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City of Yerington -1907-

14 East Goldfield Avenue, Yerington, Nevada 89447
PHONE: (775) 463-3511 WEBSITE: www.yerington.net FAX: (775) 463-2284
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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 10th day of April, 2023, 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. **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.

4. **For Possible Action:** Review and Approval of minutes from prior meeting dated March 24, 2023 Budget Workshop and the March 27, 2023 regular meeting.

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

   Checks 36730 through 36775 totaling $61,915.40

6. **For Possible Action**: Discussion and Possible Action to approve the Tentative Budget for Fiscal Year Ending June 30, 2024.

7. **For Possible Action**: Discussion and Possible Action to approve a request from the Yerington Rotary/Rotaract Club to allow a student group, sponsored by the Yerington Rotary Club to paint "Lion Paws" on Pearl Street in front of YHS once paving has been completed.

8. **For Possible Action**: Discussion and Possible Action to approve additional expenditures for paving already completed on Cartwright, Kathy and Nevada Alley in the amount of $27,963.74.

9. **For Possible Action**: Discussion and Possible action to approve a recommendation from the Planning Commission: Eric Bodenstein on behalf of J. Kirk Bodenstein, is proposing a Special Use Permit Application with APN 001-411-24.

10. **For Possible Action**: Discussion and Possible Action to approve an extended Ten (10) year lease between the City of Yerington and Richard & Bonnie Blakley for Hangar Number 307 located at the Yerington Municipal Airport.

11. **For Possible Action**: Discussion and Possible Action to approve a Ten(10)Year Lease agreement between the City of Yerington and Greg Chico for Hangar Number 202 located at the Yerington Municipal Airport.

12. **For Possible Action**: Discussion and Possible Action to approve a Memorandum of Understanding (MOU) between the Lyon County School District and the Yerington Police Department for the School Resource Officer (SRO) Program for Fiscal year July 1, 2023 through June 30, 2024.

13. **Presentation:** A Proclamation recognizing April as "Child Abuse Prevention Month"; a month to highlight the problem of child abuse and to educate the public in methods of prevention. Lyon County Human Services will give a presentation on Child Abuse Prevention month.

14. **For Discussion Only**: A Proclamation recognizing "Yerington Youth Law-Awareness Day"; a day to instruct any young people in their lives on the importance of thinking within the context of the law.

15. **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.

16. **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

17. **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 5th day of April, 2023, in compliance with NRS 241.020.

Sheema D. Shaw

Sheema D. Shaw, City Clerk
City of Yerington

4-5-2023
Date

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Yerington City Council Special Budget Workshop
March 24, 2023 at 9:00 a.m. – Yerington Theatre for the Arts

The special budget workshop of the Yerington City Council was held at the Yerington Theatre for the Arts at 9:00 a.m. with the following present:

Mayor John J. Garry
Council Members Jerry Bryant, Matthew Galvin, Shane Martin (Via Telephone) and Frank Pizzo
City Manager Robert Switzer
City Clerk Sheema D. Shaw
Chief of Police Darren Wagner
Building Inspector Joel Brown
Bookkeeper Lori Phillips
Public Works Deputy Clerk Michele Larson

Absent: City Attorney Chuck Zumpft, Public Works Director Jay Flakus,

Guests: Mr. David Ray, and Mr. Dave DeGrendele

The meeting was called to order within the Yerington Theatre for the Arts. The Pledge of Allegiance was led by Mayor Garry.

Public Participation

Mayor Garry asked for comments and no comments were made at this time.

Agenda Approval

Mayor Garry stated the agenda would be approved as presented unless there were any objections or corrections. City Manager Switzer stated no corrections need to be made at this time. Mayor Garry stated the agenda was approved as presented

2023-2024 Budget Review

City Manager Robert Switzer reviewed the many different funds on the budget and went over the different accounts associated with each one. He asked the Council members if there were any questions in regards to this, there being none, he moved on. He stated that this upcoming year would be one of transition with no more Pandemic funding and very little to be expected from the Federal Government this go around.

City Manager Switzer referenced that PERS has sent out their memo stating the increases that will go into effect as of July 1, 2023. Police and Public Safety contributions will increase from 44% to 50% with the Regular employees' contributions increasing from 29.75% to 33.5%. This is a mandatory cost and not something we can decide against doing.

Salaries

City Manager Switzer stated that the proposed salary increases would be 4% across the board. Although this is well below the current inflation rate, it will show an effort on the City's part towards our employees.

Agreements and Resolutions

City Manager Switzer stated that our contract with the Mason Valley Fire Protection Department has gone up again this year. Although we only pay a capped 27% of the property tax valuation, our portion this year looks to be about $551,000.00. This is significantly higher than last year's portion. He also stated that he has been speaking with Chief Draper about possibly purchasing equipment in lieu of making a monetary payment.

Expenditures

City Manager Switzer explained the three different columns showing in the expenditures portion of the Budget. The first column being the past budget from 2021-22 fiscal year, the middle column representing this current year we are in, and the last column being the upcoming 2023-24 fiscal year. Councilman Galvin asked how the projected percentages were figured for this next year. City Manager stated that when it comes to the revenue side of budgeting, you must think conservatively. The expenditure side of budgeting, you must be more aggressive. If you don't budget it in advance, you can't spend it later.

Municipal Court

City Manager Switzer stated that this year the Municipal Court had to sign an agreement placing Walther Law as the City's Public Defender. This will be a monthly amount paid directly to them for their services. The cost of interpreters has also gone up significantly this year. The City has had to implement the new "Civil" system that the State is putting into place. This new system is free to the City for the first 1 to 2 years; however, after that, all costs and fees for this program will come from the Municipal Court budget.

Public Safety

City Manager Switzer stated that the Police Department's budget has had an increase in costs for this year, but nothing out of the ordinary. He also referenced the Fire Department contract increase again.

Cross Connection

City Clerk Shaw stated that the Cross Connection grant through ARPA will be ending in June 2023. At this time, only about $20,000.00 of the original $150,000.00 has been paid out. She also stated that it has been brought to our attention that there are possibly another 14 grants being processed now and in the coming future, so it is unclear how much of the remaining grant money will be unspent after July 1, 2023.

Streets

City Manager Switzer stated that the Streets Department has just the necessary increases in budget, nothing out of the ordinary.

Airports

City Manager Switzer stated that the cost of a tanker of aviation fuel is about $50-60 thousand dollars. We have set the current price of aviation fuel at $6.89 per gallon. As the costs of fuel rise and ebb, the cost per gallon will reflect that.

City Manager Switzer stated that the Air Show back in October was a great success. They are currently considering doing another show this spring. He is also looking for capital to help with building new hangars.

Building

City Manager Switzer stated the goal of the building department is to have the revenue from building permits throughout the year be able to cover all the costs. At this point, we do look to be staying even with this, however it is the hope in the future for the revenues to exceeded the budget.

Animal Control

City Manager Switzer is looking to increase the wages at the Animal Shelter. We currently have one employee that works about 2 to 4 hours a day there. This employee spends the rest of his time doing work for the Public Works department. The goal is to

get a full time employee to be on site every day. We also have about a dozen or so volunteers that do the day-to-day work at the Shelter.

Parks & Recreation

City Manager Switzer stated the Parks and Recreation department has just the usual increases this year in operational costs. He also stated that the restrooms that we have ordered should be delivered sometime in June with a possible grand opening in July.

A discussion was started in regards to the current state of the bathrooms at the ball fields. It was asked if cameras are going to be purchased for security and to deter vandalism. It was also asked if any footage from these cameras can be used in prosecuting. City Manager Switzer stated that the legality of using any footage and in the placement of these cameras would be a question for City Attorney Zumpft. Chief Wagner asked if there was any way to get a contract with the Sani Hut Company in town to see if they could help with the cleanup of the current bathrooms at this time. City Clerk Shaw said she could definitely look into this.

Summary of numbers

City Manager Switzer stated at this time, he does not have the final numbers from the State. Once we receive those numbers, the tentative budget could change slightly. He stated that we have until April 15, 2023 to submit our final budget. He is hoping to get those final numbers sometime this week or early next week.

Fixed Assets

City Manager Switzer stated that from the 1.8 million in ARPA money from last year, only about $250,000.00 remains. He stated that Public Works Director Flakus has requested a small street sweeper for this next year. He suggested possibly looking into a larger sweeper to help maintain all the roads that are currently being repaved around town. Chief Wagner suggested looking into what it would cost to lease a sweeper that could even possibly have a maintenance contract with it as well.

City Clerk Shaw stated that this year the City offices are only requesting the purchase of a small truck for the meter reader position. The current vehicle is very old and not suited for the job. She has requested a more reliable all weather vehicle. Councilman Bryant said he could look into what is available, but the approximate price should be around mid $30,000.00. Councilman Bryant also asked if we could, put aside money in a reserve for when our future vehicles start to age out. This way it won't be a huge cost to the City to replace our fleet of vehicles.

