may take such remedial action as may be available to it under these Restrictions, or under Nevada Law.

3.09 Expenses in Collecting Delinquent Assessments: The expenses incurred by the Association in collecting unpaid assessments, including late charges, interest, costs, actual attorney fees (not limited to statutory fees) shall be charged to the Lot owner in default and shall be secured by a lien on any Lot owned by the Lot owner in said subdivision.

3.10 Acceleration of Assessments: In the event of default by a Lot owner in the payment of any installment of an assessment levied against a Lot, the Board of Directors of the Association shall have the right to declare all unpaid installments for assessments which have been levied by the Board to be immediately due and payable in full.

3.11 Notification to Tenants: If a Lot owner is in default in the payment of maintenance assessments to the Association, the Association may give written notice of such default to any tenant occupying a dwelling on a Lot owned by the Lot owner in default and the tenant, after receiving the notice, shall deduct from the rental payments due to the Lot owner the amount of any maintenance assessments then in default and pay the same to the Association. By deducting the amount of such delinquent assessments, the tenant shall not be considered to have breached any lease agreement with the Lot owner and the amount of such delinquent assessment shall be credited to the tenant's obligation to the Lot owner under the lease.

3.12 Subordination to Lien of Deed of Trust: Notwithstanding anything to the contrary, the holder of any first deed of trust covering any Lot in grand Estates Subdivision which comes into possession of the Lot pursuant to the remedies provided in the first deed of trust, or by deed (or assignment) in lieu of foreclosure, shall take the Lot free of any claims for unpaid assessments or charges against the trust deed Lot which are delinquent prior to the time the first trust deed holder comes into possession of the Lot.

3.13 Liability for Unpaid Assessments Upon Sale: Upon sale or conveyance of Lot, all unpaid assessments shall be paid out of the proceeds from the closing of the sale of the Lot, or by the purchaser, in preference over any other assessment or charges of any nature, except: (1) amounts due the state, or any subdivision thereof, or any municipality for taxes and special assessments due and unpaid which continue a lien against the Lot; (2) amounts due under a valid first trust deed having priority assessments.



A purchaser or grantee is entitled to a statement from the Association setting forth the amount of unpaid assessments against the Lot(s) being purchased. The purchaser or grantee shall not be liable for, nor is the Lot conveyed or granted subject to, a lien for any unpaid assessments against the Lot in excess of the amount set forth in the written statement from the Association. Unless the purchaser or grantee requests a written statement from the Association at least five (5) days before the closing of the sale, the purchaser or grantee shall be liable for any unpaid assessments which are a lien on the Lot being purchased together with the late charges, interests, costs and attorneys fees incurred in the collection thereof.

3.14 Written request by Purchaser for Unpaid Assessment Information: The purchaser of any Lot may request in writing a statement from the Association as to the amount of any outstanding and unpaid maintenance assessments relating to the Lot being purchased, whether regular or special. Upon written request to the Association accompanied by a copy of the executed purchase agreement pursuant to which the purchaser holds the right to acquire a Lot in Grand Estates Subdivision, the Association shall provide a written statement of the amount of any outstanding unpaid assessments relating to the Lot being purchased, which statement shall be binding upon the Association for the period stated therein. Upon payment of the amount stated in the Association's notice, the Association's lien for the unpaid assessments shall be deemed satisfied.

3.15 Purchase of Insurance Coverage: The Association may obtain insurance coverage, if available, insuring the property to be maintained and/or improved by the Association including public streets and insuring the Association and the individual Lot owners against liability for injuries in persons and property occurring on any property including public streets within Grand Estates Subdivision for which the Association may maintain or improve. The amount of such insurance coverage shall be determined by the Board of Directors of the Association.

3.16 Expense of Insurance Coverage: The premium for such insurance coverage shall be paid by the Association and shall be used by the Board of Directors of the Association in determining the amount of maintenance assessments to be charged to the Lots.

3.17 Distribution of Proceeds: All proceeds of any insurance policy owned by the Association shall be received by the Association, held in a separate account, and used or distributed in the manner determined by the Board of Directors of the Association.

3.18 Association as Attorney-in-Fact for Lot Owners: Each Lot owner, by acquiring an interest in a Lot in said Subdivision shall be deemed to have irrevocably appointed the Association as his or her true and lawful attorney-in-fact to act on his or her behalf in connection with the matters relating in any insurance policy in which the Association is the named insured party. Without limiting the foregoing, the Association shall have the full power and authority to purchase and maintain said insurance, to collect and remit the premiums therefore, to collect proceeds and to use and distribute the proceeds in the manner the Board of Directors of the Association deems appropriate, and to execute any and all releases of liability and other documents that may be necessary or desirable in order to accomplish the foregoing.



3.19 Membership of the Architectural Control Committee: The Architectural Control Committee, after 80% of the Lots have been sold, shall consist of three persons elected by and serving for such terms as set by the Association ByLaws.

3.20 Responsibilities and Authority of Architectural Committee: After the Association assumes responsibility for the committee, the committee's responsibilities and authority will remain the same as hereinbefore described.

Article 4. Miscellaneous

4.01 Adjacent Property Use: Adjacent properties to said Property has been used for farming prior to the creation of said subdivision and may be used for farming well after said subdivision is established. Farming on adjacent properties may entail all operations and practices legally allowed under Nevada State laws. Recognizing the prior existence of said farming operations, the Lot owners, their heirs, successors and assigns, shall not in any way oppose directly or indirectly, any legal farming operations or practices that are conducted on adjacent properties.

4.02 Additional Restrictions: Declarant may impose additional restrictions upon any Lot by appropriate provision in the deed or ground lease conveying or leasing such Lot to an owner (or, so long as Declarant owns the Lot in question, by recording with the Lyon County Recorder an instrument containing such additional restrictions), without otherwise modifying the development and any such other restrictions shall inure to the benefit of and be binding upon the parties to such deed or ground lease (or the owner(s) thereafter acquiring the interest in such Lot) in the same manner as if set forth in length herein.

4.03. Binding Effect: The conditions, restriction and covenants herein contained shall bind and inure to the benefit of and be enforceable by Declarant, their successors and assigns, or by the Homeowners Association, or by the owner or owners of any said Lots, and it shall be lawful, not only for Declarant, or their successors or assigns, but also for the Homeowners Association, or owner or owners of any of said Lots, to institute and prosecute any proceeding at law or in equity, against any person, firm, or corporation violating or threatening to violate any of the covenants, conditions or restrictions herein contained, and such action may be maintained for the purpose of preventing the violation or to recover damages for a violation, or for both of such purposes.

4.04 No Waiver: No delay or failure to exercise any power or right shall operate as a waiver thereof and such rights and powers shall be deemed continuous, nor shall a partial exercise preclude full exercise thereof, and no right or remedy shall be deemed abridged or modified by any course of conduct and no waiver thereof shall be predicated thereon, nor shall failure to exercise any such power or right be subject to any liability.

4.05 Additional Remedies: Nothing herein contained shall be construed as preventing the application of any remedies given by law against a nuisance, public or private, or otherwise, but the remedies herein contained shall be in addition to any other remedies given by law.

4.06 Enforcement: The result of every act or omission whereby any condition or restriction herein contained is violated, in whole or in part, is hereby declared to be and constitutes a nuisance, and every remedy allowed by law or equity against a nuisance, either public or private, shall be applicable against every such result, and may be exercised by Declarant, the Association or any Lot owner for the enforcement, or to restrain a violation of this Declaration or any provisions hereof, the losing party or parties shall pay the attorney's or attorneys' fees of the winning party or parties in such amount as may be fixed by the court in such proceeding. Such remedies shall be deemed cumulative and not exclusive. However, nothing contained in this Declaration or in any form of deed which may be used by Declarant or its successors or assigns in selling said Property, or any part thereof, shall be deemed to vest or reserve in Declarant, the Association or the Lot owner any right of reversion for breach or violation of any one or more of the provisions hereof, and any such revisionary right is hereby expressly waived by Declarant, its successors and assigns.

4.07 Assignment: Any and all of the rights and powers and reservations of Declarant herein contained may be assigned to any corporation, partnership, or association which is now organized or which may hereafter be organized and which will assume the duties of Declarant hereunder pertaining to the particular rights and powers and reservations assigned: and upon any such corporation, partnership or association evidencing its consent in writing to accept such assignment and assume such duties, it shall, to the extent of such assignment, have the same rights and powers and be subject to the same obligations and duties as are given to and assumed by Declarant herein.

4.08 Interpretation: If this Declaration or any word, clause, sentence, paragraph, or other part thereof shall be susceptible to differing or conflicting interpretation, that which is most nearly in accordance with the general purposes and objectives of this Declaration shall govern.

4.09 Omissions: If any punctuation, word, clause, sentence, or provision necessary to give meaning, validity or effect to any other word, clause, sentence, or provision appearing in this Declaration shall be omitted herefrom, then it is hereby declared that such omission was unintentional and that the omitted punctuation, word, clause, sentence, or provision shall be supplied by inference.

4.10 Severability: Invalidity of any one or more of the covenants, restrictions, conditions, or provisions contained in this Declaration, or any part thereof, shall in no manner affect any of the other covenants, restrictions, conditions, or provisions hereof, which shall remain in full force and effect.

4.11 Duration: The provisions of this Declaration shall continue and be effective for a period of twenty (20) years from the date of recordation hereof, and shall be automatically extended for successive periods of ten (10) years each until the Declarant, the Association or other entity assigned the rights and responsibilities of the Declarant, as herein described, determines that the Declaration shall terminate and notice thereof is recorded in the office of the Recorder of Lyon County, Nevada. Notwithstanding any provision herein to the contrary, sections 4.01 and 4.14 are not subject to termination and shall, at all times, remain in full force and effect.



382592

05/22/2006
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EXHIBIT A

All that certain real property being SE 1 / 4 of SE 1 / 4 of Section 33, T 14 N, R 25 E,
M.D.B. &M., Lyon County, Nevada.

Unofficial Copy



4.12 Amendment: Except for sections 4.01 and 4.14, this Declaration may be amended in any respect, upon the written consent of 70 percent of the fee owners of record of the lots in the Property; provided, however, no such amendment shall become effective until it is of record in the recorder's office of Lyon County, Nevada.


4.13 Notices: Notices as provided herein shall be in writing and shall be deemed received five (5) days after deposit in the United States Mail, certified mail, return receipt requested, postage prepaid, addressed as follows or to such other addresses as the parties may designate to each other in writing from time to time.

Declarant: Yerington Ventures, LLC
c/o Mark Nicholson
105 Kirkorian Court
Scotts Valley, CA 95066

4.14 Limitation on Liability and Indemnity: In addition to any other provisions specifically set forth in this Declaration, the Declarant, as well as their consultants, representatives, heirs, successors or assigns shall not be liable to any owner, occupant, or any other person for any loss, damage injury or any claim thereof arising out of or in anyway connected with the Declarant under this Declaration. In particular, the Declarant shall not be responsible for reviewing any plans or specifications from the standpoint of structural safety, engineering soundness, or conformance of the improvement to which the plans pertain with building or other codes. Furthermore, the Declarant shall not be responsible or liable for structural, engineering, or other building defects in any improvement for which the plans were approved or for violations of building or other codes or for violations by any property use of any zoning or other applicable land use regulations. Each owner shall indemnify and hold harmless the Declarant, and their consultants, representatives, heirs, successors or assigns against all claims, actions, and causes of action from and against all losses, damages, and costs; including reasonable attorney's fees, for any action that may be brought arising out of any structural, engineering, safety, soundness, building defects or conformance with building or other codes or the plans and specifications concerning the building or for any violations of any covenants, conditions or restrictions herein, or any zoning or other applicable land use regulations.

IN WITNESS THEREOF, Declarant has executed this Declaration the day and year first written above.

Yerington Ventures, LLC.
A Nevada State Limited Liability Company

By: 
Its: Managing Member



382592

05/22/2006
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No. 5907

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENTState of CaliforniaCounty of Santa ClaraOn May 5, 2006 before me, Kay M. Hackett, Notary

NAME, TITLE OF OFFICER - E.G., JANE DOE, NOTARY PUBLIC

personally appeared Mark R. Nicholson

NAME(S) OF SIGNER(S)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Kay M. Hackett
SIGNATURE OF NOTARY**OPTIONAL**

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER

☐ PARTNER(S)

TITLE(S)

- ☐ LIMITED
☐ GENERAL

- ☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER:

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

Grand View Estates Phase 2

Tentative Subdivision Map

City of Yerington Planning Commission Presentation

October 26, 2022



Property Location

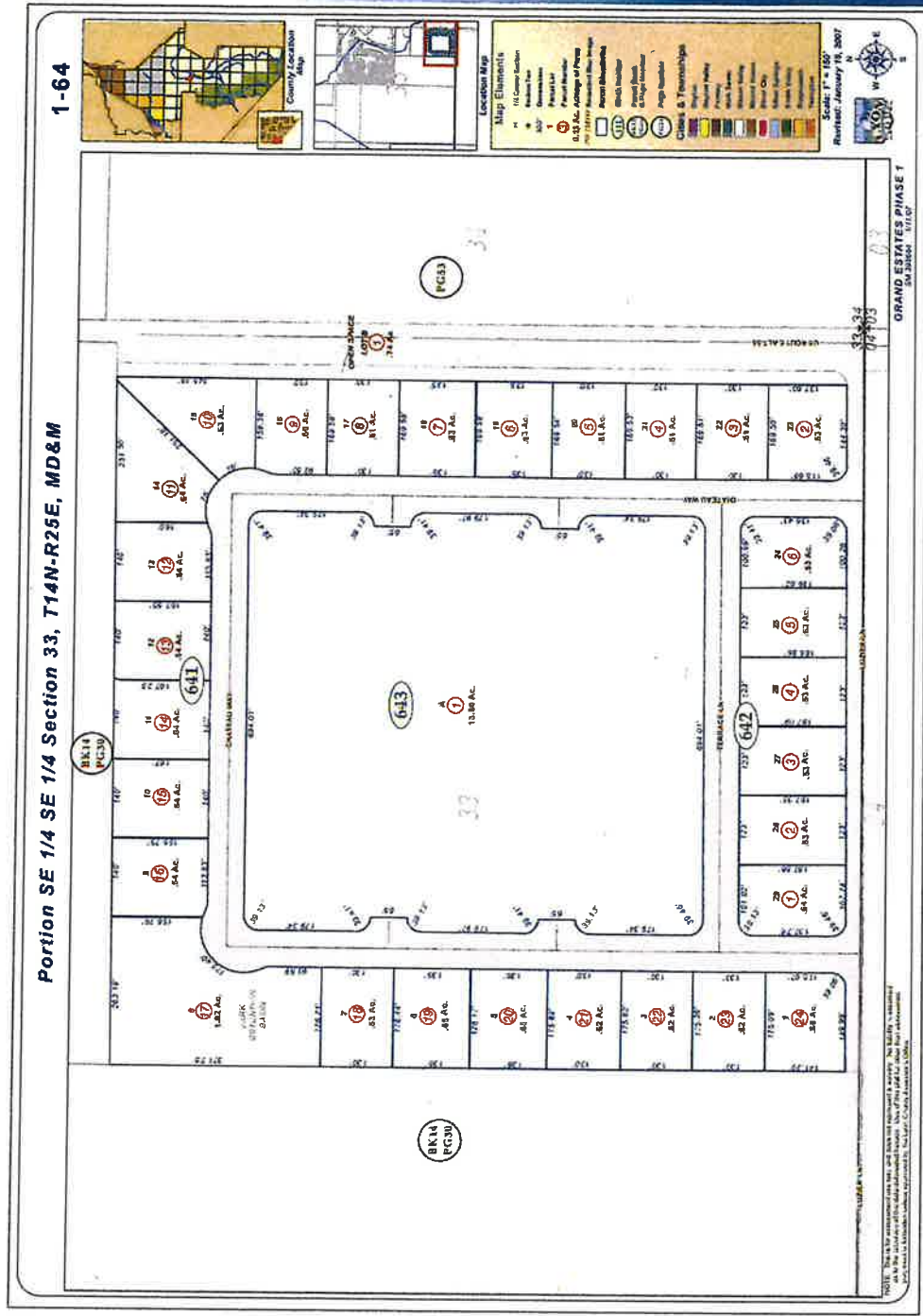
Located west of Hwy 95A, north of Luzier Lane within the Grand Estates subdivision area.

APN 001-643-01
13.8+/- Acres

Subject property is Phase 2 of Grand Estates that was never constructed, and the approval expired.



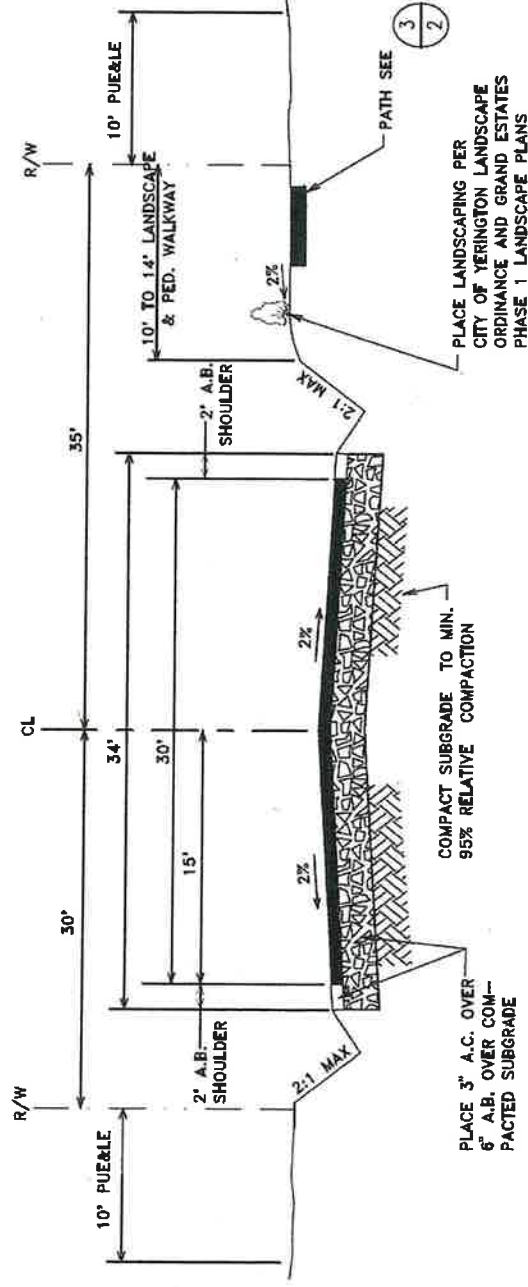
Subject Property was left as Area of Grand Estates to be Completed.





Proposed Street Section

- 65-foot ROW
- 30-foot travel lanes
- roadside drainage
- separated pedestrian path.

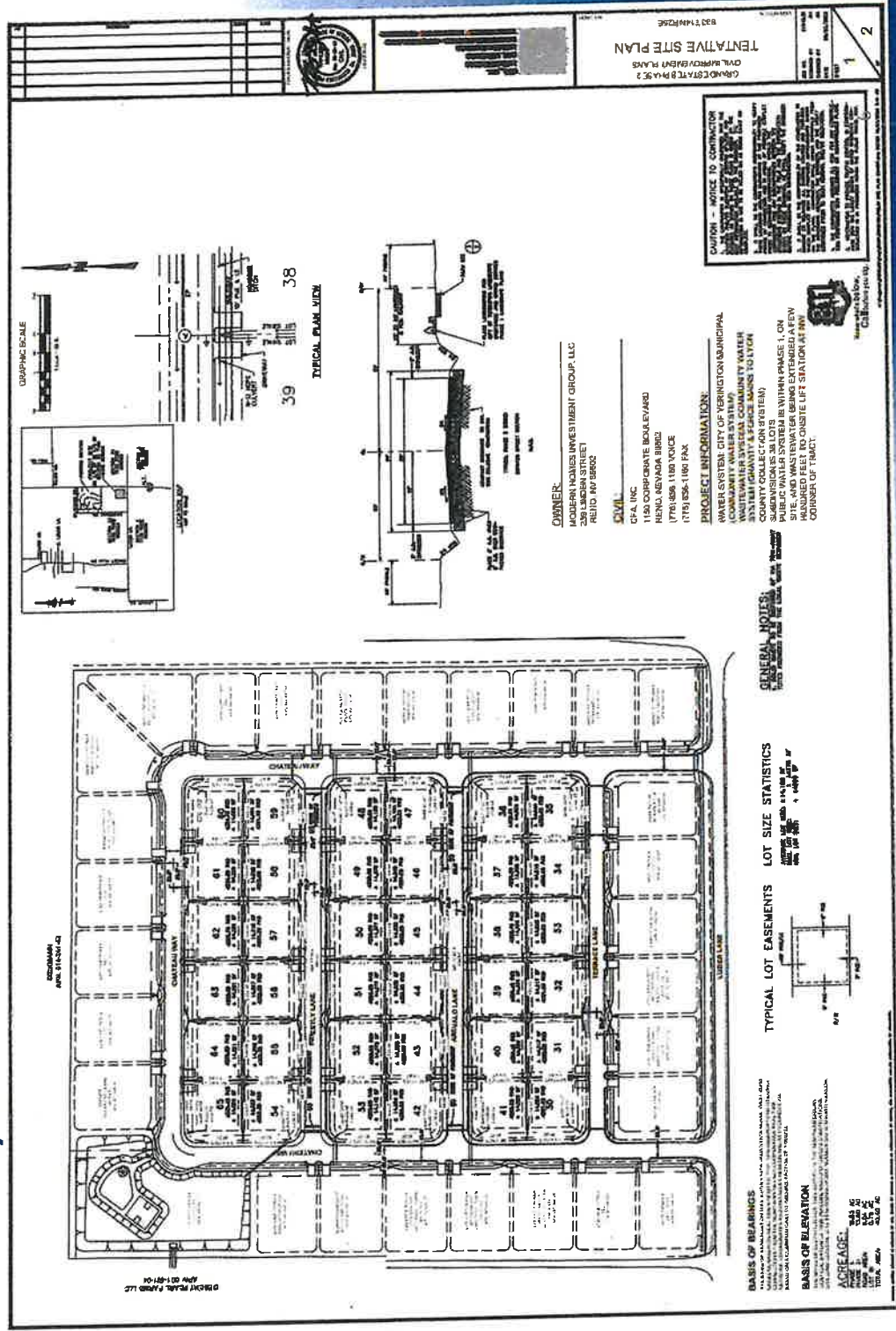


Tentative Map (Sheet 1 of 2)

Of the 28 existing residential lots in Phase 1, 5 are owned by Creative Homes Management, 7 are owned by Manhome Project Management, 7 are owned by Chicas Rentals LLC and 3 by Hoyt & Meyers

It appears that 1/2 of the lots are not already developed or in the process of development. Any lots not developed when the sewer connections is approved or existing would be required to connect.

Creative Homes owns 5 of the Phase 1 lots that will connect to sewer along with the 36 within the Phase 2 area bringing the minimum total to 41.



Lift Station	Location
1	1
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5	5
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99	99
100	100



Sewer System Improvements



Project Benefits

- Sanitary Sewer Improvements
- Park Improvements – CC&R's require HOA
- Vehicular and Pedestrian Improvements
- Adds necessary housing stock in region



Questions?

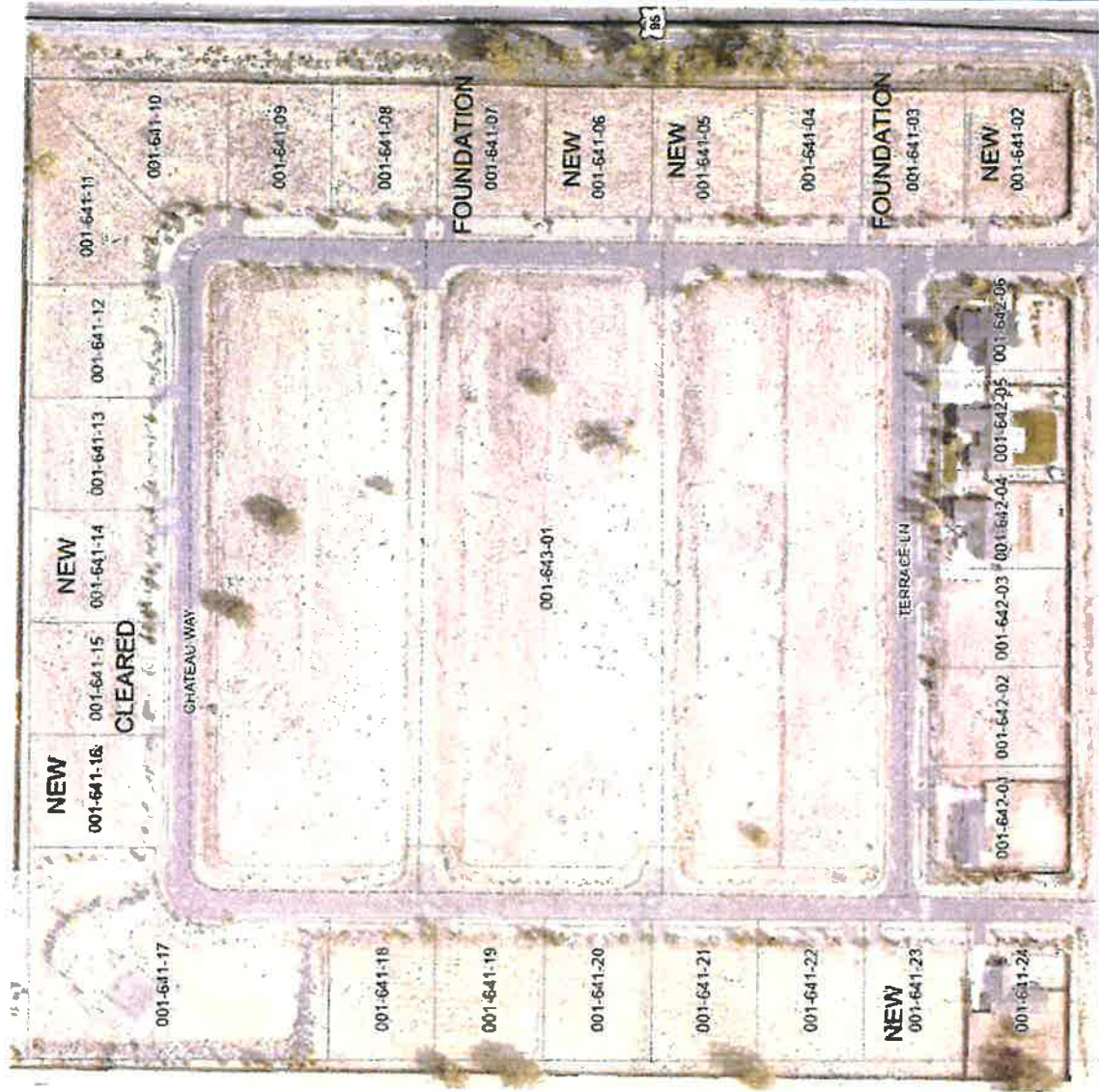


Extra Slides Possibly needed for Questions



Phase 1 Constructed and Under Construction Lots

Based on site visit in early November 2022



Development Agreement

When recorded, mail to:
City Clerk
City of Yerington
14 E. Goldfield Avenue
Yerington, Nevada 89447

DEVELOPMENT AGREEMENT

For Development of Off-Site (Sewer) Improvement

For Grand Estates Phase 2

Yerington, Nevada

Article 1. Parties, definitions, and property description

This Development Agreement ("AGREEMENT") is by and between:

"Developer"

Creative Homes Investment Group, LLC,
A Nevada limited liability corporation
239 Linden Street
Reno, NV 89502

"City"

City of Yerington, a municipal corporation
14 E. Goldfield Avenue
Yerington, Nevada 89447

Key definitions in this Agreement are:

"Project" means the 36-lot single family residential subdivision known as Grand Estates Phase 2 on a tentative subdivision map (*enter city case number*) approved pursuant to Chapter 278 of the Nevada Revised Statutes ("NRS") by the City Council for the City of Yerington ("City Council"), APN 001643-01.

"Project Property" means that real property located in the City of Yerington, County of Nevada, more particularly described as Exhibit A attached hereto.

Development Agreement

Article 2 Recitals.

- A. Brodie Steven Priestly is the Owner of the Project Property.
- B. The Grand Estates Tentative Subdivision Map was originally approved in 2005 by the Yerington City Council. The approval included a total of 64 residential lots in two phases. Phase 1 was approved through a final map and the roadways, utility lines (excluding off-site sewer) and drainage improvements were constructed along with separated pedestrian access. Before final mapping of Phase 2 of the project was approved, the tentative map expired.
- C. Development within Phase 1 of Grand Estates has necessitated that each home provides a septic and leach field system on each developed lot as the community sewer system was never completed.
- D. On , 2022, the Yerington City Council approved a tentative subdivision map (*enter city case number*) for the Grand Estates Phase 2 subject to Conditions of Approval ("Conditions").
- E. Part of the improvements proposed and required with the development of Grand Estates Phase 2 is the completion of the community sewer system, which includes off-site improvements associated with the sewer lift station and sewer lines connecting to the Lyon County gravity sewer system near Pentrose Drive and Scarsdale Drive
- F. Pursuant to NRS 278.02598, the City Council has the authority to negotiate development agreements to carry out plans for infrastructure to serve a development. In addition, the City Council has the power and authority to adopt an ordinance approving a development agreement for off-site improvements pursuant to Section 11-7-1(b), of the Yerington Municipal Code ("Code").
- G. Acknowledging the foregoing, the parties desire to enter into this Agreement for off-site utilities to serve the Grand Estates subdivision, and to provide for such other matters as set.

NOW, THEREFORE, in exchange for mutual considerations, the sufficiency of which is hereby acknowledged, the parties agree as follows:

Article 3. Development Matters.

Section 3.1 Development Standards.

The approved tentative subdivision map for Grand Estates Phase 2 allows for the development of 36 single family lots with all utility, roadway and pedestrian accesses, as presented, conditioned and approved by the Yerington City Council per (*enter city case number on*, 2022). Construction of the approved development will include the off-site improvements necessary for the connection of the sewer lines within the Grand Estates subdivision to an operable community sewer system. Improvements to be made include:

- A. Completion of construction of the Grand Estates Sewer Lift Station.

Development Agreement

B. Installation of a sewer force main connected to the Lyon County gravity sewer system near Pentrose Drive and Scarsdale Drive free of all encumbrances.

C. Any required easements for the lift station or foremain. [MAY NEED TO ADD RECORDATION DOC #'S AND DATES FOR EASEMENTS IF THIS DOCUMENT BECOMES TRIGGER FOR ASSIGNMENT OF EASEMENTS]

All facilities will be constructed and proven operational and dedicated to the City of Yerington after inspection and confirmation of operability of the system.

Section 3.2 Timeframe for Completion of Off-Site Improvements.

A. The time allowance for completing the off-site improvements described in section 3.1 shall be 5 years from the date of approval of the tentative subdivision map for Grand Estates Phase 2 (, 2027) or prior to the issuance of the first certificate of occupancy for any lot within Grand Estates Phase 2, whichever is first.

B. Off-site sewer improvements will be offered for dedication to the City of Yerington.

C. A one (1) year warranty period ("Warranty Period") shall be provided for the new facilities. The one (1) year warranty period shall begin on the date of the first hook-up (certificate of occupancy) for the first home within Grand Estates Phase 2 and acceptance of the off-site sewer infrastructure improvements by the City of Yerington. All sewer privilege to connect fees shall be paid prior to the recordation of the final map. Sewer privilege to connect fees shall be capped at the current rate of \$3,800.00 per lot during the four-year tentative map approval period.

D. As-Built and operations and maintenance manuals ("Closeout Documents") shall be provided at the start of the Warranty Period.

E. This agreement shall be terminated at the acceptance of the dedication of the facilities/sewer improvements described above. Review and consideration for acceptance of the facilities/sewer improvements shall not be delayed by the City of Yerington when requested by the developer. The date of termination of this agreement shall not extend beyond six (6) years from the date of the tentative subdivision map approval for Grand Estates Phase 2 or at the closure of the Warranty Period, whichever is first ("Termination Date").

F. Any easements needing to be assigned to the City of Yerington for the facilities covered under this development agreement shall be assigned at the time of dedication. [WE COULD MAKE THIS DEVELOPMENT AGREEMENT THE TRIGGER FOR ASSIGNMENT - NEED TO DISCUSS WITH CITY OF YERINGTON ON WHICH WAY TO GO WITH THIS]

G. If the date for completion of the required off-site sewer improvements falls on a weekend day or legal holiday in the State of Nevada, then the date for such requirement for completion shall be extended to the next business day. The term "business day" means a day that is not Saturday, Sunday or legal holiday in the State of Nevada.

Section 3.3 Limitation.

Development Agreement

The provisions of NRS 278.0201 apply to this Agreement.

Article 4. General Terms.

Section 4.1 Effective Date; approved by ordinance

This Agreement is not effective until it has been approved by ordinance by the City Council, and has been recorded in the Official Records of Lyon County.

Section 4.2 Expiration and Cancellation

Unless amended or cancelled, in whole or in part, pursuant to NRS 278.0205, this Agreement shall expire upon the Termination Date set forth in Section 3.2 above. A cancellation of this Agreement is not effective or binding until approved by ordinance of the City Council and recorded in accordance with NRS 278.0205.

Section 4.3 Modifications and Amendments

Modifications and amendments to this Agreement are not effective or binding until approved by ordinance of the City Council and recorded in accordance with NRS 278.0205.

Section 4.4 Breach.

A violation of the Agreement shall be a breach of this Agreement, and the breaching party shall have 60 days after receipt of notice delivered in accordance with Section 4.7 below by the nonbreaching party to cure such breach. This notice and cure period do not extend the final map deadlines set forth in Section 3.2 above.

Section 4.5 Entire Agreement.

With respect to the matters addressed herein (including the recitals), this Agreement integrates all of the terms and conditions mentioned herein or incidental hereto and supersedes all negotiations or previous agreements between the parties.

Section 4.6 Assignments, Transfer of rights.

Developer shall have the right to assign all or any portion of its rights and delegate any obligations under this Agreement to third parties who acquire fee simple absolute ownership to any portion of the Project Property.

Section 4.7 Notices, when deemed sufficiently given.

A. Formal notices, demands and communications between the City and Developer must be in writing and must be sent to the addresses or facsimile numbers stated in Article 1 above and to each successor or assign of Developer to the address given by such party in writing and if no written notice is given, then to the address stated in the transfer agreement, and/or to any address or number subsequently communicated to the sending party in writing.

B. If notice is sent by registered or certified mail to the correct address, postage prepaid, it

Development Agreement

will be deemed sufficiently given the earlier of when actually received by the addressee or three business days after it is received by the U.S. Post Office as indicated on the receipt.

C. If notice is sent by courier, or overnight delivery service (Federal Express, UPS Overnight, U.S. Postal Priority Mail), and is properly addressed, it will be deemed sufficiently given when delivered as indicated in the records of the courier of service.

D. If notice is sent by facsimile, properly addressed to the addressee specified in Article I above and is actually sent to the correct facsimile number, it will be deemed sufficiently given when receipt is confirmed by either the receiving or sending facsimile machine, provided that that confirmation is in writing and sufficiently identifies the document, and indicates the time and date that the document was received by the receiving facsimile machine.

Section 4.8 Further Documents

Each party agrees to honor any reasonable requests by the other party to complete, execute, and deliver any document necessary to accomplish the purposes hereof.

Section 4.9 Reserved.

Section 4.10 Time of Essence

Time is of the essence in the performance of this agreement.

Section 4.11 Governing Law

The laws of the State of Nevada, without regard to conflicts of law principles, shall govern the interpretation and enforcement of this Agreement.

Section 4.12 Severability of invalid or unenforceable provisions.

If any provision contained in Agreement is held to be unenforceable by a court of law or equity, this Agreement shall be construed as if such provision did not exist, and the non-enforceability of such provision shall not be held to render any other provision or provisions of this Agreement unenforceable.

Section 4.13 Binding effect; successors and assigns; assignments/delegation

This Agreement shall be binding upon and inure to the benefit of the heirs, executors, administrators, and permitted successors and assigns of the parties hereto. To the extent that any assignment of any right under this Agreement changes the duty of either party, increases the burden or risk involved, impairs the chances of obtaining the performance of this Agreement, attempts to operate as novation, or include a waiver or abrogation of any defense to payment by the City of Yerington, such offending portion of the assignment shall be void, and shall be a breach of this Agreement.