City Manager Switzer stated that the money approved in last year's budget for the lighting in the City Hall parking lot would be going towards the purchase of new lighting this year. The original amount for the 14 posts throughout the lot will be downscaled to 6 light posts at the front of the lot.

Chief Wagner stated that the only item the Police department is requesting is one new vehicle to replace the old 2006 Expedition. He stated that once this car is replaced, he should not need any new vehicles for the next 3 to 4 years. He currently has 9 vehicles in the Police department fleet.

City Manager Switzer stated that he is currently waiting on a quote from John Fielding regarding some reconstruction ideas for City Hall. This new idea would include enclosing a small conference room area in the back corner of the gym for Municipal Court and City Council meetings. They would also like to get another set of bathrooms built near the kitchen. This would help relieve the burden of letting the public use the current bathrooms that are located down the hall near offices.

Councilman Bryant asked if there was any way to institute a special use tax for the purpose of building a new free standing Police Department? Councilman Galvin suggested utilizing the entire area of the gym at City Hall to build a police department along with the proposed Municipal Court / City Council meeting room. City Manager Switzer said we could put something in the budget to hire an engineer to come design an area and quote what a total reconstruction would look like. Mayor Garry would like to see something put on the agenda in the future to discuss this. Mayor Garry thinks that having some time to brainstorm and get a clearer vision of what we would like to see first, would be the best course of action before hiring the engineer.

Special Revenue Fund

City Manager Switzer stated the Room Tax Revenue should be about $100,000.00 this year, although he is only budgeting $95,000.00. Not all of this money will be available for grants to the public. The City takes a portion and fees are paid out to the State and County as well. Mayor Garry asked why the Room Tax does not make recommendations to City Council when it comes to giving out the room tax grants twice a year. He said that all other boards give recommendations to Council and final approval comes from them. City Clerk Shaw stated that when the City decided to do room tax grants, they adopted the entire rules and regulations from the way the County was currently doing theirs. City Manager Switzer stated that he believes the Room Tax Board should have to get final approval from City Council and he can check with City Attorney Zumpft on what needs to be done to change this in the future.

- Aviation FAA Bill Grant – This money is being used to redo the runway and taxiways and the pavement in front of the hangars.

- Kiss & Drop Program – This is still having issues at this time regarding power lines, but there are plans to move forward in the near future.

- Animal Shelter – The shelter is receiving about $3,000.00 in donations a year.

- Boys & Girls Club Pedestrian Crossing – This project has been put on hold due to the Q & D Construction and water/ sewer project. City Manager Switzer is going to check again with the Reviglio and Peri families to see if they are still willing to donate to this project.

- Travel Nevada Grant (new) – This grant is to be used to help pursue and promote tourism in our downtown district. Councilman Galvin asked if we are still moving forward with the concept of getting ownership of Main Street. City Manager Switzer said we are still moving forward. Councilman Bryant asked if they are looking to only use this money to beautify downtown because Goldfield Avenue is also a main thoroughfare into town as well. City Manager Switzer the plan is currently only for downtown Main Street.

- Vacant Building Ordinance – Mayor Garry asked if we could start instituting notices to owners of vacant buildings like those that we do with weed control. He is hoping this would help entice the owners to clean up their building or possibly sell to someone that could.

Water Fund

City Manager Switzer stated that there should be less meter repairs or replacements because of the water / sewer project. He also stated that the depreciation will be lower this year. These newer lines should have a life span of at least 70 years, so we can spread out the depreciation over its lifetime. City Manager Switzer stated there should be in increase in revenue as the water rates will be adjusted this next year.

Sewer Fund

City Manager Switzer stated there was increased revenue this current year due to the increase in the sewer rates for customers. The depreciation for the this year should also decrease like the water, due to the newer lines and longer lifespan.

Public Works requests

Public Works Director Flakus was not in attendance but sent in a list of requests for this year's budget along with corresponding documents for each item. His list was discussed by the Mayor and Council in depth, but only certain higher priority items were agreed upon as necessary. The street sweeper and attachments being one of the most talked about items. There being quite a bit less money for the budget this year was discussed as well.

Public Participation

Dave DeGrendele spoke to the Council saying it was his recommendation that Public Works Director Flakus be given what he has requested so he can continue doing his job. He also stated that he thinks any extra ARPA funds should stay with the City and not be given to non-profits as it is not our responsibility to fund them.

Mayor Garry thanked him for his comments and said everything will be taken into consideration.

There being no further business, the meeting was adjourned.

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Mayor of the City of Yerington

ATTEST:

_____

City Clerk of the City of Yerington

Yerington City Council Meeting
March 27, 2023 at 10:00 a.m. – City Hall

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

Mayor John J. Garry
Council Members Jerry Bryant, Shane Martin and Frank Pizzo
City Manager Robert Switzer
City Attorney Chuck Zumpft
City Clerk Sheema D. Shaw
Chief of Police Darren Wagner
Public Works Director Jay Flakus
Building Official Joel Brown (arrived at 10:15a.m.)
Grants Administrator Angela Moore

Absent: Councilman Matthew Galvin

Guests: Mr. David Ray, Mr. Dave DeGrendele, Ms. Deb DeGrendele, Mr. Kyle Holt, Mr. Jeff Page, Mr. Brian Butcher, Ms. Laura Butcher, Ms. Grace Butcher, Mr. Matt Giltner, Mr. Kevin Petrey, Mr. Bob Mathison, Mr. Jerry Rothman, Ms. Traci Rothman, Ms. Wendy Madson, Ms. Noel Chounet, Ms. Lisa Selmi, Ms. Leah Wilkinson and Ms. Sonia Guarneros

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 Councilman Martin.

Public Participation

Mayor Garry asked for comments. Mr. Dave DeGrendele requested for the remaining funding from ARPA to go directly to the City and to benefit the City. The City should reconsider remodeling the Community Center, court room and Council room and stated that all the items that need to be included could add up to a lot more than the building is worth.

Mayor Garry asked for comments and no further comments were made at this time.

Agenda Approval

Mayor Garry stated the agenda would be approved as presented unless there were any objections or corrections. City Manager Switzer stated no corrections need to be made at this time. Mayor Garry stated the agenda was approved as presented and the motion was approved unanimously.

Minutes

Mayor Garry stated the minutes from prior meeting dated March 13, 2023 regular meeting and March 15, 2023 emergency meeting would be approved unless there were any objections or corrections. Mayor Garry stated no objections were made at this time, the minutes from prior meeting dated March 13, 2023 regular meeting and March 15, 2023 emergency meeting were approved as presented and the motion was approved unanimously.

Review Bills Previously Submitted for Payment

Bills, Salaries and Vouchers:

Accounts Payable Checks	03/08/2023	36627 through 36694
	03/14/2023	36695 through 36721
Payroll Checks	03/06/2023	36623 through 36625
	03/23/2023	36722 through 36727
Payroll Vouchers	03/06/2023	3092301 through 3092326
	03/23/2023	3232301 through 3232328
Transmittal Checks	03/06/2023	36626
	03/20/2023	36728 through 36729
Transmittal Vouchers	03/06/2023	3062301
	03/20/2023	3202301

Mayor Garry stated the bills previously submitted for payment, checks 36623 through 36729 totaling $808,248.32, and 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.

Approve New, Renewal and Name Change Business Licenses Applications.

A. Ryan Papè dba Papè Machinery, Inc., Agriculture Equipment Dealership, 402 West Bridge Street, Yerington, NV 89447 – NEW
B. Leroy Heath dba Hilow Services, LLC., Pest Control, 9410 Prototype Drive #6, Reno, NV 89511 – NEW
C. Pamela Hunewill dba Lahontan Paramedical, LLC., Medical Drug & Alcohol Collection, 113 North Main Street, Yerington, NV 89447 – RENEWAL (change of location)
D. Richard Anderson dba Oasis Automotive Specialties, LLC., Mobile Automotive Repair and Services, 3355 Beverly Drive, Fallon, NV 89406 – NEW
E. Audrey De Las Cruz and Mike Farley dba CWX Architects, Inc., Architectural Design Firm, 1680 Montclair Avenue, Suite A., Reno, NV 89509 – NEW
F. Josh Burau dba Josh Burau Construction, General Contractor, 330 Riparian Way, Carson City, NV 89701 – NEW

G. Nicolas Brown dba Summit Fire & Security, LLC., Fire Protection, 1025 Telegraph Street, Reno, NV 89502 – NEW
H. Torey L. Mantor and Randy Witt dba Ryan Mechanical, Inc., Mechanical Contractor, 3335 Wynn Road, Las Vegas, NV 89102 - NEW

Mayor Garry stated the business license applications A. through H. would be approved unless there were any objections or corrections. Mayor Garry stated no objections were made. Mayor Garry asked for comments, no comments were made at this time and the business license applications A. through H. were approved unanimously.

Approve the use of "Y-Hill" for an off-road event on April 14-16, 2023, to include a main pit area and use of existing roads within the facility. The sponsor is the Valley Off-Road Racing Association (VORRA).

Ms. Laura Butcher with VORRA stated the next race will be held on April 14th through April 16th. A name needs to be decided on for that area and a ribbon cutting ceremony could also be held. The certificate of insurance was also provided for the event.

Ms. Butcher stated VORRA would like to sponsor a clean up event before the races are held. The grants deadline is on June 30, 2023 and VORRA will be applying for help with costs for civil engineering work, water services and electrical added to the area. Councilman Bryant asked about the washed-out area on Y-Hill and if it will affect the races. Ms. Butcher stated she will drive out and take a look at it but will definitely let the Council know but she does not see a problem with it. About five hundred to one-thousand people are expected for the event and is weather dependent. VORRA is offering Stone Cold Steve Austin to be the Grand Marshal at the event to bring in more people. Portable restrooms and dumpsters will be provided as well as the fire department, hospital services and paramedics will be set up and contacted in advance.

Mayor Garry stated Ms. Butcher could name the event in her brother, Michael's, honor. Ms. Butcher thanked Mayor Garry. Ms. Butcher is currently working on the road closure application for the parade.

Councilman Pizzo made a motion to approve the agenda item, seconded by Councilman Martin. Mayor Garry asked for comments, no comments were made at this time and the motion was approved unanimously.

Corrective Action from the March 15, 2023 Emergency meeting to approve Resolution number 2023-01 declaring an emergency for the City of Yerington due to flooding.

City Attorney Zumpft stated sufficient notice was not provided to have the emergency meeting and it needed to be posted three days before the meeting instead of two days. The recommendation is to put the Resolution on for a possible directive action and to be effective today, March 27, 2023.

Councilman Bryant made a motion to approve the emergency Resolution as recommended by Council, seconded by Councilman Pizzo. Mayor Garry asked for comments, no comments were made at this time and the motion was approved unanimously.

Action on a Letter from Mr. Kyle Holt to reduce/forgive the charges for cleanup of his property located at 427 South California Street and storage of his personal property at the Public Works Yard.

Mr. Kyle Holt, owner of 427 California Street stated he had a meeting with Mayor Garry and how he appreciates his time. Mr. Holt has issues with the bill that is outstanding with the City and is asking to see the bill to go away so he can move forward.

Councilman Pizzo stated the cleanup that the City did, why should the City dismiss this and why should the taxpayers pay this bill. Councilman Pizzo stated Mr. Holt was fully notified in advance. Mr. Holt stated the City abused their authority and removed property that was not supposed to be removed in the cleanup. Mr. Holt also stated that he was incarcerated at the time of the cleanup.

Councilman Bryant applauded Mr. Holt for coming to stand before City Council today and congratulated Mr. Holt on his new path. As a Council, we knew about the mess at the property for months and the City did not receive any communication back. As a City, we do not want to be punitive and we made every chance possible to provide assistance. Councilman Bryant would be agreeable to not add on additional fees but also not to dismiss the current fees owed to the City. The bill was for one-hundred and eleven hours of City staff time that was worked at the property. Councilman Bryant stated the City used the cleanup as a last resort and the bill was the City's actual hard cost of the cleanup. The City could possibly provide a payment plan but the entire bill cannot be passed to the taxpayers.

City Manager Switzer stated the invoice is from a Deputy Clerk that handles the accounts receivable billing. The bill includes storage costs of $500.00 a month. The City could forgive the storage cost but not the entire cost. Councilman Bryant asked if the bill for $5,955.00 is for labor costs and three months of storage in the amount of $1,500.00. Waiving and freezing the storage cost for future charges is appropriate and could be done. City Manager Switzer confirmed the amounts on the bill.

Mayor Garry stated the facts won't change, the City incurred costs and intends to recover those costs. The bill is not going away and it could be attached to the property as a lien if not paid.

Councilman Bryant suggested to waive and freeze future storage costs for a period of six months then after the six months, fees are collected in the amount of $500.00 per month and a payment plan for the remaining amount of $5,955.00 with no interest in the amount of $250.00 per month (if Mr. Holt does not meet these obligations, the previous terms will be in effect), seconded by Councilman Martin. Mr. Holt accepts these terms.

Mayor Garry asked for comments. City Attorney Zumpft stated a simple agreement will be prepared to cover these terms for the City and Mr. Holt. Mayor Garry asked for comments, no further comments were made at this time and the motion was approved unanimously.

Consider financial assistance for the Yerington Food Bank to move from its current location to one more compatible to its mission of food assistance to needy citizens. Healthy Communities Coalition will present a proposal for the Council's review and is requesting an amount of $42,000.00 to assist with operational costs for the next two years.

Ms. Lisa Selmi and Ms. Noel Chounet with Healthy Communities Coalition (HCC) provided a presentation. Ms. Selmi thanked the Task Force with their help and working through this process. The condition of the prior building is no longer habitable and the Yerington Food Pantry is seeking assistance from the City. The Yerington Food Pantry offers many resources including food distribution, wellness checks, delivery of food, food backpacks to students and a community service site. For sustainability, grant funds could enable HCC to charge indirect costs in the amount of $400.00 per month. HCC has applied for foundation monies in the amount of $450,000.00 for the purchase of a permanent location for the Yerington Food Pantry.

HCC offered two plans for City Council to review and approve. Plan A includes; monthly rent of Cramer Automotive's vacant space, operational costs, Southwest Gas, Pest Control, Waste Removal, internet, software, insurance, vehicle insurance and assistance with their water bill from the City of Yerington. The total amount for Plan A is $1,911.00 a month for 22 months for an overall total of $42,042.00. Plan B includes; monthly rent of Cramer Automotive's vacant space. The total amount for Plan B is $700.00 a month for 24 months for an overall total of $16,800.00.

Ms. Chounet stated HCC will cover an amount of $15,400.00 to upgrade the new facility and funds are also secured towards a permanent space in the amount of $23,850.00.

Councilman Bryant thanked HCC and a big thank you to the Giomi family for offering their building to the Yerington Food Pantry and how much they do for the community. HCC also helps the community with dental, health and mental health resources.

Councilman Bryant asked how much was spent from the $20,000.00 grant to HCC. Grants Administrator Moore stated about $17,083.15 has been spent and the remaining amount is about $2,916.85 with the totals still pending. City Manager Switzer stated the remaining money for ARPA is about $200,000.00 and will be used for road rehabilitation for the Water and Sewer Project. Ms. Chounet stated a timeline is set up with Mr. Robert Cramer and Mr. Gary Silva to clean up the property and accommodate the traffic and flow of the public.

Councilman Bryant made a motion to grant HCC Plan B of $16,800.00 or rent for two years with $2,916.58 from the previous grant on a reimbursement basis only and obligated by December 31, 2024, seconded by Councilman Pizzo. Mayor Garry asked for comments. Ms. Deb DeGrendele approached Ace Hardware to ask to use that property for the Fire Department to set it on fire for training. Mr. Dave DeGrendele applaud HCC for everything that they do for the community. The City should know how many people are benefited from HCC within the City and not the City and Lyon County. It needs to come into the City to help the City. Roads would be the best place to spend this money. Ms. Wendy Madson with HCC stated the Food Pantry benefits the City and only within the City. Mayor Garry asked for further comments, no comments were made at this time and the motion was approved unanimously.

Approve the selection of Armstrong Consultants, Inc., 1575 Delucchi Lane, Suite 219, Reno, NV 89502, as the engineering firm for the Yerington Municipal Airport Paving Project. Two firms submitted a Statement of Qualifications; Armstrong Consultants, Inc. and DOWL Engineering, 5510 Longley Lane, Reno, NV 89511. Sealed statements were opened on March 8, 2023, and individual submissions were reviewed and evaluated with a numerical grading system. Armstrong Consultants, Inc. was ranked the most responsive to the grading criteria.

City Manager Switzer stated the City needs to select a consultant for the Yerington Municipal Airport Paving Project. Through the Bipartisan Infrastructure Law (BIL) grant, the City of Yerington received $159,000.00 and the funding will continue for a few years. The work includes engineering and design work for paving of the taxiways and apron. Armstrong Consultants ranked the highest in the grading criteria and City Manager Switzer recommends Armstrong Consultants as the most responsive. Councilman Bryant asked what the grading criteria entailed. City Manager Switzer stated for example how long the company has been operating and their main focus. Armstrong Consultants main focus is only airports.