Section 4.14 No third-party beneficiaries intended.

Unless otherwise specifically identified in this Agreement, there are no third-party beneficiaries intended by this Agreement and no third parties have any standing to enforce

Development Agreement

any of the provisions of this Agreement

Section 4.15 Representation and warranties by persons who sign this Agreement.

Each person who signs this Agreement represents and warrants to each other person who signs this Agreement that he or she is an authorized agent of and has actual authority to execute this Agreement on behalf of the party for whom he or she is signing, and that all required approvals and actions have been taken to authorize the execution of this Agreement with the intent and effect of binding the party to this Agreement.

*[Signature Page Follows]

NDEP Review



STATE OF NEVADA
Department of Conservation & Natural Resources
Nevada Division of Environmental Protection
1000 E. Flamingo Avenue, Suite 200
Las Vegas, NV 89119

October 21, 2022

Jay Flakus
Public Works Director - City of Yerington
14 E. Goldfield Avenue
Yerington, NV 89447

Re: Tentative Map - Grand Estates Phase 2
36 lots in the City of Yerington

Dear Mr. Flakus:

The Nevada Division of Environmental Protection (NDEP) has reviewed the above referenced subdivision map and recommends approval of said subdivision with respect to water pollution and sewage disposal, provided that the City of Yerington commits to provide sewage service to said subdivision.

A lift station and force main were proposed in the tentative map. Please ensure that prior to any construction of the lift station and force main, improvement plans will need to be submitted to NDEP's Bureau of Water Pollution Control for review and approval.

Please note that if the developer of this subdivision will disturb more than one (1) acre, they are required to obtain coverage under NDEP's Construction Stormwater General Permit NVR1000000. A Notice of Intent must be filed electronically and submitted with a \$200 fee prior to commencing any earth-disturbing activities at the site. Visit NDEP's Bureau of Water Pollution Control website at: <http://ndep.nv.gov/bureaus/bwc> for more information about this permit.

Sincerely,

April Holt

April Holt, PE
Technical Services, Compliance, and Enforcement
Bureau of Water Pollution Control

Enclosure: WTS 14-Pump Station Design and Submittal Criterion

cc: Jay Flakus - City of Yerington
Dave Snodgrass - CFA, Inc.
Kelli Luchetti - Creative Homes Investment
NDWR
BCA Superfund Program Manager

Control No. 14990

Legal Findings NRS 278.349

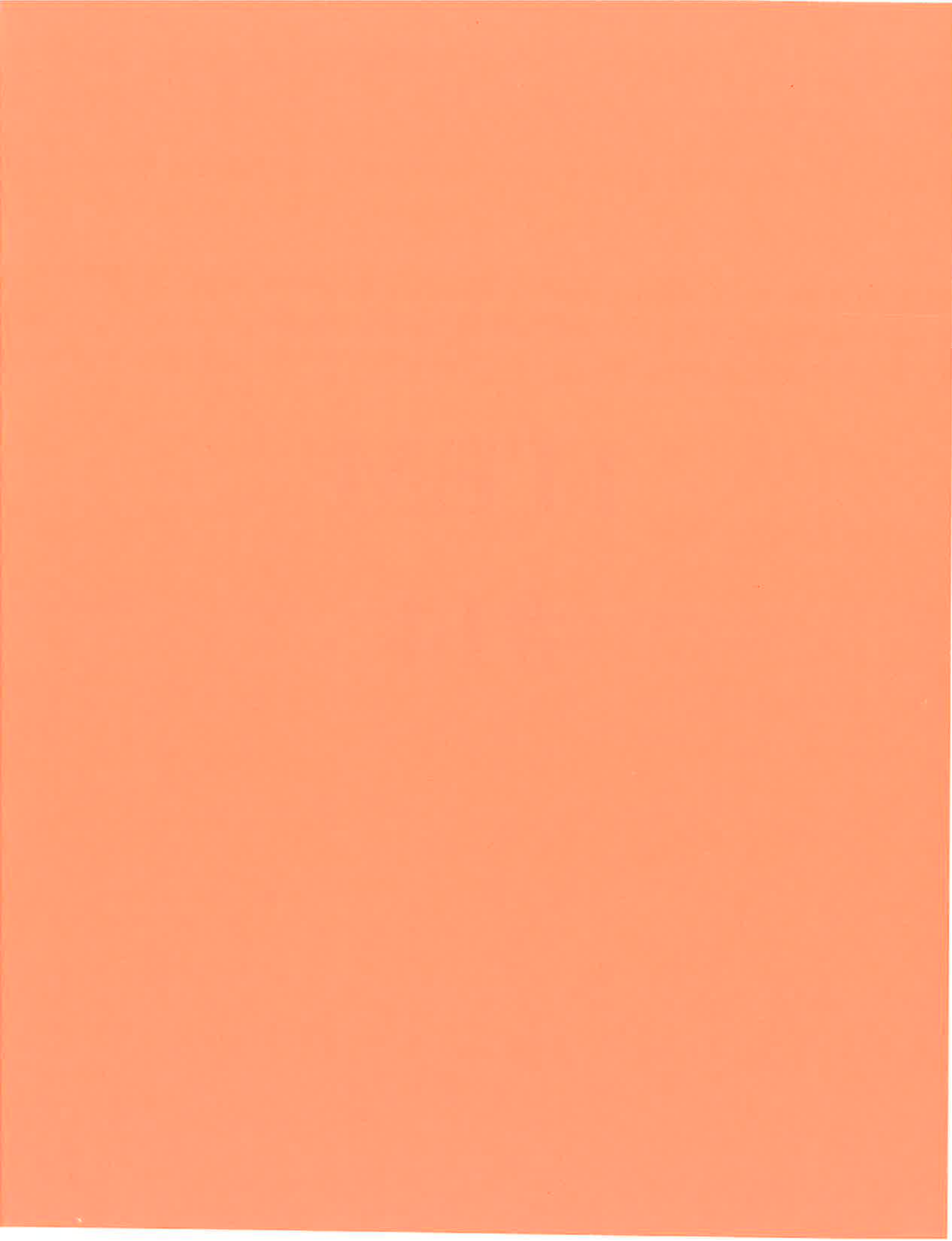
NRS 278.349 Action on tentative map by governing body; considerations in determining action on tentative map; final disposition.

3. The governing body, or planning commission if it is authorized to take final action on a tentative map, shall consider:

- (a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
- (b) The availability of water which meets applicable health standards and is sufficient in quantity for the reasonably foreseeable needs of the subdivision;
- (c) The availability and accessibility of utilities;
- (d) The availability and accessibility of public services such as schools, police protection, transportation, recreation and parks;
- (e) Conformity with the zoning ordinances and master plan, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;
- (f) General conformity with the governing body's master plan of streets and highways;
- (g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
- (h) Physical characteristics of the land such as floodplain, slope and soil;
- (i) The recommendations and comments of those entities and persons reviewing the tentative map pursuant to NRS 278.330 to 278.3485, inclusive;
- (j) The availability and accessibility of fire protection, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wild lands;
- (k) The potential impacts to wildlife and wildlife habitat; and
- (l) The submission by the subdivider of an affidavit stating that the subdivider will make provision for payment of the tax imposed by chapter 375 of NRS and for compliance with the disclosure and recording requirements of paragraph (f) of subsection 1 of NRS 598.0922, if applicable, by the subdivider or any successor in interest.

ITEM

#14





**SPECIAL USE PERMIT APPLICATION
CITY OF YERINGTON
102 S. MAIN STREET
YERINGTON, NV 89447
(775)463-3511**

Applicant: AT&T Mobility C/O Carl Jones (AT&T Agent) Owner: Stephen E. Aiazzi
Address: 605 Coolidge Dr, suite Address: 160 Densmore Lane
City/State/Zip: 100, Folsom CA 95630 City/State/Zip: Yerington, NV 89447
Telephone: 916 798 2275 Telephone: 775 690 2591

LEGAL DESCRIPTION OF PROPERTY

Assessor's Parcel Number: 001-059-02
If within a Subdivision, Name: _____ Lot: _____ Block: _____
Street Address of Property: 402 N Main St, Yerington, NV 89447
Area of Property (Sq. Ft.): 627 sq. ft. AT&T lease area Deed Restrictions: Yes [] No [x]
(If yes, copy attached)
Existing Zoning District: M1 Ordinance Section Proposed: no change

Explanation of Request:

Installation of a new AT&T telecommunication facility (cell tower).
The proposed project consists of installing (1) New 90' Monopole Co-locatable tower with (12) panel antennas, (12) remote radio units, and associated equipment on the tower.
Install (1) new 8.0' x 8.0' (WIC) walk in closet equipment shelter & a 30KW back up Diesel generator inside a "New" 19'x33' (627 sq. ft.) AT&T Lease Area.

REQUIRED ITEMS FOR APPLICATIONS

1. Plot Plan: Drawn to scale showing property size, locations of existing buildings and proposed buildings, abutting streets and alleys, driveways and property ownerships within 300 feet of the exterior boundaries of the subject property.
2. Application Fee: The fee shall be \$250.00 payable at the time of filing the application. Non-refundable.
3. The Public Works Department will procure a list of names and addresses of property owners within 300 feet of the property listed above and mail notices to all names on the list.
4. Property Tax: Showing taxes are paid current on subject property.

JUSTIFICATION FOR SPECIAL USE PERMIT REQUIRED BY ORDINANCE

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

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

Owner's Certificate

I _____, Owner in fee of the described property, state that this

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

Signature of Owner

State of _____)
County of _____)

Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public

Applicant's Certificate

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



Signature of Applicant

(AT&T AGENT)

State of _____)
County of _____)

Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public

See attached certificate

The City of Yerington is an equal opportunity provider

CALIFORNIA ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SacramentoOn June 23, 2022

Date

before me,

Lisa Mineko Connolly, Notary Public

Here Insert Name and Title of the Officer

personally appeared

Carl Jones (ATAT Agent)

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Lisa Mineko Connolly

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

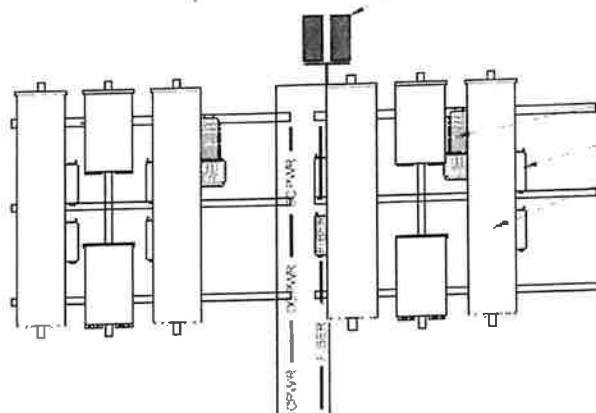
☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

**CITY OF YERINGTON
102 S. MAIN STREET
YERINGTON, NV 89447
(775) 463-2729**

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.

(P) L-810 DOUBLE BLINKING RED LIGHT PER FAA RED OBSTRUCTION LIGHTING INSTALLED ON TOP OF TOWER PER FAA REGULATION ADVISORY CIRCULAR AC 70/7460-1M OBSTRUCTION MARKING AND LIGHTING



(P) (3) DC-9 SQUID SURGE SUPPRESSORS

(P) (12) RRHS

(P) (12) AT&T PANEL ANTENNAS

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION						FOR INSURANCE COMPANY USE	
A1. Building Owner's Name AT&T					Policy Number:		
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 402 N. MAIN STREET					Company NAIC Number:		
City YERINGTON		State Nevada		ZIP Code 89447			
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) APN 002-059-02							
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>NON-RESID. (CELLULAR PHONE SITE)</u>							
A5. Latitude/Longitude: Lat. <u>N 38 59' 32.7"</u> Long. <u>W 119 09' 43.9"</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983							
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.							
A7. Building Diagram Number <u>1A</u> <input checked="" type="checkbox"/>							
A8. For a building with a crawlspace or enclosure(s):							
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft							
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>							
c) Total net area of flood openings in A8.b <u>N/A</u> sq in							
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
A9. For a building with an attached garage:							
a) Square footage of attached garage <u>N/A</u> sq ft							
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>							
c) Total net area of flood openings in A9.b <u>N/A</u> sq in							
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION							
B1. NFIP Community Name & Community Number CITY OF YERINGTON 320016				B2. County Name LYON		B3. State Nevada	
B4. Map/Panel Number 32019C0856	B5. Suffix E	B6. FIRM Index Date 01-16-2009	B7. FIRM Panel Effective/ Revised Date 01-16-2009	B8. Flood Zone(s) A	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) N/A		
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____							
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____							
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: <u>N/A</u> <input type="checkbox"/> CBRS <input type="checkbox"/> OPA							

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.		FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 402 N. Main Street		Policy Number:	
City Yerington	State NV	ZIP Code 89447	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

- C1. Building elevations are based on: ☒ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
- *A new Elevation Certificate will be required when construction of the building is complete.
- C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.
- Benchmark Utilized: NGS 4382 WAB Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

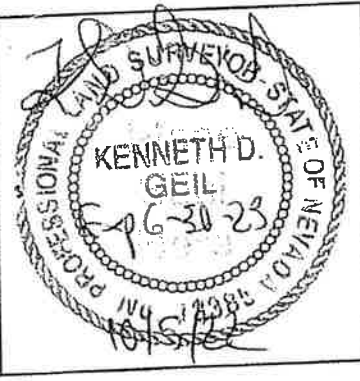

Check the measurement used.

- | | | | |
|--|---------------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>4384.0</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) | <u>4384.0</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>4382.5</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>4382.8</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☒ Check here if attachments.

Certifier's Name K.D. GEIL	License Number PLS 13385	
Title PRINCIPAL		
Company Name GEIL ENGINEERING INC.		
Address 1226 HIGH STREET		
City AUBURN	State California	ZIP Code 95603
Signature 	Date 10-05-2022	Telephone 916-885-0426
Ext.		

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

C2.a) BOTTOM FLOOR ELEVATION CONFIRMED BY BUILDING OFFICIAL.

C2.e) ALL COMMUNICATIONS EQUIPMENT TO BE AT BOTTOM FLOOR ELEVATION OR HIGHER.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

402 N. Main Street

FOR INSURANCE COMPANY USE

Policy Number:

City

Yerington

State

NV

ZIP Code

89447

Company NAIC Number

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is

_____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is

_____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is

_____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is

_____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is

_____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address

City

State

ZIP Code

Signature

Date

Telephone

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.		FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 402 N. Main Street		Policy Number:
City Yerington	State NV	Company NAIC Number
ZIP Code 89447		

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8-G10. In Puerto Rico only, enter meters.

- G1. ☒ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4-G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
-------------------	------------------------	---

G7. This permit has been issued for: ☒ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: **4382.5 ft, 1988 Datum.** ☐ feet ☐ meters Datum _____
(See Section C.)

G9. BFE or (in Zone AO) depth of flooding at the building site: **"The Building Official recommended a floor height of 4383, which would put the BFE at 4382."**

G10. Community's design flood elevation:

Local Official's Name Joel Brown	Title Building Official
Community Name City of Yerington	Telephone (775) 309-5457
Signature Joel Brown	Date 10/21/2022

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.



MAP SCALE 1" = 500'



PANEL 0856E

FIRM

FLOOD INSURANCE RATE MAP

**LYON COUNTY,
NEVADA
AND INCORPORATED AREAS**

PANEL 856 OF 1375

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10	10	10
11	11	11	11
12	12	12	12
13	13	13	13
14	14	14	14
15	15	15	15
16	16	16	16
17	17	17	17
18	18	18	18
19	19	19	19
20	20	20	20
21	21	21	21
22	22	22	22
23	23	23	23
24	24	24	24
25	25	25	25
26	26	26	26
27	27	27	27
28	28	28	28
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LYON COUNTY	3200279	0856	7
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RECEIVED, CITY OF
JAN 10 1960

Address to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
32019C0856E

EFFECTIVE DATE
JANUARY 16, 2009

Federal Emergency Management Agency

This is an official FIRMlets showing a portion of the above-referenced flood map created from the MSC FIRMlets Web tool. This map does not reflect changes or amendments which may have been made since the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Update Overview Page Sheet available on the FEMA Flood Map Service Center home page at <http://msc.fema.gov>.



Federal Aviation
Administration

Project

« OE/AAA

Notice of Proposed Construction or Alteration - Off Airport

Add a New Case (Off Airport) - Desk Reference Guide V_2018.2.1

Add a New Case (Off Airport) for Wind Turbines - Mot Towers (with WT Farm) - WT-Barge Crane - Desk Reference Guide V_2018.2.1

Project Name: AT&T -000746206-22

Sponsor: AT&T (DI)

Details for Case : CVL02811

Show Project Summary

Case Status

ASN: 2022-AWP-12556-OE
Status: Accepted

Public Comments: None

Date Accepted: 06/20/2022

Date Determined:

Letters: None

Documents: None

Project Documents:
None

Construction / Alteration Information

Notice Of: Construction
Duration: Permanent

If Temporary : Months: Days:

Work Schedule - Start:

Work Schedule - End:

*For temporary cranes-Does the permanent structure require separate notice to the FAA?
To find out, use the Notice Criteria Tool. If separate notice is required, please ensure it is filed.
If it is not filed, please state the reason in the Description of Proposal.

State Filing:

Structure Details

Latitude: 38° 59' 32.37" N
Longitude: 119° 9' 43.86" W
Horizontal Datum: NAD83
Site Elevation (SE): 4383 (nearest foot) PASSED
Structure Height (AGL): 90 (nearest foot)

Current Height (AGL):
* For notice of alteration or existing provide the current
AGL height of the existing structure.
Include details in the Description of Proposal

Minimum Operating Height (AGL):
* For aeronautical study of a crane or construction equipment
the maximum height should be listed above as the
Structure Height (AGL). Additionally, provide the minimum
operating height to avoid delays if impacts are identified that
require negotiation to a reduced height. If the Structure Height
and minimum operating height are the same enter the same
value in both fields.

Requested Marking/Lighting:

None

Other :

Recommended Marking/Lighting:

Current Marking/Lighting:

N/A Proposed Structure

Other :

Nearest City:

Yerington

Nearest State:

Nevada

Description of Location:

On the Project Summary page upload any certified survey.