Councilman Pizzo made a motion to approve the agenda item, seconded by Councilman Bryant. Mayor Garry asked for comments, no comments were made and the motion was approved unanimously.

City's Financial Statement (FS-10) for July 2022 – February 2023.

City Manager Switzer stated within the FS-10, it shows how well the City is doing financially and the amounts change daily. About 67% of the fiscal year has elapsed currently. The Police Department has expended about 61.3% of their budget and are under budget. Page fourteen is the Water Fund with revenues over expenditures of about $260,550.35 with a positive ending fund balance. Page sixteen shows expenditures at about 8.2% for the budgeted year. Page nineteen is the Sewer Fund with an ending fund balance of about $5,821,316.00.

Public Participation

Mayor Garry asked for comments and no comments were made at this time.

Department Reports

Chief of Police Wagner stated the K-9 Program is almost complete and training needs to occur from May to June or the next class would be in September. The selection process for the K-9 Handler position with a dog will then be next. The K-9 vehicle has fully been built. Officer Sanabia is now on his own and is no longer training.

Public Works Director Flakus stated the Mountain View prefabricated restroom will be delivered on June 15th. The Public Works crew will be painting the streets. Phone and network upgrades are currently taking place right now through City Hall with Lyon County.

City Manager Switzer stated the City had a very productive budget meeting last week. The finalized figures have not been received from the State of Nevada as of yet to put into the budget. The budget will be finalized soon and will be brought to City Council for approval of the tentative budget.

Councilman Bryant stated the City approved in 2019 for the Police Department to be fully staffed and to create positions including the K-9 Handler and the School Resource Officer (SRO). Councilman Bryant commends Chief of Police Wagner for his hard work.

Mayor Garry thanked Mr. Dave DeGrendele and Mr. David Ray for attending the budget workshop meeting and for providing comments. Mayor Garry attended the Nevada League of Cities meeting on March 20th for a legislation session with a tour of the State of Nevada Museum. Governor of Nevada will be coming to Yerington soon to address local issues. Mayor Garry is asking for prayers for the people of Mississippi. Councilman Matthew Galvin is not present today as his son had an unfortunate accident on an ATV and crushed his hand. The City of Yerington is sending prayers for his continued recovery.

There being no further business, the meeting was adjourned.

_____

Mayor of the City of Yerington

ATTEST:

_____

City Clerk of the City of Yerington

5

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
36730									
03/23	03/21/2023	36730	1023	ALLIED SANITATION	RINV011252	SERVICES	01-56-35-7011	455.00	455.00
Total 36730:									455.00
36731									
03/23	03/21/2023	36731	6607	AMAZON CAPITAL SERVICES	1V9K-MMTR-4	SUPPLIES	08-14-25-8090	5,914.09	5,914.09
Total 36731:									5,914.09
36732									
03/23	03/21/2023	36732	6687	ANYTIME FITNESS	BF 3142023	BACK FLOW REIMBURSE	08-14-27-8101	3,400.00	3,400.00
Total 36732:									3,400.00
36733									
03/23	03/21/2023	36733	6244	ARELLANO HEATING & AIR	P1599	SERVICES	03-54-25-7011	4,125.00	4,125.00
Total 36733:									4,125.00
36734									
03/23	03/21/2023	36734	6409	CANON FINANCIAL SERVICES, INC.	30138025	PRINTER USAGE	01-52-20-7041	691.22	691.22
Total 36734:									691.22
36735									
03/23	03/21/2023	36735	1182	CITY OF YERINGTON	3212023	PETTY CASH - COURT	01-53-15-7011	100.00	100.00
Total 36735:									100.00
36736									
03/23	03/21/2023	36736	1324	DOWL, LLC	R4001.2235-3	PAPI & REIL REPLACEME	08-14-36-8089	4,342.50	4,342.50
Total 36736:									4,342.50

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
36737									
03/23	03/21/2023	36737	1324	DOWL, LLC	R4001.089.05-	GENERAL ENGINEERING	01-54-26-7011	2,900.00	2,900.00
Total 36737:									2,900.00
36738									
03/23	03/21/2023	36738	1324	DOWL, LLC	R4001.1859-4	AIRPORT MASTER PLAN	08-14-27-8081	8,973.75	8,973.75
Total 36738:									8,973.75
36739									
03/23	03/21/2023	36739	2058	FRONTIER	030723AIR	TELEPHONE	01-55-27-7033	49.41	49.41
03/23	03/21/2023	36739	2058	FRONTIER	030723PW	TELEPHONE	03-54-25-7033	111.74	111.74
Total 36739:									161.15
36740									
03/23	03/21/2023	36740	1383	GRAINGER	9639816504	EQUIPMENT	02-54-25-7011	355.44	355.44
Total 36740:									355.44
36741									
03/23	03/21/2023	36741	1633	GUARDIAN- DENTAL	APRIL 2023	DENTAL INSURANCE- RE	00-00-00-2023	1,564.34	1,564.34
Total 36741:									1,564.34
36742									
03/23	03/21/2023	36742	1948	GUARDIAN- LIFE	APRIL 2023	LIFE INSURANCE	00-00-00-2023	455.00	455.00
Total 36742:									455.00
36743									
03/23	03/21/2023	36743	6688	LARSON, MICHELE	449992396751	TRAVEL REIMBURSEME	02-54-25-7040	109.97	109.97
Total 36743:									109.97
36744									
03/23	03/21/2023	36744	1566	LYON COUNTY CLERK TREASURER	FEB 2023	GEN MARKER TEST	01-00-00-2312	49.58	49.58

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
Total 36744:									49.58
36745									
03/23	03/21/2023	36745	5949	Lyon County Fair Board	RM TAX JULY-	ROOM TAX REIMBURSE	08-14-25-8080	4,439.96	4,439.96
Total 36745:									4,439.96
36746									
03/23	03/21/2023	36746	1588	MARRACCINI PLUMBING	75127	SERVICES	02-54-25-7011	250.00	250.00
Total 36746:									250.00
36747									
03/23	03/21/2023	36747	1588	MARRACCINI PLUMBING	78126	SERVICES	03-54-25-7011	900.00	900.00
Total 36747:									900.00
36748									
03/23	03/21/2023	36748	6537	MCDONALDS AKA KMG, INC	MT21040-FEB	RESTITUTION	01-00-00-2305	100.00	100.00
Total 36748:									100.00
36749									
03/23	03/21/2023	36749	1824	RENO GAZETTE-JOURNAL	5391948	LEGAL ADVERTISING	01-51-14-7026	176.96	176.96
Total 36749:									176.96
36750									
03/23	03/21/2023	36750	6686	SALOMY, BOB	30010202	REISSUE OF VOIDED CH	23-00-00-2230	56.14	56.14
Total 36750:									56.14
36751									
03/23	03/21/2023	36751	1968	STATE TREASURER'S OFFICE	FEB 2023	STATE PERM SCHOOL FI	01-17-00-3177	739.13	739.13
Total 36751:									739.13

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
36752									
03/23	03/21/2023	36752	6689	TERMINEX PROCESSING CENTER	431059007	SERVICES	03-54-25-7011	207.00	207.00
Total 36752:									207.00
36753									
03/23	03/21/2023	36753	1886	THATCHER COMPANY OF NEVADA, IN	202340011069	WATER TREATMENT PLA	02-54-25-7061	1,068.82	1,068.82
03/23	03/21/2023	36753	1886	THATCHER COMPANY OF NEVADA, IN	202340011069	WATER TREATMENT PLA	02-54-25-7061	1,481.93	1,481.93
Total 36753:									2,550.75
36754									
03/23	03/21/2023	36754	2028	U.S. POSTAL SERVICE	3202023	POSTAGE FOR MACHINE	03-54-25-7011	500.00	500.00
Total 36754:									500.00
36755									
03/23	03/21/2023	36755	2016	ULINE	160512704	SUPPLIES	03-54-25-7011	4,439.16	4,439.16
Total 36755:									4,439.16
36756									
03/23	03/21/2023	36756	6505	WASHINGTON NATIONAL INS. CO	MARCH 2023	LIFE INSURANCE	00-00-00-2016	117.95	117.95
Total 36756:									117.95
36757									
03/23	03/21/2023	36757	1406	WELLS FARGO BANK-REMIT. CNTR	020323BOB J	BOB-CREDIT CARD	01-51-14-7040	815.71	815.71
Total 36757:									815.71
36758									
03/23	03/21/2023	36758	1406	WELLS FARGO BANK-REMIT. CNTR	030723BOB F	BOB-CREDIT CARD	01-51-14-7018	581.05	581.05
Total 36758:									581.05
36759									
03/23	03/21/2023	36759	6048	Yerington Theater for the Arts	RM TAX JULY-	ROOM TAX REIMBURSE	08-14-25-8080	2,674.08	2,674.08

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
Total 36759:									2,674.08
36760									
03/23	03/28/2023	36760	1021	AFLAC	222150-MAR	AFLAC INSURANCE	00-00-00-2015	135.84	135.84
Total 36760:									135.84
36761									
03/23	03/28/2023	36761	1023	ALLIED SANITATION	RINV011382	SERVICES	01-56-35-7011	355.00	355.00
Total 36761:									355.00
36762									
03/23	03/28/2023	36762	1031	ARIGONI, ROBERT	PC MAR 2023	Planning Commission	01-51-14-5113	25.00	25.00
Total 36762:									25.00
36763									
03/23	03/28/2023	36763	6095	Bull, Elmer	PC MAR 2023	PLANNING COMISSION	01-51-14-5113	25.00	25.00
Total 36763:									25.00
36764									
03/23	03/28/2023	36764	1169	CHAPARRAL AUTO BODY	3232023	SERVICES	02-54-25-7044	422.40	422.40
Total 36764:									422.40
36765									
03/23	03/28/2023	36765	1261	DESERT ENGINEERING	49895	MATERIALS	02-54-25-7011	1,105.09	1,105.09
Total 36765:									1,105.09
36766									
03/23	03/28/2023	36766	1273	DOUGLAS, STEVE	PC MAR 2023	PLANNING COMMISSION	01-51-14-5113	25.00	25.00
Total 36766:									25.00

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
36767									
03/23	03/28/2023	36767	1319	ESRI, INC.	94451240	SOFTWARE RENEWAL	01-56-35-7041	2,090.00	2,090.00
Total 36767:									2,090.00
36768									
03/23	03/28/2023	36768	1621	MCMASTER-CARR	94419928	EQUIPMENT	03-54-25-7011	432.49	432.49
Total 36768:									432.49
36769									
03/23	03/28/2023	36769	6207	Parrott, Lacey	PC MAR 2023	PLANNING COMMISSION	01-51-14-5113	25.00	25.00
Total 36769:									25.00
36770									
03/23	03/28/2023	36770	1806	QUILL CORPORATION	31395695	OFFICE SUPPLIES	01-51-14-7011	13.88	13.88
03/23	03/28/2023	36770	1806	QUILL CORPORATION	31416347	OFFICE SUPPLIES	01-51-14-7011	676.02	676.02
Total 36770:									689.90
36771									
03/23	03/28/2023	36771	6212	RALEY'S	MARCH 2023	SUPPLIES	02-54-25-7011	692.14	692.14
Total 36771:									692.14
36772									
03/23	03/28/2023	36772	1938	SOUTHWEST GAS CORP	030923PD	UTILITIES	01-52-20-7033	155.91	155.91
Total 36772:									155.91
36773									
03/23	03/28/2023	36773	1406	WELLS FARGO BANK-REMIT. CNTR	030223JAY	JAY - CREDIT CARD	02-54-25-7049	1,774.94	1,774.94
Total 36773:									1,774.94
36774									
03/23	03/28/2023	36774	1406	WELLS FARGO BANK-REMIT. CNTR	030723BECK	DENNIS - CREDIT CARD	02-54-25-7040	1,628.76	1,628.76

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
Total 36774:									1,628.76
36775									
03/23	03/28/2023	36775	6317	WESTERN ENVIRONMENTAL TESTIN	23030115	TESTING	02-54-25-7050	188.00	188.00
Total 36775:									188.00
Grand Totals:									61,915.40

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
00-00-00-2015	135.84	.00	135.84
00-00-00-2016	117.95	.00	117.95
00-00-00-2023	2,019.34	.00	2,019.34
00-00-00-2200	.00	2,273.13-	2,273.13-
01-00-00-2200	.00	6,999.73-	6,999.73-
01-00-00-2303	18.30	.00	18.30
01-00-00-2304	510.17	.00	510.17
01-00-00-2305	100.00	.00	100.00
01-00-00-2306	192.19	.00	192.19
01-00-00-2312	31.28	.00	31.28
01-17-00-3177	36.77	.00	36.77
01-51-14-5113	100.00	.00	100.00
01-51-14-7011	1,393.74	.00	1,393.74
01-51-14-7018	120.00	.00	120.00
01-51-14-7026	176.96	.00	176.96
01-51-14-7040	1,221.59	.00	1,221.59
01-51-14-7041	178.29	.00	178.29
01-52-20-7033	155.91	.00	155.91
01-52-20-7041	156.34	.00	156.34
01-53-15-7011	100.00	.00	100.00
01-54-26-7011	85.00	.00	85.00
01-54-26-7041	418.00	.00	418.00
01-55-27-7027	90.00	.00	90.00

GL Account	Debit	Credit	Proof
01-55-27-7033	49.41	.00	49.41
01-55-27-7041	418.00	.00	418.00
01-56-35-7011	1,029.78	.00	1,029.78
01-56-35-7041	418.00	.00	418.00
02-00-00-2200	.00	16,392.64-	16,392.64-
02-54-25-7011	8,427.02	.00	8,427.02
02-54-25-7018	1,495.96	.00	1,495.96
02-54-25-7027	1,362.50	.00	1,362.50
02-54-25-7033	55.87	.00	55.87
02-54-25-7040	1,009.27	.00	1,009.27
02-54-25-7041	596.29	.00	596.29
02-54-25-7043	26.77	.00	26.77
02-54-25-7044	488.39	.00	488.39
02-54-25-7049	191.82	.00	191.82
02-54-25-7050	188.00	.00	188.00
02-54-25-7061	2,550.75	.00	2,550.75
03-00-00-2200	.00	12,237.76-	12,237.76-
03-54-25-7011	9,595.39	.00	9,595.39
03-54-25-7018	218.99	.00	218.99
03-54-25-7027	1,362.50	.00	1,362.50
03-54-25-7033	55.87	.00	55.87
03-54-25-7041	596.30	.00	596.30
03-54-25-7049	408.71	.00	408.71
08-00-00-2200	.00	23,956.00-	23,956.00-
08-14-25-8080	7,114.04	.00	7,114.04
08-14-25-8090	91.07	.00	91.07
08-14-27-8081	8,973.75	.00	8,973.75
08-14-27-8101	3,434.64	.00	3,434.64
08-14-36-8089	4,342.50	.00	4,342.50
22-00-00-2200	.00	27.84-	27.84-
22-00-00-2230	27.84	.00	27.84
23-00-00-2200	.00	28.30-	28.30-
23-00-00-2230	28.30	.00	28.30
Grand Totals:	61,915.40	61,915.40-	.00

Dated: _____

Mayor: _____

City Council: _____

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_____

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_____

City Recorder: _____

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

6

City of Yerington -1907-

14 E. Goldfield Avenue, Yerington, NV 89447; Phone: 775-463-3511 Fax: 775-463-2284
The City of Yerington is an Equal Opportunity Provider

Nevada Department of Taxation
1550 College Parkway, Suite 115
Carson City, NV 89706-7921

City of Yerington herewith submits the TENTATIVE budget for the fiscal year ending 06/30/24

This budget contains 1 funds, including Debt Service, requiring property tax revenues totaling $ 710,389

The property tax rates computed herein are based on preliminary data. If the final state computed revenue limitation permits, the tax rate will be increased by an amount not to exceed one percent. If the final computation requires, the tax rate will be lowered.

This budget contains 5 governmental fund types with estimated expenditures of $ 4,692,064 and 2 proprietary funds with estimated expenses of $ 3,270,809

Copies of this budget have been filed for public record and inspection in the offices enumerated in NRS 354.596 (Local Government Budget and Finance Act).

CERTIFICATION

I Robert Switzer
(Printed Name)

City Manager
(Title)

certify that all applicable funds and financial operations of this Local Government are listed herein

Signed _____

Dated: _____

APPROVED BY THE GOVERNING BOARD

John Garry, Mayor

Jerry Bryant, Councilmember

Frank Pizzo, Councilmember

Matthew Galvin, Councilmember

Shane Martin, Councilmember

SCHEDULED PUBLIC HEARING:

Date and Time Monday, May 22, 2023 at 10:00 a.m.

Publication Date: May 3 & 10, 2023

Place: Yerington City Hall, Council Chambers, 14 E. Goldfield AVenue, Yerington, Nevada 89447

INDEX
FY 2023-2024

General Fund

Enterprise Funds

2023-2024 TENTATIVE BUDGET MESSAGE

The Mayor, City Council, City Manager, Department Supervisors, and the public conducted a budget/strategic workshop on March 24, 2023, to review the data needed for this budget. The Tentative Budget will be reviewed by the City Council on April 10, 2023, for approval on the same date at its regular scheduled Council meeting. Final adoption of the budget is scheduled for the May 22, 2023, regular Council meeting.