Description of Proposal:

402 North Main St

applying for a new 90 ft structure

Structure Summary

Structure Type: POLE | Monopole

Structure Name: CVL02811

FDC NOTAM:

NOTAM Number:

FCC Number:

Prior ASN:

Proposed Frequency Bands

Low Freq	High Freq	Freq Unit	ERP	ERP Unit
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W



Notice of Proposed Construction or Alteration - Off Airport

Add a New Case (Off Airport) - Desk Reference Guide V_2018.2.1

Add a New Case (Off Airport) for Wind Turbines - Met Towers (with WT Farm) - WT-Barge Crane - Desk Reference Guide V_2018.2.1

Project Name: AT&T -000746206-22

Sponsor: AT&T (DI)

Details for Case : CVL02811

[Show Project Summary](#)

Case Status

ASN: 2022-AWP-12557-OE

Status: Accepted

Public Comments: None

Date Accepted: 06/20/2022

Date Determined:

Letters: None

Documents: None

Project Documents:
None

Construction / Alteration Information

Notice Of: Construction

Duration: Temporary

if Temporary : Months: 18 Days: 0

Work Schedule - Start:

Work Schedule - End:

**For temporary cranes-Does the permanent structure require separate notice to the FAA?
To find out, use the Notice Criteria Tool. If separate notice is required, please ensure it is filed.
If it is not filed, please state the reason in the Description of Proposal.*

State Filing:

Structure Summary

Structure Type: CRANE | Tower Crane

Structure Name: CVL02811

FDC NOTAM:

NOTAM Number:

FCC Number:

Prior ASN:

Structure Details

Latitude: 38° 59' 32.37" N

Longitude: 119° 9' 43.86" W

Horizontal Datum: NAD83

Site Elevation (SE): 4383 (nearest foot) PASSED

Structure Height (AGL): 120 (nearest foot)

Current Height (AGL): (nearest foot)

** For notice of alteration or existing provide the current
AGL height of the existing structure.*

Include details in the Description of Proposal

Minimum Operating Height (AGL): 120 (nearest foot)

** For aeronautical study of a crane or construction equipment
the maximum height should be listed above as the
Structure Height (AGL). Additionally, provide the minimum
operating height to avoid delays if impacts are identified that
require negotiation to a reduced height. If the Structure Height
and minimum operating height are the same enter the same
value in both fields.*

Requested Marking/Lighting: None

Other :

Recommended Marking/Lighting:

Current Marking/Lighting: N/A Proposed Structure

Other :

Nearest City: Yerington

Nearest State: Nevada

Description of Location: 402 North Main St

On the Project Summary page upload any certified survey.

Description of Proposal: requesting a 120 ft crane to do work.
structure has been submitted.

Proposed Frequency Bands

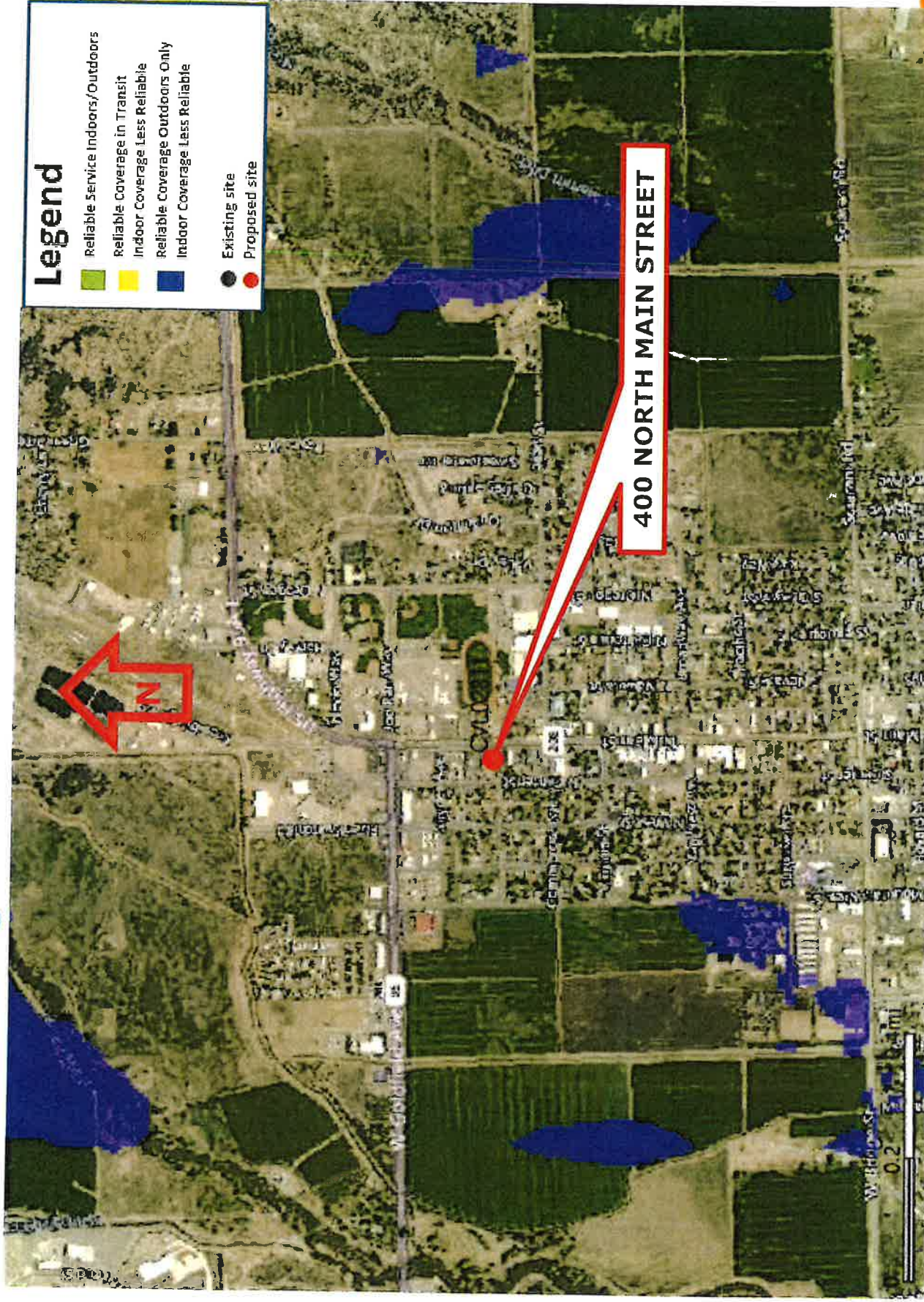
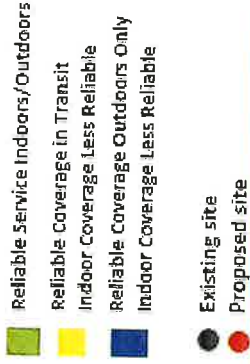
Low Freq High Freq Freq Unit ERP ERP Unit

Not covered (1/10/11)

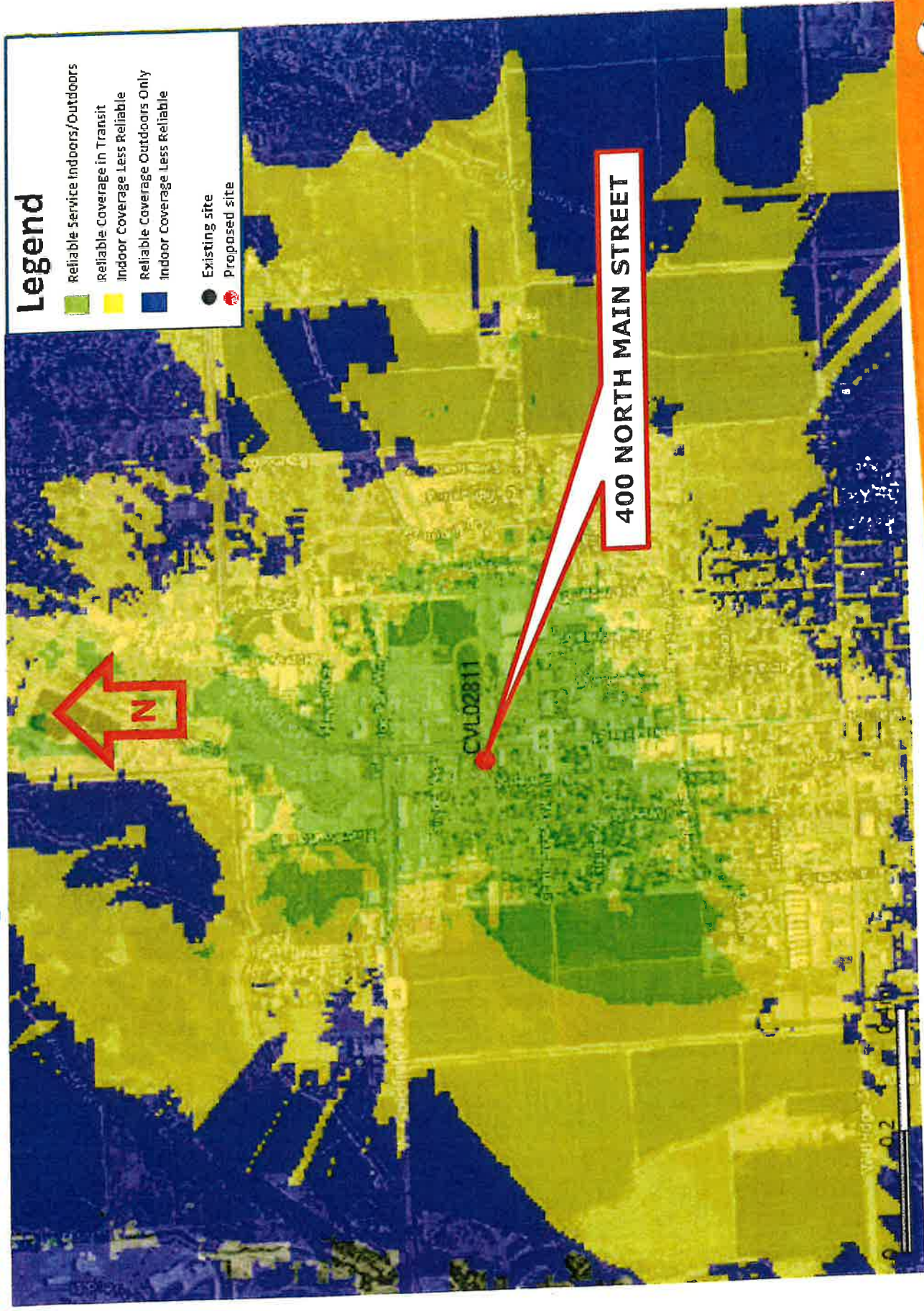
CVL02811 Zoning Propagation Map

June 22nd , 2022

Legend



Proposed LTE 700 Coverage – Site Address @ (RC = 86 ft)





on behalf of



DATE: 06/27/2022

City of Yerington | Planning & Building Dept.
14 East Goldfield Avenue
Yerington, NV 89447

Operation And project Justification Statement

Re: Proposed "New" AT&T Telcom Facility (cell site) Site Ref# CVL02811/Yerington
Located at: 402 N Main St, Yerington, NV 89447 APN: 001-059-02

Introduction

New AT&T proposed Monopole Tower. AT&T proposes to install a new wireless communications facility ("WCF") located at 402 N Main St, Yerington, NV. The proposal includes the construction of (1) New 90ft. co-locatable Monopole tower with (12) panel antennas, (12) remote radio units, and associated equipment installed on the tower. Install (1) new 8.0' x 8.0' (WIC) walk in closet equipment shelter & 30kw back up Diesel generator inside a 627 sq. ft. AT&T ground space lease area located at the rear of the property.

Colocation

AT&T seeks to fill a significant gap in service coverage using the least intrusive means under the values expressed in the City's code for Wireless Communication Facilities.

AT&T seeks to meet the Code requirements and provide the best available design by placing this Monopole structure ("WCF") in a M-1 Use zone at the minimum height needed to address the significant service coverage gap.

Visual Considerations

AT&T's engineering (Tower Manufacturer) has reviewed the proposed location to determine the appropriate type of Monopole tower structure, and in research suggest the proposed grey non-metallic tower would have the least visual impact on the local commercial area, and blend best with the surroundings for the proposed AT&T antennas and equipment. The proposed site location will have minimal of an environmental impact with ease of access and utilities/trenching provided via an existing dirt access rd. directly to the site. Additionally, the site location will have little to no negative effect on the aesthetic quality of its surroundings due to the existing structures installed at the rear of the property. Effectively the existing building will screen much of the facility and ground equipment from the public right of way.

Project Justification.

AT&T Wireless is currently improving the existing wireless network in the city of Yerington, Lyon County. The new proposed telecom facility and installation of AT&T's telecommunication equipment will improve wireless and broadband internet coverage for the local area and provide First Net capability. The First Net program also known as First Responders Network <https://www.firstnet.gov/> is the country's first nationwide public safety communications platform dedicated to first responders. Being built with AT&T, in public-private partnership with the [First Responder Network Authority](#) AT&T seeks to engage and work with federal, state and local governmental agencies as part of FirstNet buildout to enhance coverage for first responders. Additionally, the improved network will provide an extremely valuable service to those who live, travel, and do business in the local area. It will give people the ability to call for emergency services in the event of an accident, the ability to communicate with employees or clients outside of the office, and the ability to communicate with family members when needed. The project engineer has indicated that the proposed location will provide the necessary coverage and capacity with the ability to hand off the wireless signal to the next telecommunications site. This will enable travelers and community members to have reliable and continuous wireless coverage.

- Operation of the project will occur 12 months a year, 7 days a week, 24 hours a day consistent with the continuous schedule of normal telephone company operations.
- The facility is "unmanned" and will be visited on an "as needed" basis only. No more than two technicians will attend the facility. Their schedule will be on a 24 hour basis. No more than two service vehicles, being either a van or a small pickup truck will visit the facility.
- The equipment located within AT&T's lease area will be used for telephone operations.
- There will be no supplies or materials stored on the site.
- There will be no noise, glare, dust or odors associated with the facility.
- The proposed-on site 190-gallon diesel backup generator will ONLY run in the event of an emergency and for maintenance purposes approx. (1) time per month for approx. (20) to (30) mins. In the event of power outage, the generator has the capacity to power the site for up to (3) days before refueling is required.



on behalf of



Conclusion

AT&T would like to apply for a Special Use Permit for the project. The Proposed Facility is the least intrusive means by which AT&T can close its significant service coverage gap in this portion of Yerington, Lyon County. Denial of AT&T's application would materially inhibit AT&T's ability to provide and improve service in this portion of the city.

Should you have questions regarding this project, please do not hesitate to contact my office directly at the undersigned

Sincerely,

Carl Jones

Project Manager

Epic Wireless Group LLC

(916) 798-2275 carl.jones@epicwireless.net

605 Coolidge Drive Suite 100
Folsom, CA. 95630
Fax (916) 781-5927

on behalf of

DATE: 06/27/2022

City of Yerington | Planning & Building Dept.
Attn: **Joel Brown** (Building Official)
14 East Goldfield Avenue
Yerington, NV 89447

Submittal cover letter/ Checklist

Re: Proposed "New" AT&T Telcom Facility (cell site) Site Ref# CVL02811/Yerington
Located at: 402 N Main St, Yerington, NV 89447 APN: 001-059-02

Dear Joel,

In reference to our recent meeting at City Hall and the kind direction provided by your office.

Please find enclosed the following submittal documents to begin the Special Use permit review process for the "New" AT&T Telcom facility in Yerington:

- A completed Special Use Permit application (including applicants notarized signature).
- (1) full set and (1) reduced set (11 x 17) copy of the AT&T site plans
- Application fees check \$250.00 payable to "City of Yerington".
- Operation And project Justification Statement
- AT&T coverage maps

Upon receipt of this submittal pkg please could your office kindly provide a plan check fee receipt via email for my records?

Should you need any additional information to process the AT&T special use permit application please don't hesitate to reach out to my office directly



Sincerely,

Carl Jones
Senior Project Manager
Epic Wireless Group LLC
(916) 798-2275 carl.jones@epicwireless.net

605 Coolidge Drive Suite 100
Folsom, CA. 95630
Fax (916) 781-5927

August 29, 2022

City of Yerington Planning Commission
14 E Goldfield Ave
Yerington, NV 89447
775-463-3511

RECEIVED
SEP 08 2022

BY:

Subject: **Invitation to Comment**
CVL02811 / 15758529
402 North Main Street, Yerington, Lyon County, NV 89447
EBI Project #6122008288

Dear Planning Chairperson:

Pursuant to Section 106 of the National Historic Preservation Act, the regulations promulgated thereunder and interagency agreements developed thereto, EBI Consulting, Inc., on behalf of AT&T Mobility, LLC, provides this notice of a proposed telecommunications facility installation at the address listed above.

EBI would like to inquire if you would be interested in commenting on this proposed project. Please refer to the attached plans for additional details.

Please note that we are requesting your review of the attached information as part of the Section 106 process only and not as part of the local zoning process. We are only seeking comments related to the proposed project's potential effect to historic properties.

Please submit your comments regarding the proposed project's potential effect on historic properties to EBI Consulting, to my attention at 6876 Susquehanna Trail South, York, PA 17403, or contact me via telephone at the number listed below. Please reference the EBI project number. We would appreciate your comments as soon as possible within the next 30 days.

Note that this project will be entered into the Federal Communication Commission's e106 System, which will send notifications of the project throughout the Section 106 process.