The General Fund tax rate for FY 2023-2024 remains at $0.4044 with an Assessed Property Valuation of **$204,085,803**, an increase of $10,335,392 from the current fiscal year, yielding total property tax revenue of **$710,389,** an increase of $30,870 from the current fiscal year. Consolidated Tax Revenue is projected to be **$655,641**, a **decrease** of $17,803 over this fiscal year.

The combined available General Fund resources are estimated to be **$6,677,882** (schedule B-9, Page 11). In an effort to spend down some of the General Fund ending balance (**$1,457,074** from the last audit), expenditures for this budget cycle exceed revenues by an estimated **$103,629**.

This budget proposes a four percent (4%) salary/wage increase for almost all employees due to new Public Employees Retirement System (PERS) contribution rates and the effects from inflation. Regular employees' rate increases from **29.75% to 33.50%**, while Police members' rate will jump from **44.00% to 50.00%**. PERS regulations mandate that half of the increase is paid through salary reduction of each employee unless offset by an increase in an employee's salary.

This budget cycle will see the City begin making loan payments for its Water/Sewer infrastructure project that has been ongoing since September 2020. Because the project is not anticipated to be closed out for the first part of this budget cycle, one-half year of payments has been budgeted from each Enterprise fund. Payments will be ongoing for 40 years.

The American Rescue Plan Act (ARPA) will continue to positively affect the City for the next several years, but no additional monies are anticipated with the exception of a small portion of carryover funds for this fiscal year. The City will need to explore other avenues of funding as capital asset needs are presented in following budget cycles.

ENTERPRISE FUNDS

At this time our Water and Sewer Funds are financially sound, but will be impacted as we transition from a construction project to paying annual loan payments as mentioned previously. The project is scheduled to be completed sometime this Summer with loan closeout in late summer or early Autumn. The Council has approved new utility rates,

especially for the Sewer Fund, which will help service the debt as mentioned above. Net income for the Water Fund is budgeted at **$115,438** and Sewer Fund at **$116,753** (Schedule A-2, Page 9).

Capital Outlay and other expenses provided for in this budget (all funds) includes the following:

Special Revenue Fund

• Travel NV Grant	$30,000
• Animal Shelter	$3,000
• Backflow Device Prog.	$30,000
• School Ped. Safety Project	$598,000
• Yerington Food Pantry	$9,600

Fixed Asset Acquisition Fund

• CH Vehicle	$35,000
• Police Vehicle	$70,000
• CH Parking Lot Lights	$45,000
• PW Roads/Maintenance	$50,000

Total Acquisition of Capital Assets for Proprietary Funds provided for in this budget (Enterprise Funds) includes the following estimated amounts:

• City Water Fund Project	$12,500,000
• City Sewer Fund Project	$12,500,000

Sincerely,

Robert Switzer
City Manager

Budget Summary for CITY OF YERINGTON
Schedule S-1

REVENUES	GOVERNMENTAL FUND TYPES AND EXPENDABLE TRUST FUNDS			PROPRIETARY FUNDS BUDGET YEAR 6-30-24 (4)	TOTAL (MEMO ONLY) COLUMNS 3+4 (5)
	ACTUAL PRIOR YEAR 6-30-22 (1)	ESTIMATED CURRENT YEAR 6-30-23 (2)	BUDGET YEAR 6-30-24 (3)		
Property Taxes	$ 701,142	$ 679,519	$ 710,389		$ 710,389
Other Taxes	$ -	$ -	$ -		
Licenses and Permits	$ 528,988	$ 644,972	$ 521,700		$ 521,700
Intergovernmental Resources	$ 1,409,988	$ 1,966,325	$ 1,439,201		$ 1,439,201
Charges for Services	$ 105,432	$ 163,352	$ 167,500		$ 167,500
Fines and Forfeits	$ 27,059	$ 26,000	$ 28,500		$ 28,500
Miscellaneous	$ 61,721	$ 157,000	$ 398,600		$ 398,600
Fixed Asset Acquistion Fund	$ 80,675	$ 1,827,227	$ 325,000		$ 325,000
Muni Court Assessment Fund	$ 1,639	$ 1,775	$ 2,025		$ 2,025
Special Revenue/Grant Fund	$ 972,505	$ 523,357	$ 1,124,000		$ 1,124,000
Utility Enterprises				$ 3,503,000	$ 2,854,000
Compensated Absence Fund	$ -				$ -
Transfer In					$ -
TOTAL REVENUES	**$ 3,889,149**	**$ 5,989,527**	**$ 4,716,915**	**$ 3,503,000**	**$ 8,219,915**
EXPENDITURES-EXPENSES					
General Government	$ 242,706	$ 226,361	$ 275,792		$ 275,792
Judicial	$ 102,994	$ 64,513	$ 115,720		$ 115,720
Public Safety	$ 1,374,502	$ 1,112,930	$ 2,146,480		$ 2,146,480
Public Works	$ 744,365	$ 205,057	$ 729,523		$ 729,523
Sanitation					$ -
Health	$ 18,665	$ 9,839	$ 25,250		$ 25,250
Welfare					$ -
Culture and Recreation	$ 65,226	$ 63,550	$ 76,754		$ 76,754
Community Support					$ -
					$ -
Contingencies					$ -
Utility Enterprises				$ 3,270,809	$ 3,270,809
Fixed Asset Acqisition	$ 390,371	$ 565,592	$ 200,000		$ 200,000
Muni Court Assessment	$ -	$ -	$ -		$ -
Special Revenue Fund	$ 928,124	$ 446,050	$ 1,122,545		$ 1,122,545
Compensated Absence Fund	$ -				$ -
Transfer Out		$ -			$ -
	$ -	$ -			
TOTAL EXPENDITURES-EXPENSES	**$ 3,866,953**	**$ 2,693,892**	**$ 4,692,064**	**$ 3,270,809**	**$ 7,962,873**
Excess of Revenues over (under) Expenditures-Expenses	**$ 22,196**	**$ 3,295,635**	**$ 24,851**	**$ 232,191**	**$ 257,042**

Budget Summary for City of Yerington
Schedule S-1

	GOVERNMENTAL FUND TYPES AND EXPENDABLE TRUST FUNDS				
	ACTUAL PRIOR YEAR 6-30-22 (1)	ESTIMATED CURRENT YEAR 6-30-23 (2)	BUDGET YEAR 6-30-24 (3)	PROPRIETARY FUNDS BUDGET YEAR 6-30-24 (4)	TOTAL (MEMO ONLY) COLUMNS 3+4 (5)
OTHER FINANCING SOURCES (USES):					
Proceeds of Long-term Debt					
Financing Agreements	$ -	$ -	$ -		
Operating Transfers (in)				$ -	$ -
Operating Transfers (out)		$ -	$ -	$ -	$ -
TOTAL OTHER FINANCING SOURCES (USES)	$ -	$ -	$ -	$ -	$ -
Excess of Revenues and Other Sources over					
(under) Expenditures and Other Uses **(Net Income)**	$ 22,196	$ 3,295,635	$ 24,851	$ 232,191	XXXXXXXXXXXX
FUND BALANCE JULY 1, BEGINNING OF YEAR:				XXXXXXXXXXXX	XXXXXXXXXXXX
Reserved				XXXXXXXXXXXX	XXXXXXXXXXXX
Unreserved				XXXXXXXXXXXX	XXXXXXXXXXXX
TOTAL BEGINNING FUND BALANCE	$ 1,171,202	$ 1,457,074	$ 4,752,709	XXXXXXXXXXXX	XXXXXXXXXXXX
Prior Period Adjustments				XXXXXXXXXXXX	XXXXXXXXXXXX
Residual Equity Transfers				XXXXXXXXXXXX	XXXXXXXXXXXX
FUND BALANCE JUNE 30, END OF YEAR	$ 1,457,074	$ 4,752,709	$ 4,777,560	XXXXXXXXXXXX	XXXXXXXXXXXX
Reserved				XXXXXXXXXXXX	XXXXXXXXXXXX
Unreserved				XXXXXXXXXXXX	XXXXXXXXXXXX
TOTAL ENDING FUND BALANCE	$ 1,457,074	$ 4,752,709	$ 4,777,560	XXXXXXXXXXXX	XXXXXXXXXXXX