Respectfully Submitted,



Ms. Maureen A. Bowman
Senior Architectural Historian
T (617) 909-9035
mbowman@ebiconsulting.com

Attachments - Drawings and Maps

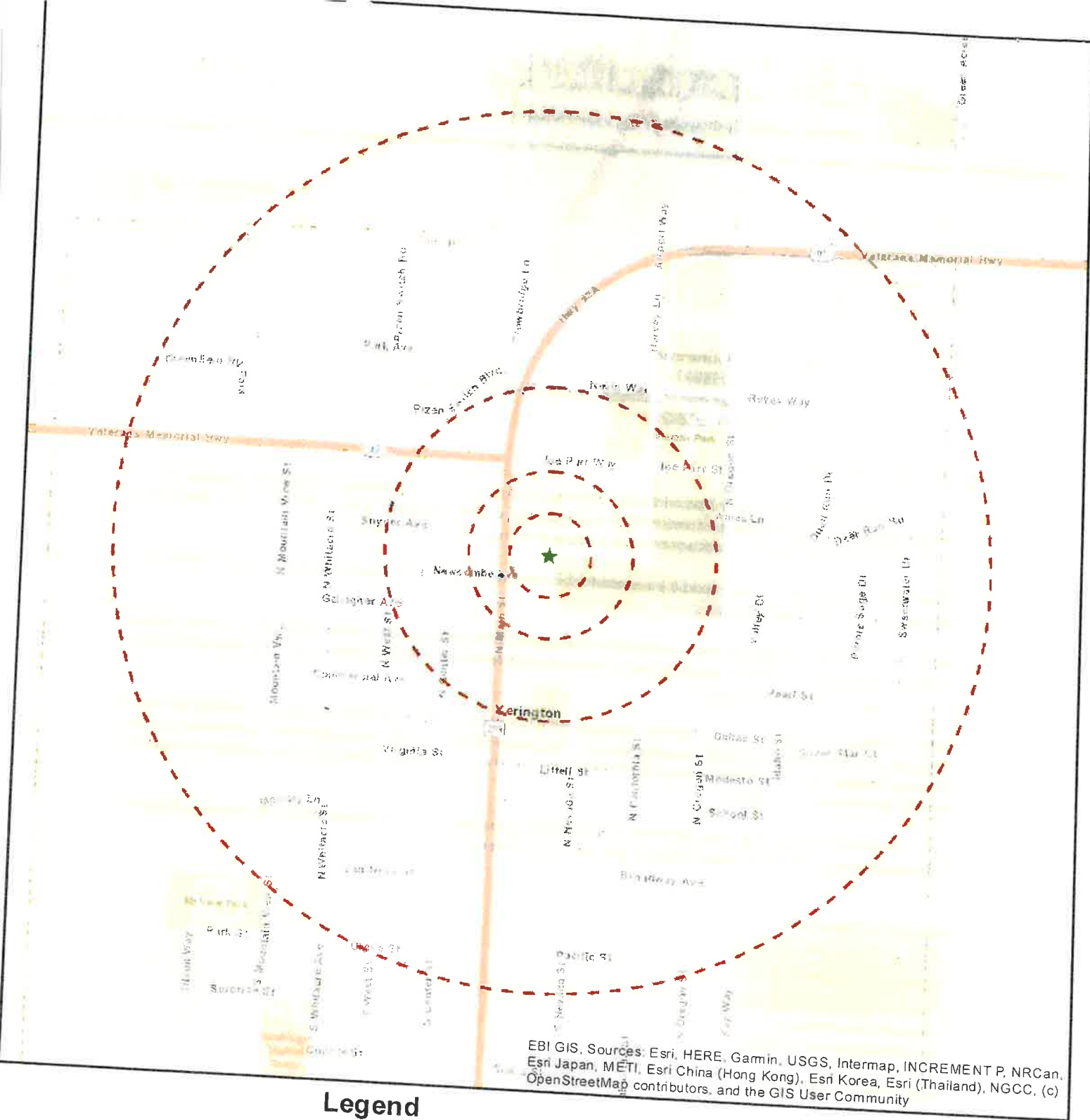
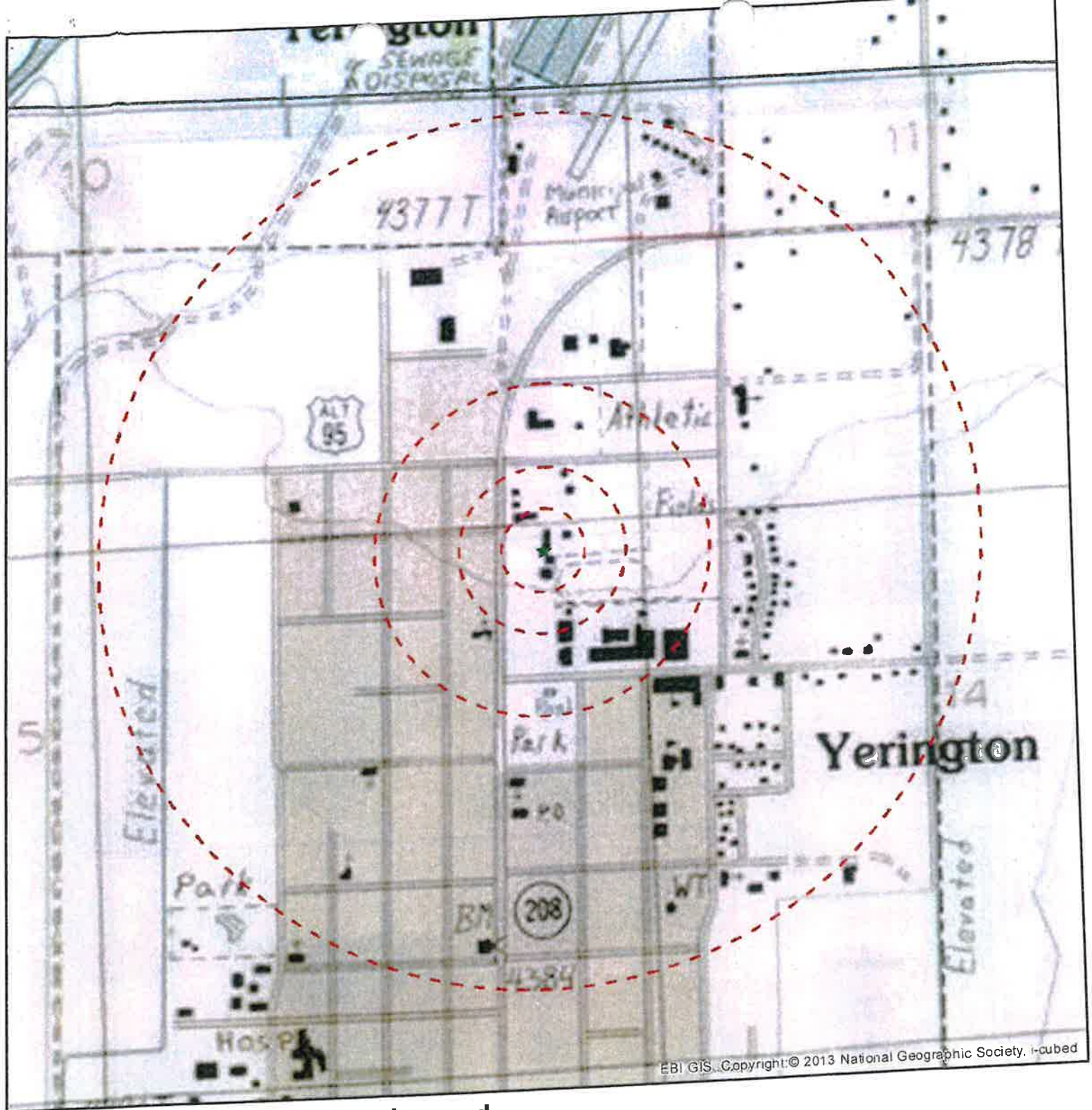


Figure 1: Site Location Map

Date: 8/10/2022

5758529 CVL02811
02 NORTH MAIN STREET
XERINGTON, NV 89447

6122008288



Legend

- ★ Project Site
- Site Radius at 250', 500', 1000' and 1/2 mile

Date: 8/10/2022

USGS 24K Quad: Yerington, NV 1986, Mason Butte, NV 1986

Figure 2 - Topographic Map

15758529 CVL02811
402 NORTH MAIN STREET
YERINGTON, NV 89447

PN: 6122008288

1. PLANS ARE INTENDED TO BE DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
2. THE CONTRACTOR SHALL OBTAIN IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
3. CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 272-5600 FOR UTILITY LOCATIONS, 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
4. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC / UBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE. FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT, ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
6. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH MARKERS OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWINGS AND ANY SURVEYOR'S BEARINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH AND THE SUECETS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE NORTH ORIENTATION / CONSTRUCTION.
7. THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE SPECIFIED BY THE CODE ENFORCEMENT OFFICIAL, HAVING JURISDICTION.
8. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
9. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE ACCURACY OR THE ACCURACY OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR AROUND EXISTING UTILITIES.
10. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE CLARIFIED WITH THE ARCHITECT / ENGINEER. FOR RESOLUTION AND INSTRUCTIONS, THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT. THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.
11. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
12. ANY DRAIN AND/OR FELD TILE ENCOUNTERED / DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO ITS ORIGINAL CONDITION AND SHALL BE PROTECTED BY THE CONTRACTOR. ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.
13. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAD BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
14. INCLUDE MISC. ITEMS PER AT&T SPECIFICATIONS

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (A/HJ) FOR THE LOCATION.

THE EDITION OF THE A/HJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

CONTRACTOR SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:

..... CONFORM WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:

Journal of Management Inquiry 20(1) 3-17
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DOI: 10.1177/1056492611419007
<http://jmi.sagepub.com>

- AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY, EIGHTH EDITION
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, TENTH EDITION
- TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-F, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
- INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) #1, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIAL OF A GROUND SYSTEM (IEEE 100 (1998) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF
- ELECTRICAL ENGINEERED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" IEEE C62.41 SYSTEM EXPOSURE).

AND "HIGH SYSTEM EXPOSURE")

TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS, 2ND EDITION, NATIONAL ELECTRICAL CODE SECTION

EQUIPMENT-BUILDING SYSTEM (EBS): PHYSICAL PROTECTION
FOR CRIMINAL OR TERRORIST CENTRAL OFFICE POWER WIRING

TELECONIA (800) 471-2211, 10000 N. 10TH AVE., SUITE 100, DENVER, CO 80231
TELECONIA CR-1275 GENERAL INSTALLATION REQUIREMENTS

TELCORDIA CR-1503 COAXIAL CABLE CONNECTIONS

ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS

DOI: 10.1002/anie.201100000

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES A





OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN.

SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT, STAYS

1998

[illegible]

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	SAND		PLUMWOOD
	STEEL		SAND
	MATCH LINE		GROUND CONDUCTOR
	TELEPHONE CONDUIT		COAXIAL CABLE
	CHAIN LINK FENCE		WOOD FENCE
	IP ANTENNA		IP ANTENNA
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Drawn By CVL02811 MASON VALLEY 402 NORTHMAN STREET YERINGTON NV 8947 File Other	Prepared For  4001 Executive Parkway San Ramon, California 94583	Vendor  WIRELESS ON Learning a Whole New Language 4001 Executive Parkway San Ramon, California 94583	Airt Site No. COL0001 Project No. 29504 Drawn By: SW Checked By: SW	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>1</td><td></td></tr> <tr><td>2</td><td></td></tr> <tr><td>3</td><td></td></tr> <tr><td>4</td><td></td></tr> <tr><td>5</td><td></td></tr> <tr><td>6</td><td></td></tr> <tr><td>7</td><td></td></tr> <tr><td>8</td><td></td></tr> <tr><td>9</td><td></td></tr> <tr><td>0</td><td></td></tr> <tr><td>A</td><td></td></tr> <tr><td>B</td><td></td></tr> <tr><td>C</td><td></td></tr> <tr><td>D</td><td></td></tr> <tr><td>E</td><td></td></tr> <tr><td>F</td><td></td></tr> <tr><td>G</td><td></td></tr> <tr><td>H</td><td></td></tr> <tr><td>I</td><td></td></tr> <tr><td>J</td><td></td></tr> <tr><td>K</td><td></td></tr> <tr><td>L</td><td></td></tr> <tr><td>M</td><td></td></tr> <tr><td>N</td><td></td></tr> <tr><td>O</td><td></td></tr> <tr><td>P</td><td></td></tr> <tr><td>Q</td><td></td></tr> <tr><td>R</td><td></td></tr> <tr><td>S</td><td></td></tr> <tr><td>T</td><td></td></tr> <tr><td>U</td><td></td></tr> <tr><td>V</td><td></td></tr> <tr><td>W</td><td></td></tr> <tr><td>X</td><td></td></tr> <tr><td>Y</td><td></td></tr> <tr><td>Z</td><td></td></tr> </table>	1		2		3		4		5		6		7		8		9		0		A		B		C		D		E		F		G		H		I		J		K		L		M		N		O		P		Q		R		S		T		U		V		W		X		Y		Z		License  I am a duly Licensed Professional Engineer in the State of Nevada, License No. 10000, in the field of Electrical Engineering.	Designer / Engineer N. Norman Structural Engineer  I am a duly Licensed Professional Engineer in the State of Nevada, License No. 10000, in the field of Electrical Engineering.
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ALPINE	800-875-3465
	<p>ALPINE SKI & SNOWBOARD RENTAL</p> <p>10000 16th Avenue, Suite 100, Golden, CO 80401</p> <p>800-875-3465</p>
	<p>Best Buy</p> <p>Best Price Guarantee</p>
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ANALYSIS INFORMATION	
% SULPHURIC ACID TOTAL ACID EQUIVALENT OF WEIGHT	TOTAL ACID EQUIVALENT VOLUME (GAL) = TOTAL SULPHURIC ACID VOLUME (GAL)

[illegible][illegible][illegible]

Material		Quantity		Unit		Remarks	
Item No.	Description	Qty	Unit	Remarks	Item No.	Description	Qty
1	Concrete	100	m ³	For foundation	2	Reinforcement	100
3	Brick	100	m ³	For wall	4	Mortar	100
5	Plaster	100	m ²	For wall	6	Paint	100
7	Roofing	100	m ²	For roof	8	Window	100
9	Door	100	m ²	For door	10	Floor	100
11	Staircase	100	m ²	For staircase	12	Handrail	100
13	Lighting	100	m ²	For lighting	14	Ventilation	100
15	Sanitary	100	m ²	For sanitary	16	Electrical	100
17	Plumbing	100	m ²	For plumbing	18	Painting	100
19	Landscaping	100	m ²	For landscaping	20	Site work	100
21	Foundation	100	m ²	For foundation	22	Wall	100
23	Roof	100	m ²	For roof	24	Floor	100
25	Staircase	100	m ²	For staircase	26	Handrail	100
27	Lighting	100	m ²	For lighting	28	Ventilation	100
29	Sanitary	100	m ²	For sanitary	30	Electrical	100
31	Plumbing	100	m ²	For plumbing	32	Painting	100
33	Landscaping	100	m ²	For landscaping	34	Site work	100
35	Foundation	100	m ²	For foundation	36	Wall	100
37	Roof	100	m ²	For roof	38	Floor	100
39	Staircase	100	m ²	For staircase	40	Handrail	100
41	Lighting	100	m ²	For lighting	42	Ventilation	100
43	Sanitary	100	m ²	For sanitary	44	Electrical	100
45	Plumbing	100	m ²	For plumbing	46	Painting	100
47	Landscaping	100	m ²	For landscaping	48	Site work	100
49	Foundation	100	m ²	For foundation	50	Wall	100
51	Roof	100	m ²	For roof	52	Floor	100
53	Staircase	100	m ²	For staircase	54	Handrail	100
55	Lighting	100	m ²	For lighting	56	Ventilation	100
57	Sanitary	100	m ²	For sanitary	58	Electrical	100
59	Plumbing	100	m ²	For plumbing	60	Painting	100
61	Landscaping	100	m ²	For landscaping	62	Site work	100
63	Foundation	100	m ²	For foundation	64	Wall	100
65	Roof	100	m ²	For roof	66	Floor	100
67	Staircase	100	m ²	For staircase	68	Handrail	100
69	Lighting	100	m ²	For lighting	70	Ventilation	100
71	Sanitary	100	m ²	For sanitary	72	Electrical	100
73	Plumbing	100	m ²	For plumbing	74	Painting	100
75	Landscaping	100	m ²	For landscaping	76	Site work	100
77	Foundation	100	m ²	For foundation	78	Wall	100
79	Roof	100	m ²	For roof	80	Floor	100
81	Staircase	100	m ²	For staircase	82	Handrail	100
83	Lighting	100	m ²	For lighting	84	Ventilation	100
85	Sanitary	100	m ²	For sanitary	86	Electrical	100
87	Plumbing	100	m ²	For plumbing	88	Painting	100
89	Landscaping	100	m ²	For landscaping	90	Site work	100
91	Foundation	100	m ²	For foundation	92	Wall	100
93	Roof	100	m ²	For roof	94	Floor	100
95	Staircase	100	m ²	For staircase	96	Handrail	100
97	Lighting	100	m ²	For lighting	98	Ventilation	100
99	Sanitary	100	m ²	For sanitary	100	Electrical	100