FULL TIME EQUIVALENT EMPLOYEES BY FUNCTION

	ACTUAL PRIOR YEAR ENDING 6/30/22	ESTIMATED CURRENT YEAR ENDING 6/30/23	BUDGET YEAR ENDING 6/30/24
General Government	1.00	0.95	2.50
Judicial	0.95	1.00	0.95
Public Safety	7.00	7.00	10.00
Public Works	0 90	0.90	0.90
Sanitation			
Health	0.17	0.17	0.17
Welfare			
Culture and Recreation	0.36	0.36	1.86
Community Support			
TOTAL GENERAL GOVERNMENT	**10.38**	**10.38**	**16.38**
Utilities	10.65	11.62	11.65
Hospitals			
Transit Systems			
Airports			
Other			
TOTAL	**21**	**22**	**28**

POPULATION (AS OF JULY 1)	**3,488**	**3,538**	**3,423**
Source of Population Estimate*	State of Nevada	State of Nevada	State of Nevada
Assessed Valuation (Secured and Unsecured Only)	$ 126,406,597	$ 193,750,411	$ 204,085,803
Net Proceeds of Mines			
TOTAL ASSESSED VALUE	**$ 126,406,597**	**$ 193,750,411**	**$ 204,085,803**
TAX RATE	$ 0.4044	$ 0.4044	$ 0.4044
General Fund			
Special Revenue Funds			
Capital Projects Funds			
Debt Service Funds			
Enterprise Fund			
Other			
TOTAL TAX RATE	**$ 0.4044**	**$ 0.4044**	**$ 0.4044**

*** Use the population certified by the state in March. Small districts may use a number developed per the instructions (page 6) or the best information available.**

CITY OF YERINGTON
(Local Government)

SCHEDULE S-2 - STATISTICAL DATA

PROPERTY TAX RATE AND REVENUE RECONCILIATION

Fiscal Year 2023-24

	(1) ALLOWED TAX RATE	(2) ASSESSED VALUATION	(3) ALLOWED AD VALOREM REVENUE [(1) X (2)/100]	(4) TAX RATE LEVIED	(5) TOTAL AD VALOREM REVENUE WITH NO CAP [(2)X(4)/100]	(6) AD VALOREM TAX ABATEMENT	(7) BUDGETED AD VALOREM REVENUE WITH CAP
OPERATING RATE: A. PROPERTY TAX Subject to Revenue Limitations	1.4539	$ 204,085,803	$ 2,967,203	$ 0.4044	$ 826,018	$ 115,628	710,389
B. PROPERTY TAX Outside Revenue Limitations: Net Proceeds of Mines							
VOTER APPROVED: C. Voter Approved Overrides							
LEGISLATIVE OVERRIDES D. Accident Indigent (NRS 428.185)							
E. Medical Indigent (NRS 428.285)							
F. Capital Acquisition (NRS 354.59815)							
G. Youth Services Levy (NRS 62B.150, 62B.160)							
H. Legislative Overrides							
I. SCCRT Loss (NRS 354.59813)	0.2869	204,085,803	$ 590,523				
J. Other:							
K. Other:							
L. SUBTOTAL LEGISLATIVE OVERRIDES	0.2869	204,085,803	590,523				
M. **SUBTOTAL A, C, L**	**$ 1.7408**	**$ 204,085,803**	**$ 3,557,726**	**$ 0.4044**	**$ 826,018**	**$ 115,628**	**710,389**
N. Debt							
O. **TOTAL M AND N**	**$ 1.7408**	**204,085,803**	**3,557,726**	**$ 0.4044**	**$ 826,018**	**$ 115,628**	**710,389**

CITY OF YERINGTON
(Local Government)
SCHEDULE S-3-PROPERTY TAX REVENUE
AND REVENUE CALCULATION

If an entity chooses to budget for an amount in column 5 which is lower or higher than the amount produced by the formula, please attach an explanation.

ESTIMATED REVENUES AND OTHER RESOURCES

SCHEDULE A - GOVERNMENTAL FUND TYPES, EXPENDABLE TRUST FUNDS AND TAX SUPPORTED PROPRIETARY FUND TYPES

Budget for fiscal year ending: 6/30/2024

Budget Summary for the CITY OF YERINGTON
(Local Government)

GOVERNMENTAL FUNDS AND EXPENDABLE TRUST FUNDS	BEGINNING FUND BALANCES (1)	CONSOLIDATED TAX REVENUE (2)	PROPERTY TAX REQUIRED (3)	TAX RATE (4)	OTHER REVENUE (5)	OTHER FINANCING SOURCES OTHER THAN TRANSFERS IN (6)	OPERATING TRANSFERS IN (7)	TOTAL (8)
General	$ 3,411,992	$ 655,641	$ 710,389	$ 0.4044	$ 1,899,860			$ 6,677,882
Fixed Asset Acquisition	$ 3,001,625				$ 325,000		$ -	$ 3,326,625
Muni Court Assessments	$ 26,733				$ 2,025			$ 28,758
Special Revenue	$ 311,776				$ 1,124,000			$ 1,435,776
Compensated Absence	$ 23,306						$ -	$ 23,306
DEBT SERVICE								
Subtotal Governmental Fund Types, Expendable Trust Funds	**$ 6,775,432**	**$ 655,641**	**$ 710,389**	**$ 0.4044**	**$ 3,350,885**	**$ -**	**$ -**	**$ 11,492,347**
PROPRIETARY FUNDS								
	XXXXXXXX				XXXXXXXXX	XXXXXXXXXX	XXXXXXXXX	XXXXXXXXX
	XXXXXXXX				XXXXXXXXX	XXXXXXXXXX	XXXXXXXXX	XXXXXXXXX
	XXXXXXXX				XXXXXXXXX	XXXXXXXXXX	XXXXXXXXX	XXXXXXXXX
	XXXXXXXX				XXXXXXXXX	XXXXXXXXXX	XXXXXXXXX	XXXXXXXXX
	XXXXXXXX				XXXXXXXXX	XXXXXXXXXX	XXXXXXXXX	XXXXXXXXX
SUBTOTAL PROPRIETARY FUNDS	XXXXXXXX				XXXXXXXXX	XXXXXXXXXX	XXXXXXXXX	XXXXXXXXX
TOTAL ALL FUNDS	XXXXXXXX	**$ 655,641**	**$ 710,389**	**$ 0.4044**	XXXXXXXXX	XXXXXXXXXXX	XXXXXXXXX	XXXXXXXXX

SCHEDULE A-1 ESTIMATED EXPENDITURES AND OTHER FINANCING USES

Budget for fiscal year ending: 6/30/2024

Budget Summary for CITY OF YERINGTON (Local Government)

GOVERNMENTAL FUNDS AND EXPENDABLE TRUST FUNDS FUND NAME	*	SALARIES AND WAGES (1)	EMPLOYEE BENEFITS (2)	SERVICES, SUPPLIES AND OTHER CHARGES ** (3)	CAPITAL OUTLAY *** (4)	CONTINGENCIES AND USES OTHER THAN OPERATING TRANSFERS OUT (5)	OPERATING TRANSFERS OUT (6)	ENDING FUND BALANCES (7)	TOTAL (8)
General	-	$ 996,080	$ 724,732	$ 1,298,707	$ 350,000			$ 3,308,363	$ 6,677,882
Fixed Asset Acquisition	C			$ 200,000				$ 3,126,625	$ 3,326,625
Muni Court Assessment	R							$ 28,758	$ 28,758
Special Revenue	R			$ 1,122,545				$ 313,231	$ 1,435,776
Compensated Absence Fund	R							$ 23,306	$ 23,306
									$ -
TOTAL GOVERNMENTAL FUND TYPES AND EXPENDABLE TRUST FUNDS		$ 996,080	$ 724,732	$ 2,621,252	$ 350,000	$ -	$ -	$ 6,800,283	$ 11,492,347

* FUND TYPES: R - Special Revenue
C - Capital Projects
D - Debt Service
T - Expendable Trust

** Include Debt Service Requirements in this column

*** Capital Outlay must agree with CIP except in General Fund.

SCHEDULE A-2 PROPRIETARY AND NONEXPENDABLE TRUST FUNDS

Budget for fiscal year ending: 6/30/2024 Budget Summary for: CITY OF YERINGTON (Local Government)

FUND NAME	*	OPERATING REVENUES (1)	OPERATING EXPENSES (2) **	NONOPERATING REVENUES (3)	NONOPERATING EXPENSES (4)	OPERATING TRANSFERS IN (5)	OPERATING TRANSFERS OUT(6)	NET INCOME (7)
WATER UTILITY	E	$ 1,428,000	$ 1,436,497	$ 504,500	$ 380,565	$ -	$ -	$ 115,438
SEWER UTILITY	E	$ 1,320,000	$ 1,000,434	$ 250,500	$ 453,313	$ -	$ -	$ 116,753
TOTAL		$ 2,748,000	$ 2,436,931	$ 755,000	$ 833,878	$ -	$ -	$ 232,191