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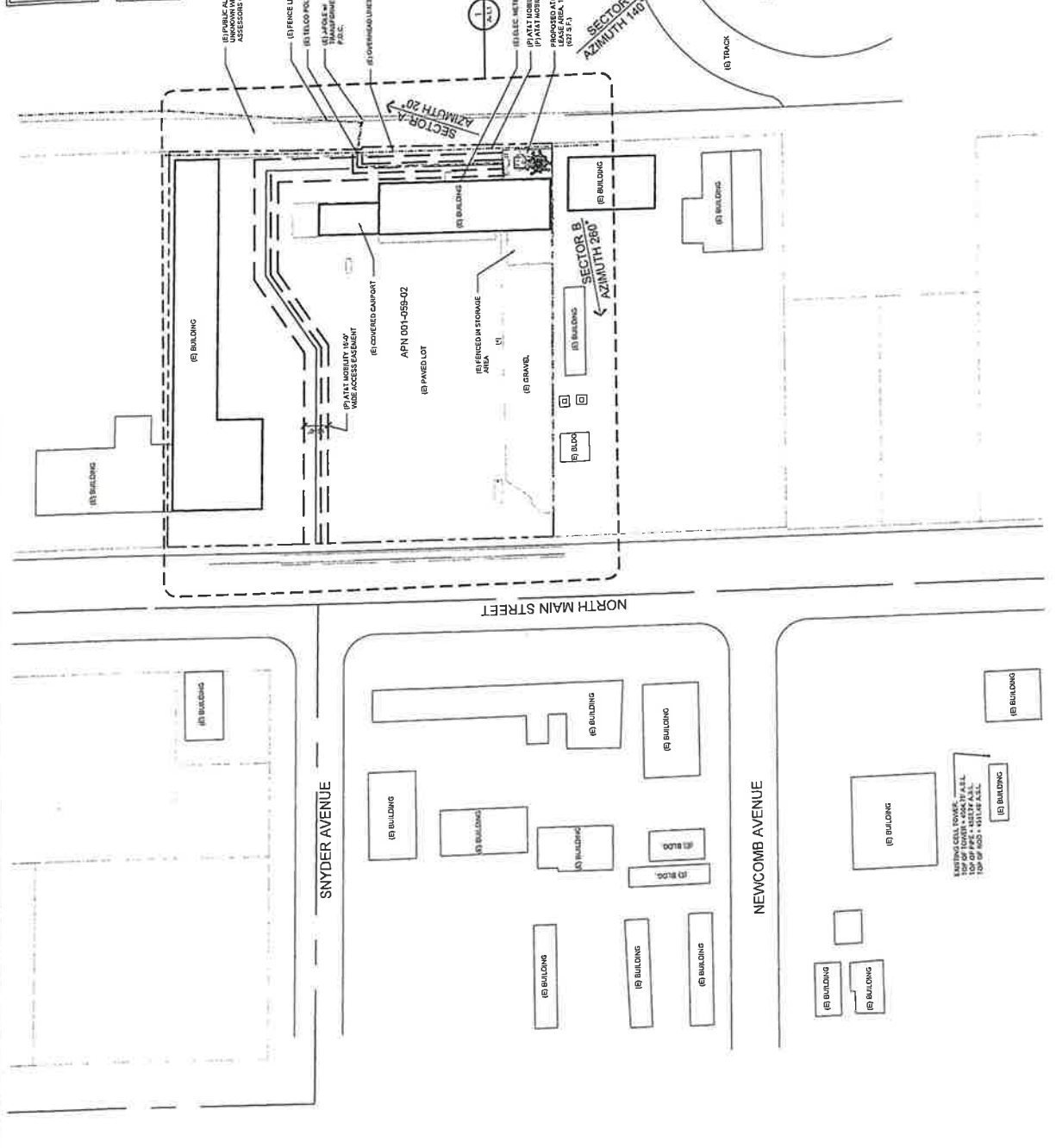
BATTERY INFORMATION										
BATTERY ELECTROLYTE DATA - 13V BATTERY CCS	TOTAL ELECTROLYTE DATA # OF BATTERY UNITS REINSTALLED		TOTAL ELECTROLYTE GALANIT	TOTAL ELECTROLYTE WEIGHT (LB/UNIT)	% SULPHURIC ACID IN VOLUME	ACID VOLUME PER UNIT	% SULPHURIC ACID BY WEIGHT	TOTAL ACID AMOUNT TOTAL WEIGHT	TOTAL SULPHURIC VOLUME (GAL)	TOTAL SULPHURIC WEIGHT (POUNDS)
BATTERY MODEL	1400TS		2.44 GAL	37.3 LB	35.2% = 0.3 GAL/2.7 CAL		41.7% = 11.4 LB/27.3 LB	18.76 GAL = 4 UNITS x 4.7 GAL/UNIT	912 LB = 4 UNITS x 228 LB	TOTAL ACID = 11.4 LBS

NOTES

- NO GRADING OR PERMANENT CONSTRUCTION SHALL BE DONE ON THIS SITE UNTIL THE SITE HAS BEEN REBUILT WITHOUT ADEQUATE APPROVAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF YAKIMA AND THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF YAKIMA AND THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION.

THIS IS NOT A SITE SURVEY

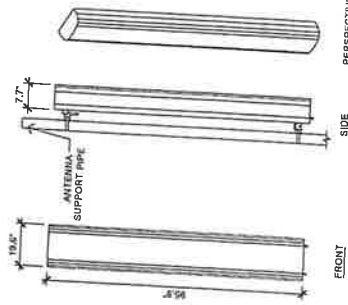
ALL PROPERTY BOUNDARIES, ORIGINATIONS OF THIS NORTH AND STREET MAPS AND DATA OBTAINED FROM A TAX MAP, MAP AND DATA OBTAINED FROM THE APPROPRIATE OFFICE.



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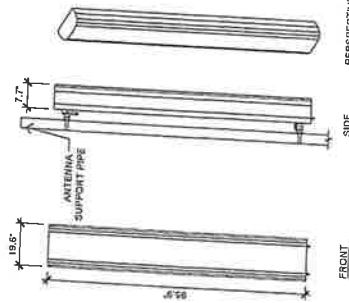


FRONT SIDE PERSPECTIVE

ANTENNA
WEIGHT
= 88.4 LBS
DIMENSIONS
= 85.9' (H) x 18.6' (W x 7.7' (D)

4 PROPOSED ANTENNA SPEC
(NOT TO SCALE)

EQUIPMENT SUBJECT TO CHANGE



FRONT SIDE PERSPECTIVE

ANTENNA
WEIGHT
= 131.1 LBS
DIMENSIONS
= 95.9' (H) x 18.6' (W x 7.7' (D)

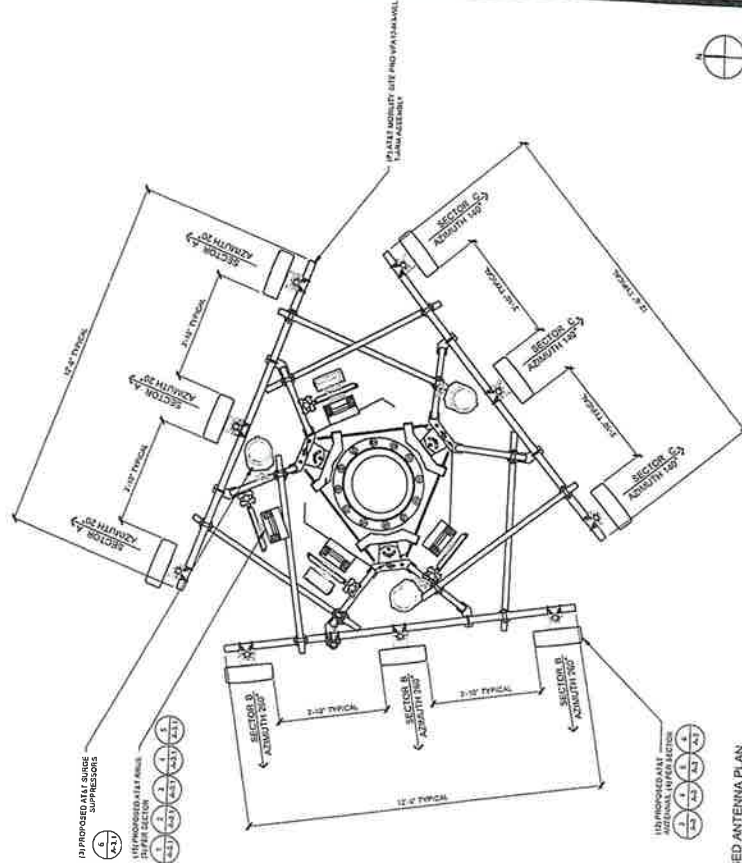
3 PROPOSED ANTENNA SPEC
(NOT TO SCALE)

SECTOR	ANTENNA MODEL NO.	AZIMUTH	ELEVATION	TMA	FEED LENGTH	COAX LENGTH	SUPPLY TYPE	RRU NO.	DO FIELD
A1	COMSCOPE - NNH4-5SC-R4D	20°	± 85°-0'	-	-	± 60M	-	LDFA	(1)
A2	COMSCOPE - NNH4-5SC-R4	20°	± 85°-0'	-	-	± 60M	-	LDFA	(1)
A3	COMSCOPE - NNH4-5SC-R4	20°	± 85°-0'	-	-	± 60M	-	LDFA	(1)
B1	COMSCOPE - NNH4-5SC-R4D	240°	± 85°-0'	-	-	± 60M	-	LDFA	(1)
B2	COMSCOPE - NNH4-5SC-R4	240°	± 85°-0'	-	-	± 60M	-	LDFA	(1)
B3	COMSCOPE - NNH4-5SC-R4	240°	± 85°-0'	-	-	± 60M	-	LDFA	(1)
C1	COMSCOPE - NNH4-5SC-R4D	130°	± 85°-0'	-	-	± 60M	-	LDFA	(1)
C2	COMSCOPE - NNH4-5SC-R4	130°	± 85°-0'	-	-	± 60M	-	LDFA	(1)
C3	COMSCOPE - NNH4-5SC-R4	130°	± 85°-0'	-	-	± 60M	-	LDFA	(1)

2 RF SCHEDULE
(NOT TO SCALE)

RF DATA SHEET 1, 11.00 DATED 06/02/2022

NOTE: ANTENNA POSITIONS ARE LEFT TO RIGHT FROM FRONT OF ANTENNA
EQUIPMENT IS PRELIMINARY AND SUBJECT TO CHANGE



1 ENLARGED ANTENNA PLAN
(NOT TO SCALE)

CYL02811
MASON VALLEY
407 NORTH MAIN STREET
PO BOX 100
PO BOX 100
UTAH

at&t
500 Executive Parkway
San Ramon, California 94583

WIRELESS GROUP LLC
1000 S. MOUNTAIN AVENUE
PO BOX 100
PO BOX 100
PO BOX 100

ALST SITE NO. CIL02811
PROJECT NO. 22-008
DRAWN BY: BW
CHECKED BY: BW

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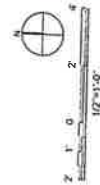


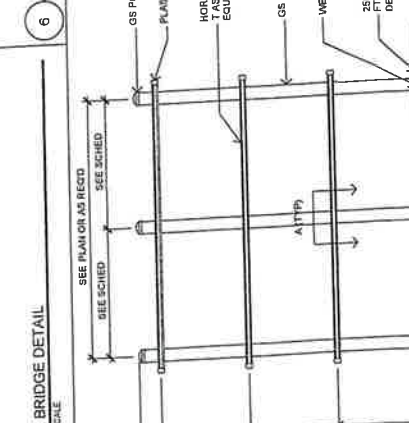
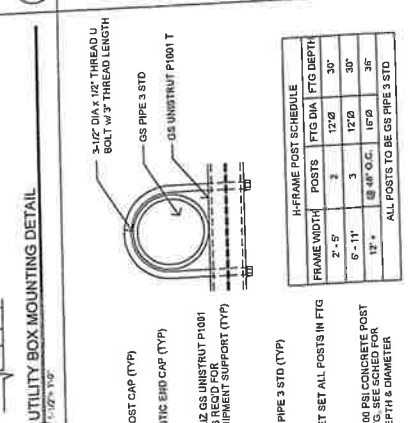
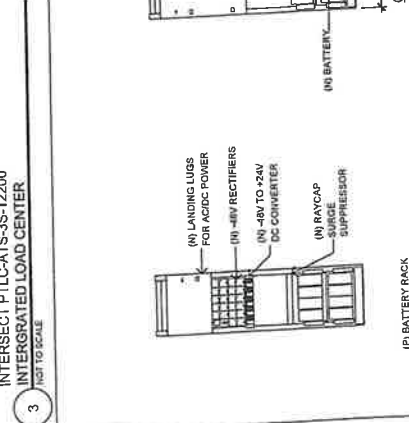
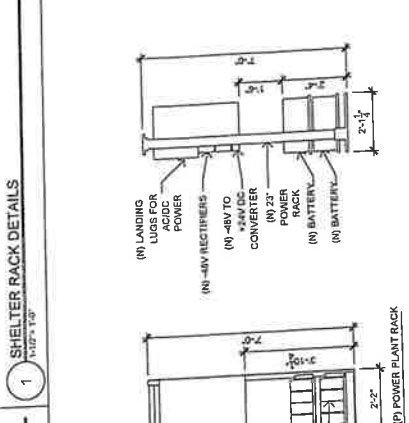
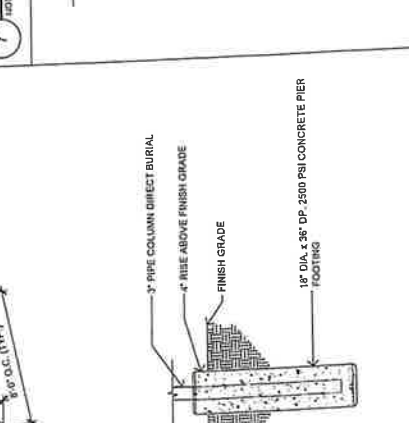
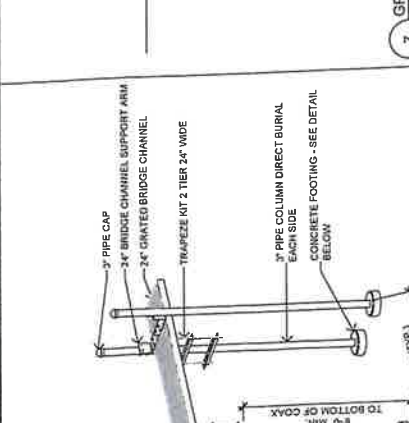
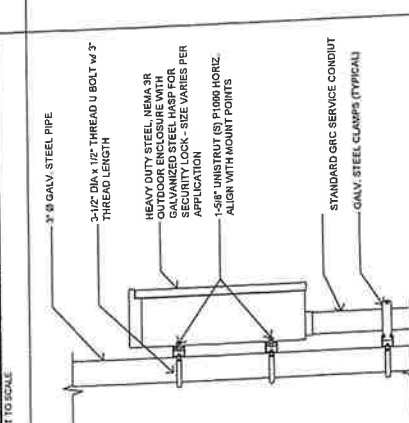
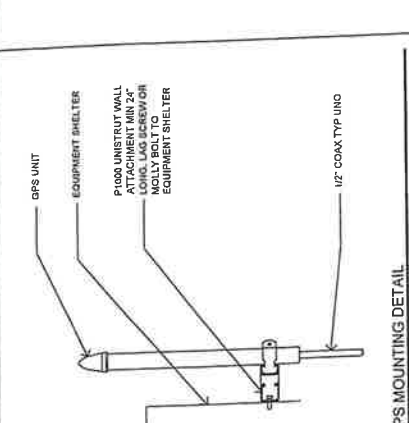
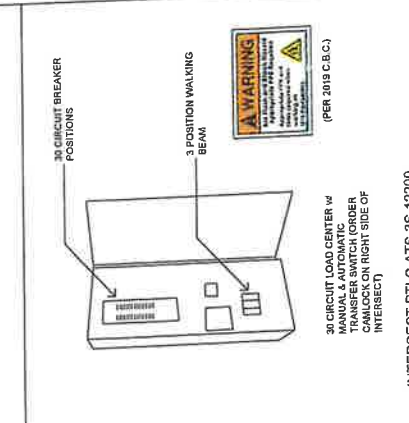
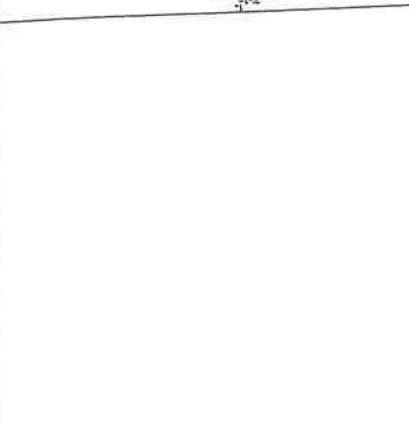
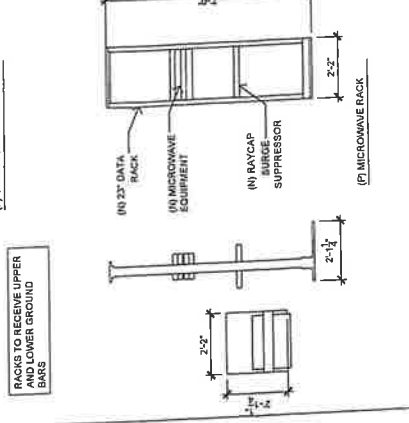
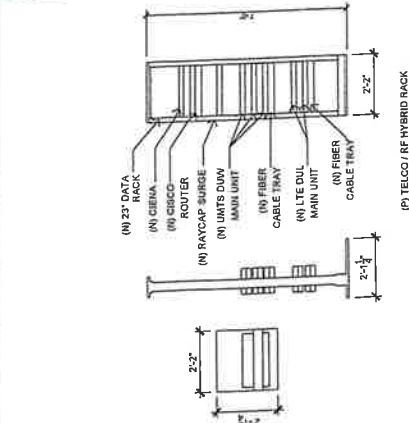
IT IS A VIOLATION OF UTAH STATE LAW
FOR ANY PERSON TO SIGN ANY
ENGINEERING DRAWING OR SPECIFICATION
WITHOUT BEING A LICENSED PROFESSIONAL
ENGINEER IN THE STATE OF UTAH.

Cheng & Englund
Nathan Schell
Structural Engineer
For Civil, Mechanical, Electrical
and Other Engineering Fields

Sheet 10A
ANTENNA PLAN,
SCHEDULE &
DETAILS

Sheet Number
A-3



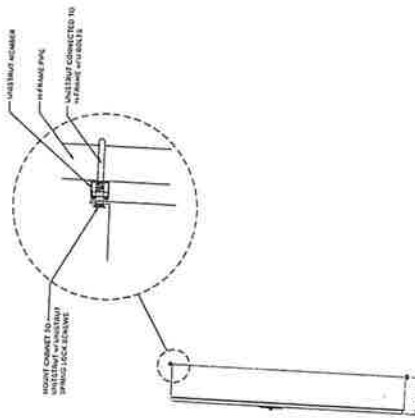


H-FRAME POST SCHEDULE			
FRAME WIDTH	POSTS	FTG DIA	FTG DEPTH
2' - 5"	3	12"Ø	30"
6' - 11"	3	12"Ø	30"
12' +	3	16"Ø	35"

ALL POSTS TO BE GS PIPE 3 STD

SPD Box Overview

- 1 Total 3 Chambers: Wet Chamber, DC Power, Fiber Termination
- 2 60"H x 40"W x 9"D
- 3 Two-door configuration
- 4 Fiber trunk cable entry via grommets in bottom chamber
- 5 2" trade size KO's for power and fiber cables
- 6 Wet Chamber to prevent water/moisture entering the main chamber
- 7 Power section
 - 8 Includes 2 x 25-position DC circuit breaker panels
 - 9 Input voltage -48VDC or -58VDC
 - 10 2 x DC surge protection devices
- 11 Fiber section
 - 12 48 LC Duplex Fiber Ports
 - 13 Spool for fiber slack storage



6 SPD BOX
104" x 104"

Project No. CVL02811

MASON VALLEY

10000 Highway 100, Suite 100

San Ramon, California 94583

PA

1/10/04

at&t

5001 Executive Parkway

San Ramon, California 94583

WIRELESS GROUP, L.L.C.

4950 Conquistador Drive, Suite 100

Folsom, California 95630

AT&T SITE NO. CH48811

PROJECT NO. 3508

DRAWN BY: BW

CHECKED BY: BW

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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SEAL

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE AT&T NETWORK.

Design Engineer

Norman

Schmitt

Structural Engineer

3003 San Ramon

San Ramon, California 94583

Sheet Title

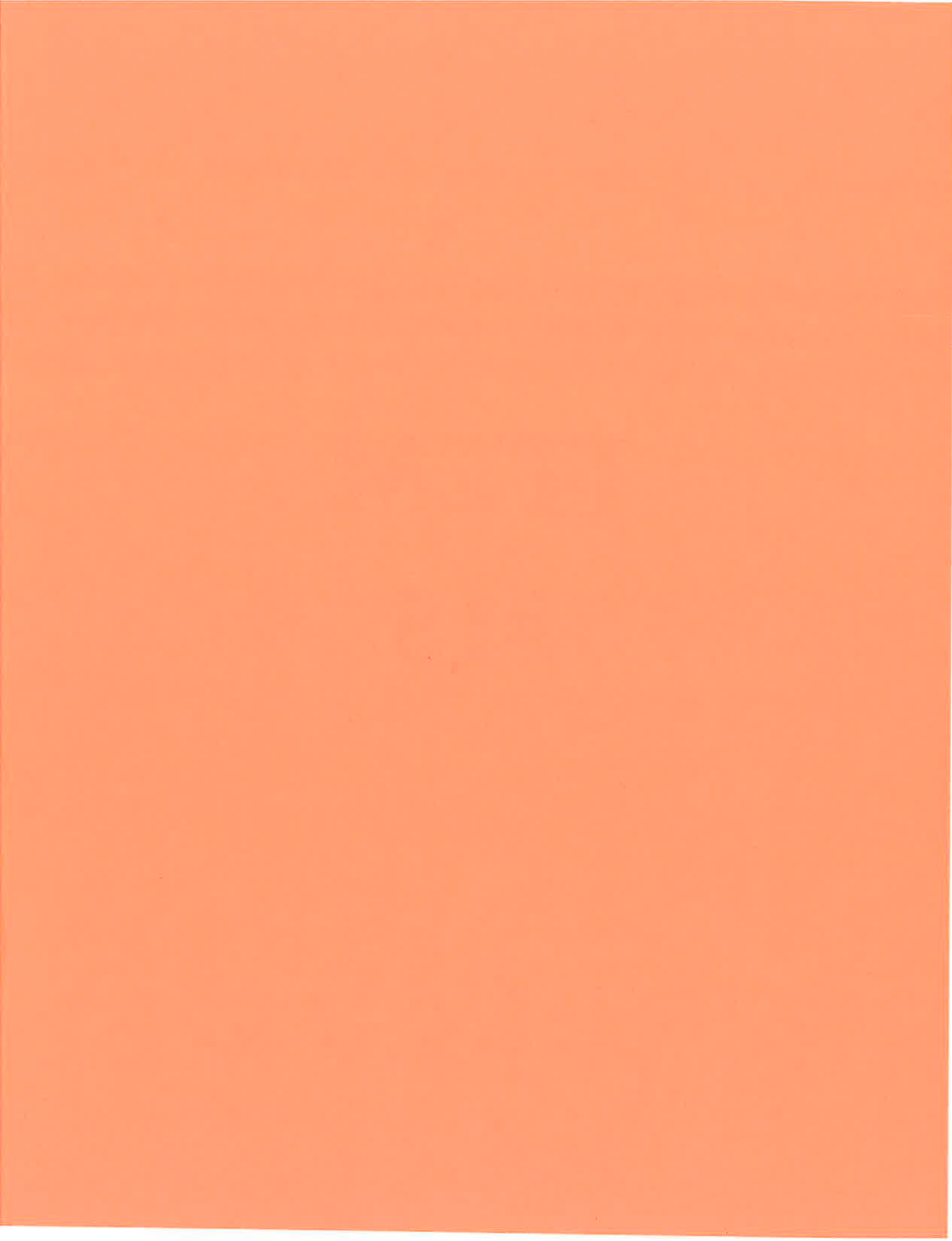
CONSTRUCTION DETAILS - EQUIPMENT

Sheet Number

A-5.1

ITEM

#15



Cheri Emm-Smith
Municipal Court Judge

YERINGTON MUNICIPAL COURT

14 East Goldfield Avenue
Yerington, Nevada 89447
(775) 463-3511

December 5, 2022

RE: AB 116 Civil Citations

Dear Council:

The Nevada Legislature passed AB611 that provides a number of traffic violations will become civil violations rather than a criminal violation. This change requires the Court to change the manner of processing and enforcing a citation. The effective date of AB 116 is January 1, 2022.

The Administrative Office of the Courts requires the Courts to obtain a case management system (CMS) that is compliant with the State reporting requirements. This will require the Court to obtain a different CMS than the Cassell program the City utilizes.

The Court is currently working with AOC to incorporate the necessary changes to the Court. I will keep you advised as to the different processes required. Please advise me should you need anything from the Court or if you have any questions.

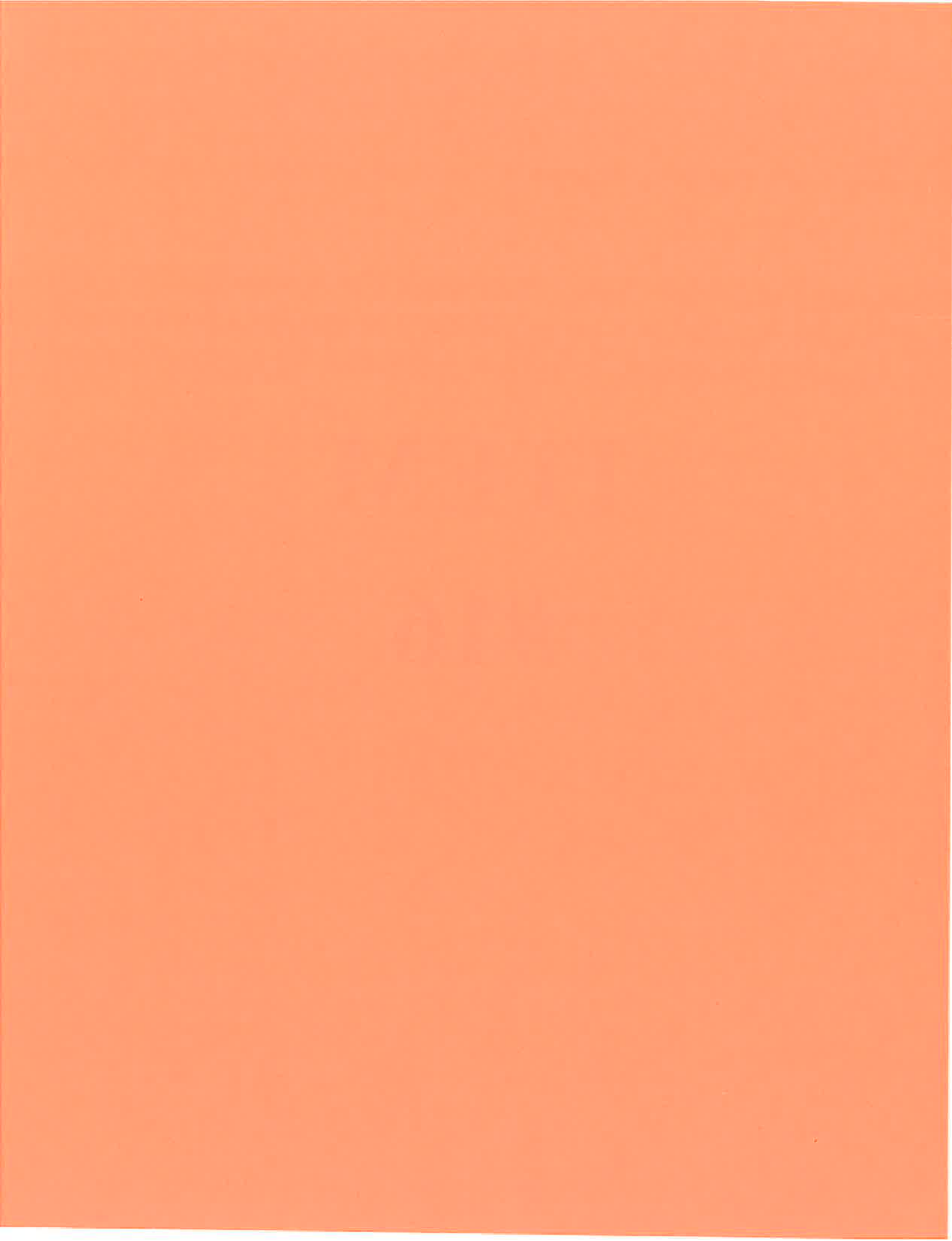
Sincerely,



Cheri Emm-Smith
Municipal Court Judge

ITEM

#16



Additional Paving

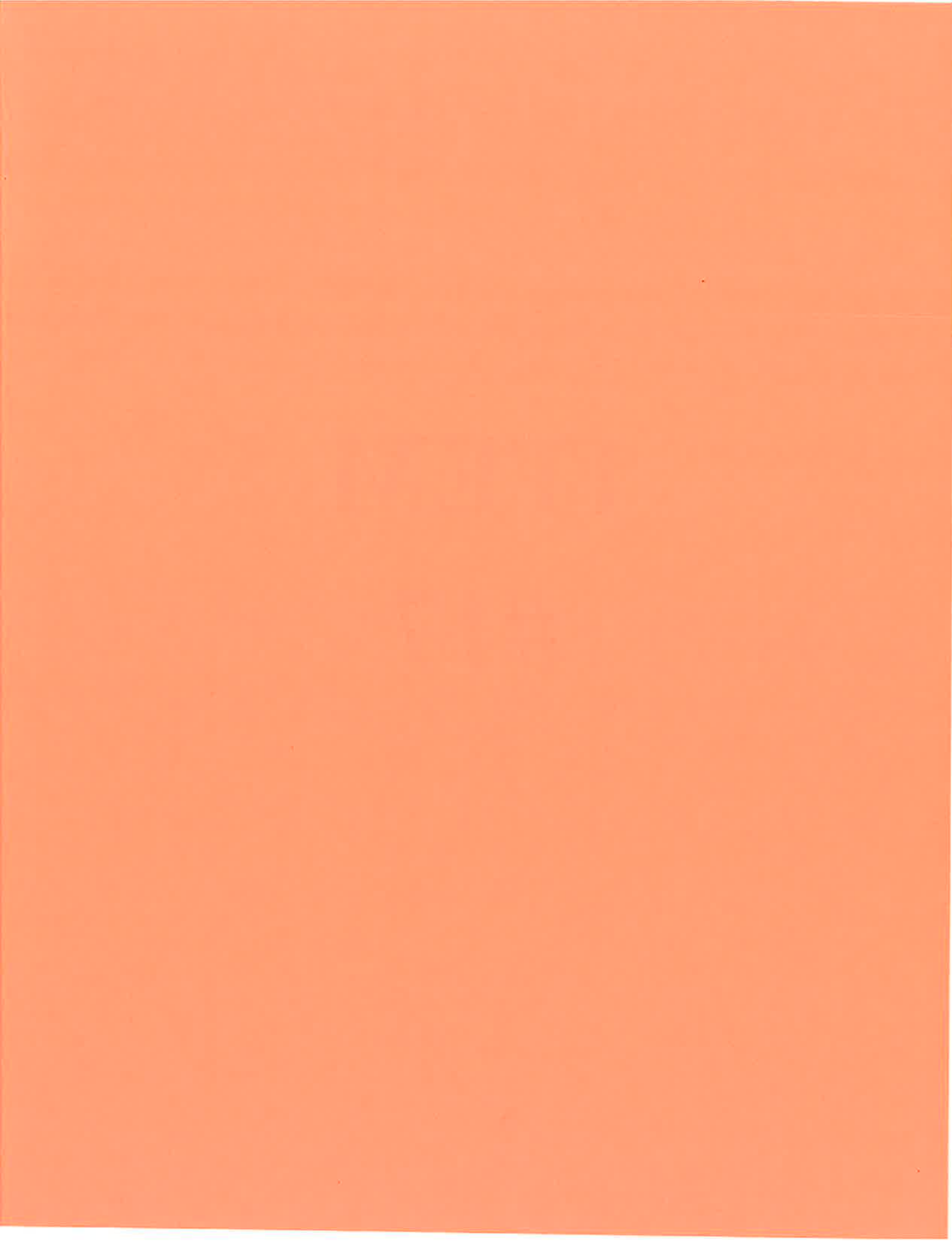
Street	Quantity	Unit	Unit Cost	Total Cost
Oregon	4000	SF	\$3.60	\$14,400.00
Pearl	43500	SF	\$3.60	\$156,600.00
Broadway	13056	SF	\$3.60	\$47,001.60
Kathy	24780	SF	\$3.60	\$89,208.00
			Total	\$307,209.60

Matt Schultz, PE
Project Engineer

Farr West Engineering

ITEM

#17





PROPOSAL

1050 S. 21st Street
Sparks, NV 89431
(775) 786-2677

3:39:08 PM
11/18/2022

QUOTE Matt Schultz
TO Farr West Engineering
5510 Longley Lane
Reno, NV 89523

JOB	BID TIME	BID DATE
COY-EPS01 - Effluent Pump Station Rehab Breakdown		

ITEM	DESCRIPTION	QUAN	UNIT	UNIT PRICE	EXT PRICE
9000	Pump Station - Dewatering & Bypass	1.000	LS	\$30,000.00	\$30,000.00
9001	Pump Station - Remove & Replace Pump Assemblies	1.000	LS	\$104,000.00	\$104,000.00
9003	Discharge Piping - Remove/Replace Valves	1.000	LS	\$50,000.00	\$50,000.00
Grand Total:					\$184,000.00

Inclusions: Labor, equipment, and materials necessary to perform the work outlined above.

Exclusions: Bonds, permits, fees, inspection, testing, survey, cold-weather protection, and anything not explicitly outlined below

This proposal is based upon a mutually agreeable schedule.

Any patching of existing concrete structure cannot be estimated at this time and are excluded.

Pricing is based on new pumps connecting into the existing piping that is in place and can be bolted together. Should this not be the case and additional work and time be needed to connect the pumps to existing pipe infrastructure this work will be billed at T&M.

NCL: 8197 AB - Unlimited

CCL: 427988 A&B

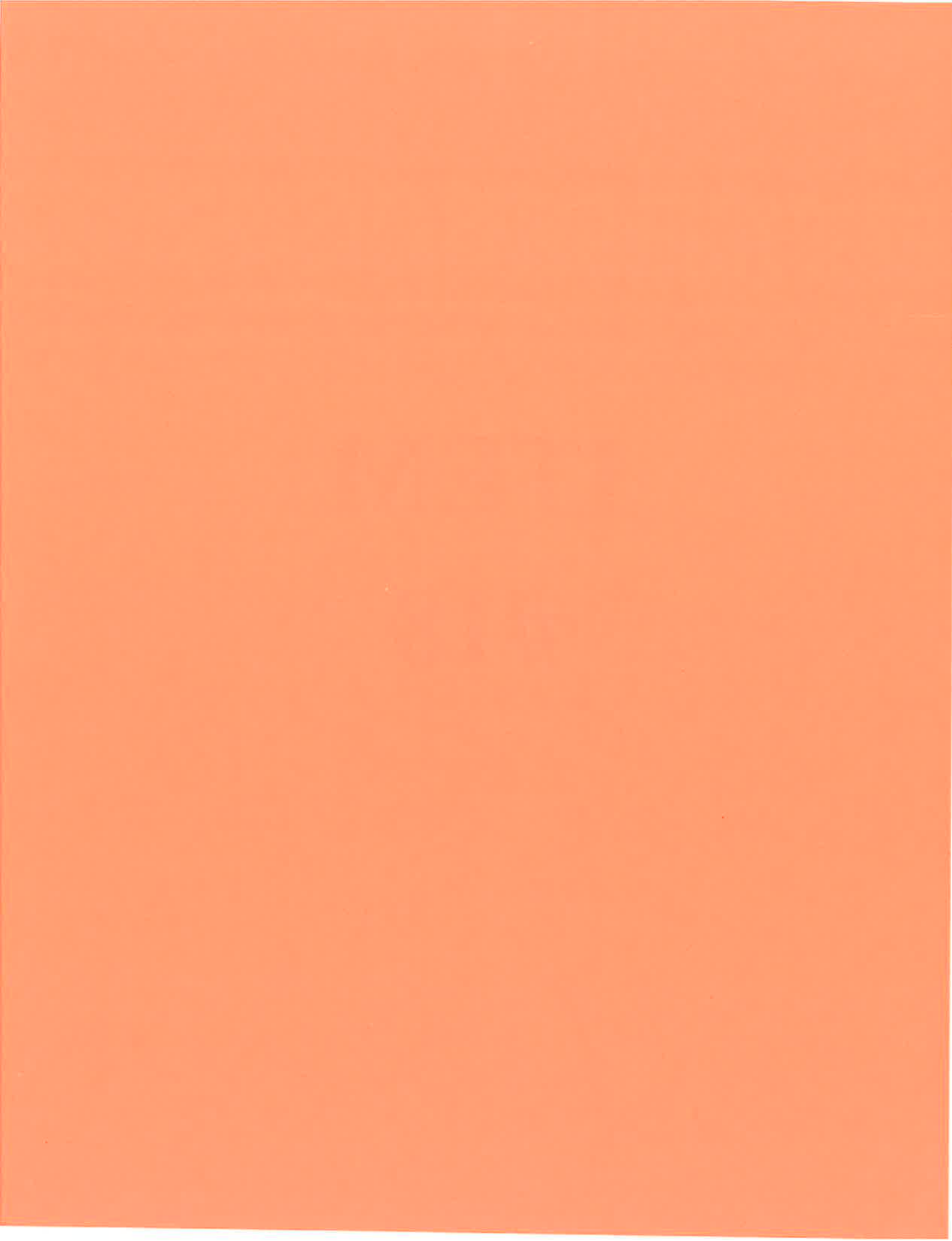
This Proposal is valid for 30 days.

This work will result in the addition of 12 working days.

Corey Comeaux | Q&D Construction LLC | Project Estimator

ITEM

#18





PROPOSAL

1050 S. 21st Street
Sparks, NV 89431
(775) 786-2677

3:07:53 PM
11/18/2022

QUOTE Matt Van Dyne
TO Farr West Engineering
5510 Longly Lane
Reno, NV 89511

JOB		BID TIME		BID DATE	
CC-BOYSGIRLS - Boys and Girls Club Crosswalk Improvement - REVISED					
ITEM	DESCRIPTION	QUAN	UNIT	UNIT PRICE	EXT PRICE
8880	Boys and Girls Club	1.000	LS	\$71,200.00	\$71,200.00
Grand Total:					\$71,200.00

Inclusions: Labor, equipment, and materials necessary to perform the work outlined above.
Exclusions: Bonds, permits, fees, inspection, testing, survey, cold-weather protection, and anything not explicitly outlined below
This proposal is based upon a mutually agreeable schedule.
Due to material price increases costs may need to be adjusted based on time of contract execution.
NCL: 8197 AB - Unlimited
CCL: 427988 A&B

Nevada

1. Q&D will not agree to any terms which conflict with any provision of the NRS and does not waive any payment or other right which is protected under Nevada law.
2. "Pay if paid" and/or "pay when paid" contract provisions are unacceptable and specifically rejected by Q&D.
3. Payment terms are Net 30 for all completed work. Retention will not exceed 5%. Balance of outstanding retention to be paid within 40 days after substantial completion of Q&D's work.
4. By accepting this proposal, the party signing below expressly releases and holds Q&D harmless from any problem or damage which it did not cause and acknowledges Q&D owes no obligation of indemnity to anyone or any entity to the extent that person or entity caused any portion of any problem and/or damage.
5. The terms of this Proposal are expressly incorporated into any contract between the parties by this reference, and they supersede any terms in any such contract.
6. Credit card payments may be subject to additional fees.
7. Any amounts due under this Proposal, which are not timely paid, accrue interest at the maximum legal rate allowed under the NRS, until paid in full.
8. If Q&D is required to engage counsel to enforce the terms of this Proposal, including, but not limited to, the payment of any overdue amounts, it is entitled to an award of its actual attorneys' fees and all legal costs and expenses incurred to do so.

This Proposal is valid for 30 days.
Work is Anticipated to take 10 additional working days.

Corey Comeaux | Q&D Construction LLC | Project Estimator

NDOT ENCROACHMENT PERMIT FOR SR 208 FOR CITY OF YERINGTON BOYS & GIRLS CLUB RRFB YERINGTON, NEVADA

RECEIVED
DISTRICT 11A

2021 JUN 14 PM 4:42

OWNER / DEVELOPER



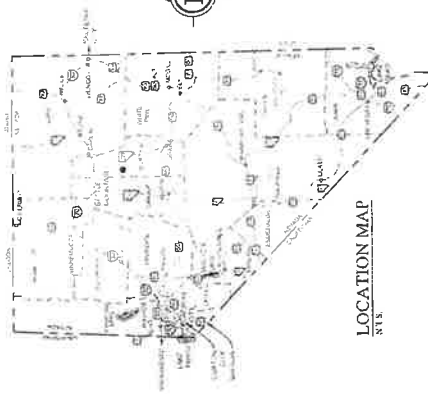
102 S. MAIN STREET
YERINGTON, NV 89447
PHONE: (775) 463-3511
FAX: (775) 463-2284

ENGINEER

FARR WEST
ENGINEERING
5510 LONGLEY LANE
RENO, NV 89511
PHONE: (775) 851-4788
FAX: (775) 851-0766



VICINITY MAP



LOCATION MAP



More info below
Call us at 811

FARR WEST ENGINEERING ASSUMES NO RESPONSIBILITY FOR OBTAINING UTILITY
LOCATIONS AND UTILITIES LOCATIONS SHOWN ON THESE DRAWINGS
HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS
RECOMMENDED THAT THE CONTRACTOR VERIFY THE LOCATION OF ANY
UTILITIES PRIOR TO THE COMMENCEMENT OF ANY
CONSTRUCTION. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES
AND LOCATIONS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
CONTRACTOR IS TO VERIFY THE ENCROACHMENT IMMEDIATELY
PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

CITY OF YERINGTON
BOYS & GIRLS CLUB RRFB
NDOT ENCROACHMENT PERMIT
COVER SHEET



FARR WEST
ENGINEERING
5510 LONGLEY LANE
RENO, NV 89511
PHONE: (775) 851-4788
FAX: (775) 851-0766

SHEET NUMBER
G1

LYON COUNTY

GRADING & EARTHWORK NOTES

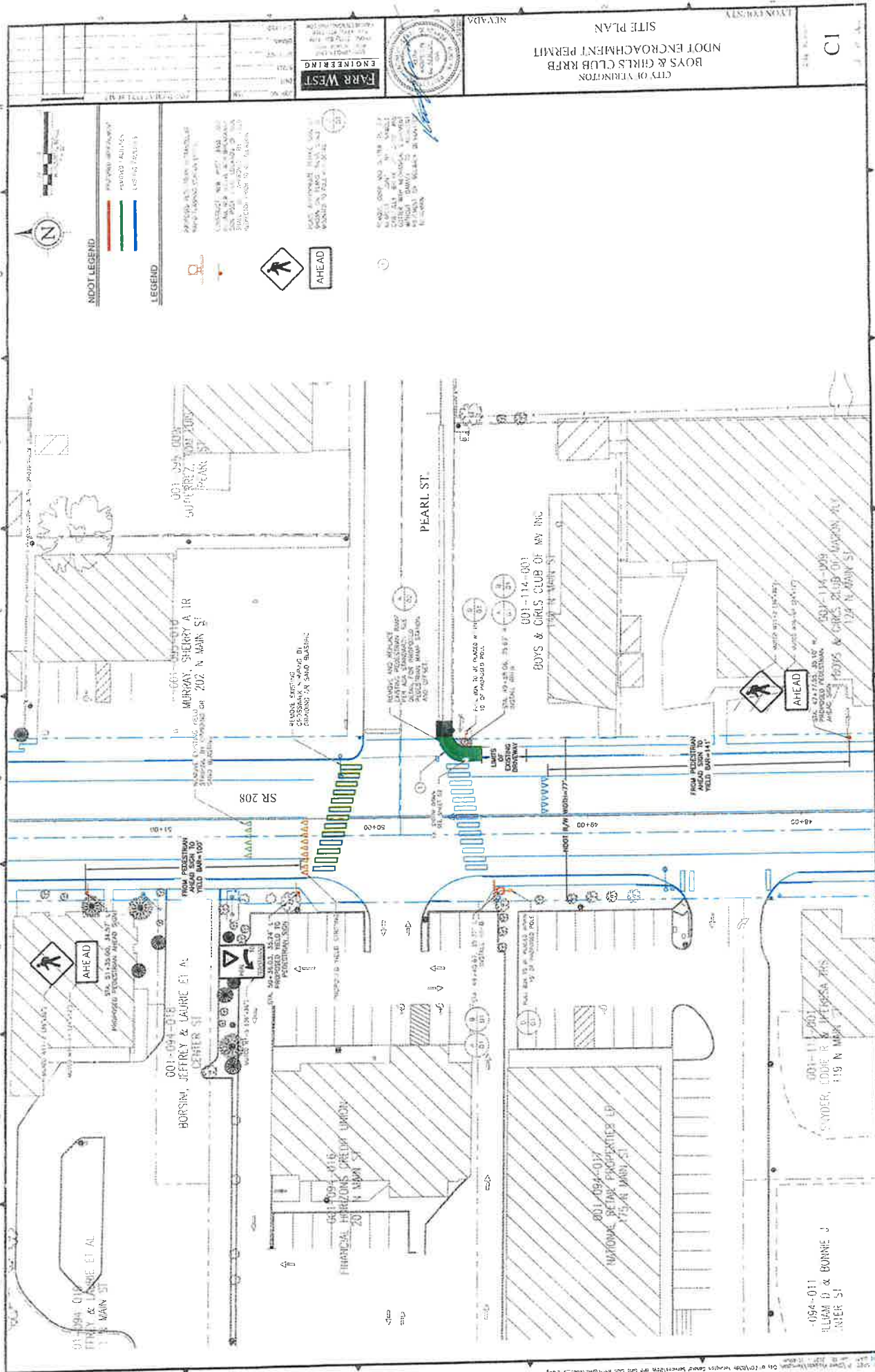
- [illegible]

[illegible]

EXISTING IMPROVEMENTS, ADJACENT PROPERTY, UTILITIES, OTHER FACILITIES, TREES, AND PLANTS THAT ARE NOT TO BE REMOVED SHALL BE PROTECTED FROM RUIN OR DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS IN ACCORDANCE WITH SECTION 301.04 AND 301.04.

THE CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY BOXES, FRAME AND COVERS, BOTH HORIZONTALLY AND VERTICALLY, AS REQUIRED TO FIT THE NEW WORK. THE CONTRACTOR SHALL REPLACE ANY ADJACENTLY DAMAGED UTILITY BOXES, FRAME AND COVERS.

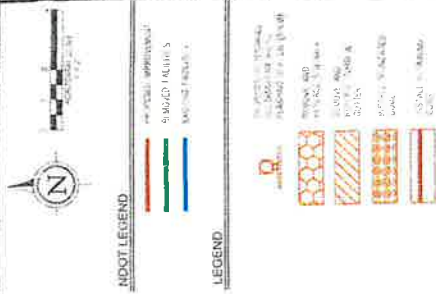
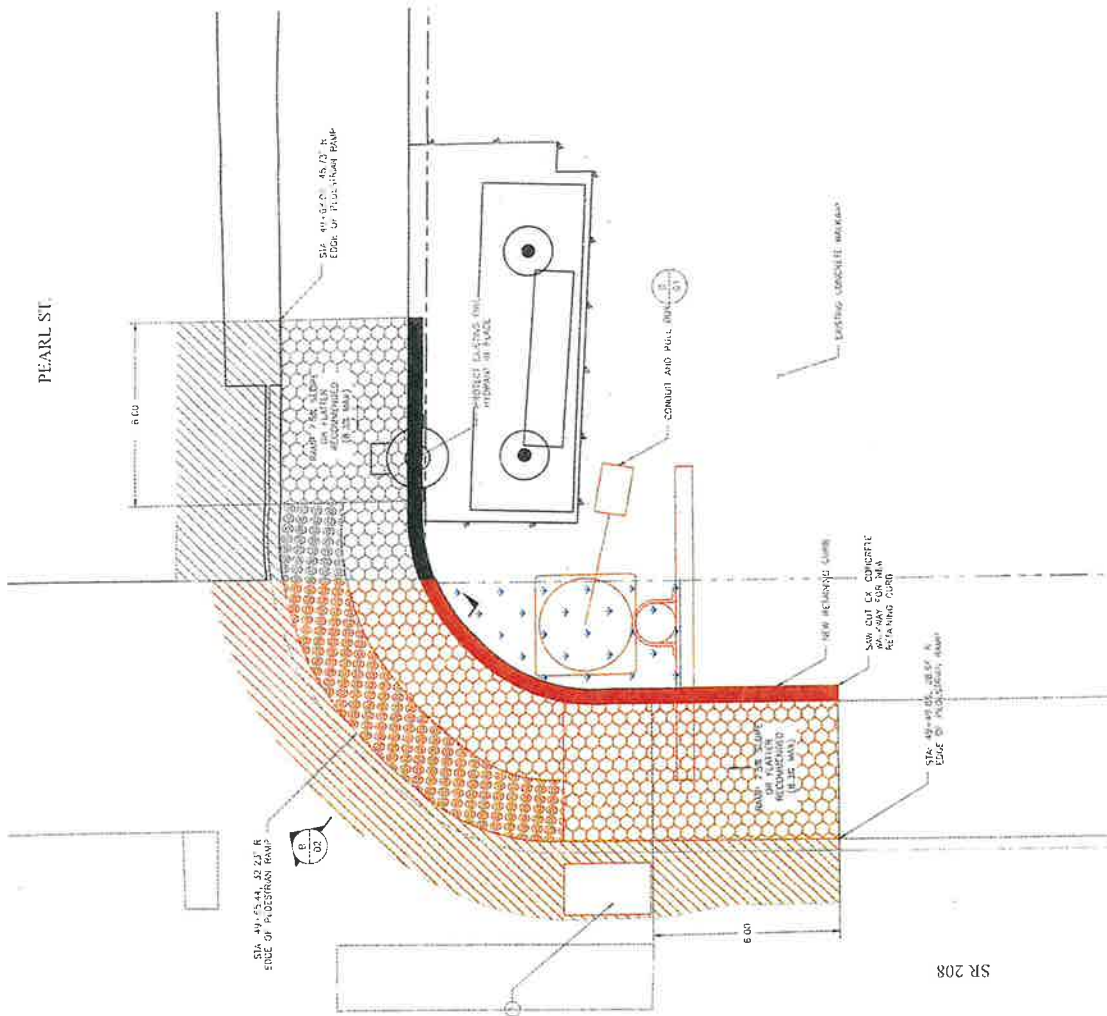
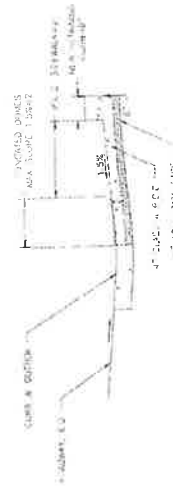
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001-094-018 BORSINI, JEFFREY & LAURE E I AL 115 N MAIN ST
001-094-016 FINANCIAL HORIZONS CREDIT UNION 201 N MAIN ST
001-094-017 WATSON, BETTE PROPERTIES LP 175 N MAIN ST
001-114-001 BOYS & GIRLS CLUB OF MT INC 101-114-001
001-114-003 BOYS & GIRLS CLUB OF MT INC 101-114-003
001-114-009 BOYS & GIRLS CLUB OF MT INC 101-114-009
001-114-001 SYDER, CLIFF R & JEFFREY AL 115 N MAIN ST
004-011 BLUM, D & BONNE J 115 N MAIN ST

BLENDING TRANSITION CURB RAMP CROSS SECTION

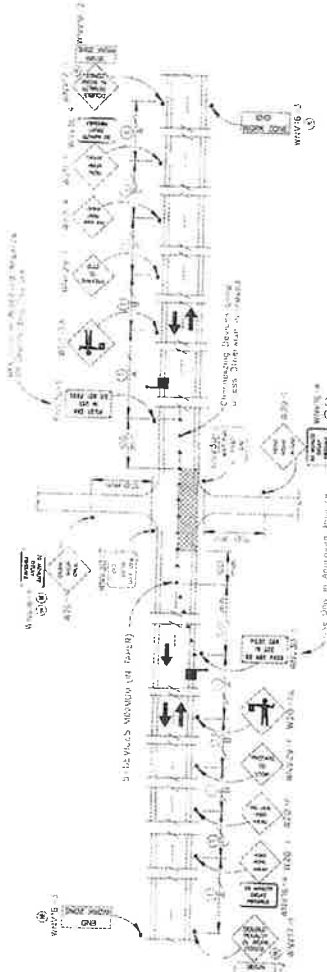
244

[illegible]

SR 208

TYPICAL CONTROL NOTES

1. ALL TRAFFIC SIGNALS SHALL BE SET TO A 30" RED LIGHT. ALL TRAFFIC SIGNALS SHALL BE SET TO A 30" RED LIGHT. ALL TRAFFIC SIGNALS SHALL BE SET TO A 30" RED LIGHT.
2. ALL TRAFFIC SIGNALS SHALL BE SET TO A 30" RED LIGHT. ALL TRAFFIC SIGNALS SHALL BE SET TO A 30" RED LIGHT. ALL TRAFFIC SIGNALS SHALL BE SET TO A 30" RED LIGHT.
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7. ALL TRAFFIC SIGNALS SHALL BE SET TO A 30" RED LIGHT. ALL TRAFFIC SIGNALS SHALL BE SET TO A 30" RED LIGHT. ALL TRAFFIC SIGNALS SHALL BE SET TO A 30" RED LIGHT.



TWO LANE - TWO WAY

TYP. NDOT TRAFFIC CONTROL PLAN LANE CLOSURE (TC-2)

SCALE: 1/8" = 1'-0"



SHOULDER WORK

TYP. NDOT TRAFFIC CONTROL PLAN SHOULDER WORK (TC-8)

SCALE: 1/8" = 1'-0"

ADVANCE WARNING SIGN SPACING

SPACING (feet)	100 MPH	85 MPH	70 MPH	55 MPH	40 MPH	30 MPH	20 MPH	15 MPH	10 MPH	5 MPH
100	100	85	70	55	40	30	20	15	10	5
200	200	170	140	110	80	60	40	30	20	10
300	300	255	210	165	120	90	60	45	30	15
400	400	340	280	220	160	120	80	60	40	20
500	500	425	350	280	200	150	100	75	50	25
600	600	510	420	340	240	180	120	90	60	30
700	700	595	490	390	280	210	140	105	70	35
800	800	680	560	440	320	240	160	120	80	40
900	900	765	630	500	360	270	180	135	90	45
1000	1000	850	700	560	400	300	200	150	100	50

TABLE 1.1 - ADVANCE WARNING SIGN SPACING

SPACING (feet)	100 MPH	85 MPH	70 MPH	55 MPH	40 MPH	30 MPH	20 MPH	15 MPH	10 MPH	5 MPH
100	100	85	70	55	40	30	20	15	10	5
200	200	170	140	110	80	60	40	30	20	10
300	300	255	210	165	120	90	60	45	30	15
400	400	340	280	220	160	120	80	60	40	20
500	500	425	350	280	200	150	100	75	50	25
600	600	510	420	340	240	180	120	90	60	30
700	700	595	490	390	280	210	140	105	70	35
800	800	680	560	440	320	240	160	120	80	40
900	900	765	630	500	360	270	180	135	90	45
1000	1000	850	700	560	400	300	200	150	100	50

TYP. NDOT TRAFFIC CONTROL PLAN TABLES & NOTES (TC-1)

SCALE: 1/8" = 1'-0"