* FUND TYPES: E - Enterprise
I - Internal Service
N - Nonexpendable Trust

** Including Depreciation

REVENUES	(1) ACTUAL PRIOR YEAR ENDING FY 21-22	(2) ESTIMATED CURRENT YEAR ENDING FY 22-23	(3) BUDGET YEAR TENTATIVE APPROVED FY 23-24	(4) ENDING 6/30/24 FINAL APPROVED
TAXES				
Legislative Override				
Ad Valorem	$ 701,142	$ 679,519	$ 710,389	
SUB TOTAL:	**$ 701,142**	**$ 679,519**	**$ 710,389**	
LICENSES AND PERMITS				
Business Licenses and Permits				
Business Licenses	$ 105,682	$ 128,834	$ 106,000	
Franchise Taxes				
Natural Gas	$ 69,034	$ 32,414	$ 70,000	
Electric	$ 147,777	$ 254,124	$ 151,500	
Cablevision	$ 32,938	$ 22,848	$ 34,000	
Sanitation	$ 72,055	$ 33,410	$ 71,000	
Non-Business Licenses-Permits				
Animal Licenses	$ 80	$ 187	$ 200	
Building Permits	$ 96,672	$ 169,655	$ 85,000	
Planning & Zoning	$ 4,750	$ 3,500	$ 4,000	
Other (Penalties)				
SUB TOTAL:	**$ 528,988**	**$ 644,972**	**$ 521,700**	**$ -**
INTER-GOVT REVENUES-State Shared				
Motor Vehicle	$ 64,021	$ 61,522	$ 75,060	
Consolidated Tax Distr	$ 561,994	$ 673,444	$ 655,641	
***OTHER LOCAL* GOVT SHARED REV.**				
County Gaming Licenses	$ 34,642	$ 33,429	$ 32,000	
County Ad Valorem Agreement	$ 200,000	$ 200,000	$ 200,000	
Coronavirus Relief Fund Grant	$ 32,553	$ -	$ -	
School Resource Officer	$ 30,000	$ 30,000	$ 30,000	
RTC Shared Revenue	$ 399,177	$ 850,000	$ 350,000	
Lyon County Road Fund	$ 20,000	$ 20,000	$ 20,000	
PAYMENTS IN LIEU OF TAXES				
County Parks Agreement	$ 40,000	$ 44,000	$ 40,000	
County Airport Agreement	$ 4,000	$ 4,000	$ 4,000	
FAA Cares Act Grant	$ 5,122	$ -	$ -	
State Rural Housing	$ 2,600	$ 3,000	$ 2,500	
Marijuana Compact	$ 15,879	$ 46,930	$ 30,000	
SUB TOTAL:	**$ 1,409,988**	**$ 1,966,325**	**$ 1,439,201**	
CHARGES FOR SERVICES				
Public Works				
Airport Charges	$ 16,121	$ 13,812	$ 16,500	
Airport Fuel Sales	$ 81,921	$ 119,040	$ 122,500	
Animal Shelter	$ 4,240	$ 1,500	$ 3,500	
Weed Abatement	$ -	$ -	$ -	
Other Revenue	$ -	$ 6,000	$ 5,000	
Police: Night in the Country	$ 3,150	$ 23,000	$ 20,000	
SUB TOTALS:	**$ 105,432**	**$ 163,352**	**$ 167,500**	
FINES & FORFEITURES				
Municipal Court Fines & Fees	$ 26,195	$ 25,000	$ 27,500	
Other Municipal Court Fees	$ 864	$ 1,000	$ 1,000	
SUB TOTAL:	**$ 27,059**	**$ 26,000**	**$ 28,500**	**$ -**
OTHER REVENUE				
Community Center Fees			$ 1,000	
Interest Income	$ 22,942	$ 140,000	$ 360,000	
Other Income	$ 30,779	$ 5,000	$ 25,600	
KPN Tower Lease	$ 8,000	$ 12,000	$ 12,000	
SUB TOTAL:	**$ 61,721**	**$ 157,000**	**$ 398,600**	
SUB TOTAL REVENUE ALL SOURCES	**$ 2,834,330**	**$ 3,637,168**	**$ 3,265,890**	

REVENUES	(1) ACTUAL PRIOR YEAR ENDING FY 21-22	(2) ESTIMATED CURRENT YEAR ENDING FY 22-23	(3) BUDGET YEAR TENTATIVE APPROVED FY 23-24	(4) ENDING 6/30/24 FINAL APPROVED
SUBTOTAL REVENUE ALL SOURCES	**$ 2,834,330**	**$ 3,637,168**	**$ 3,265,890**	
OTHER FINANCING SOURCES				
Operating Transfers In (Schedule T)				
	$ -			
SUBTOTAL OTHER FINANCING SOURCES	**$ -**	**$ -**	**$ -**	**$ -**
Subtotal	**$ 2,834,330**	**$ 3,637,168**	**$ 3,265,890**	
Transfer Out to Fixed Asset Fund				
Subtotal	**$ 2,834,330**			
BEGINNING FUND BALANCE				
Reserved				
Unreserved				
TOTAL BEGINNING FUND BALANCE	**$ 1,171,202**	**$ 1,457,074**	**$ 3,411,992**	
Prior Period Adjustments				
Residual Equity Transfers				
TOTAL AVAILABLE RESOURCES	**$ 4,005,532**	**$ 5,094,242**	**$ 6,677,882**	

CITY OF YERINGTON
(Local Government)
SCHEDULE B - GENERAL FUND

EXPENDITURES BY FUNCTION AND ACTIVITY	(1) ACTUAL PRIOR YEAR ENDING FY 21-22	(2) ESTIMATED CURRENT YEAR ENDING FY 22-23	(3) BUDGET YEAR TENTATIVE APPROVED	(4) ENDING 6/30/24 FINAL APPROVED
MAYOR & COUNCIL				
Salaries & Wages	$ 21,129	$ 23,328	$ 24,300	
Employee Benefits	$ 7,027	$ 6,063	$ 8,700	
Services & Supplies	$ 755	$ 500	$ 3,000	
Other	$ -			
Capital Outlay	$ -	$ -	$ -	
SUB TOTAL:	**$ 28,911**	**$ 29,891**	**$ 36,000**	
MANAGEMENT/CITY HALL				
Salaries & Wages	$ 64,438	$ 55,193	$ 72,392	
Employee Benefits	$ 34,363	$ 27,138	$ 41,400	
Services & Supplies	$ 114,994	$ 114,139	$ 126,000	
Other	$ -			
Capital Outlay	$ -	$ -	$ -	$ -
SUB TOTAL:	**$ 213,795**	**$ 196,470**	**$ 239,792**	
SUB TOTAL:	**$ -**			
Salaries & Wages	$ 85,567	$ 78,521	$ 96,692	
Employee Benefits	$ 41,390	$ 33,201	$ 50,100	
Services & Supplies	$ 115,749	$ 114,639	$ 129,000	
Other	$ -	$ -	$ -	
Capital Outlay	$ -	$ -	$ -	
TOTAL COMBINED:	**$ 242,706**	**$ 226,361**	**$ 275,792**	
FUNCTION SUBTOTAL	**$ 242,706**	**$ 226,361**	**$ 275,792**	

CITY OF YERINGTON
(Local Government)
SCHEDULE B - GENERAL FUND

FUNCTION: GENERAL GOVERNMENT

'EXPENDITURES BY FUNCTION AND ACTIVITY	(1) ACTUAL PRIOR YEAR ENDING FY 21-22	(2) ESTIMATED CURRENT YEAR ENDING FY 22-23	(3) BUDGET YEAR TENTATIVE APPROVED	(4) ENDING 6/30/24 FINAL APPROVED
MUNICIPAL COURT				
Salaries & Wages	$ 25,435	$ 26,349	$ 29,120	
Employee Benefits	$ 19,217	$ 9,033	$ 20,850	
Services & Supplies	$ 58,342	$ 29,131	$ 65,750	
Capital Outlay			$ -	$ -
SUB TOTAL:	**$ 102,994**	**$ 64,513**	**$ 115,720**	
FUNCTION SUBTOTAL	**$ 102,994**	**$ 64,513**	**$ 115,720**	

CITY OF YERINGTON
(Local Government)
SCHEDULE B - GENERAL FUND

FUNCTION: JUDICIAL

'EXPENDITURES BY FUNCTION AND ACTIVITY	(1) ACTUAL PRIOR YEAR ENDING FY 21-22	(2) ESTIMATED CURRENT YEAR ENDING FY 22-23	(3) BUDGET YEAR TENTATIVE APPROVED	(4) ENDING 6/30/24 FINAL APPROVED
POLICE DEPARTMENT				
Salaries & Wages	$ 541,233	$ 502,174	$ 761,815	
Employee Benefits	$ 341,632	$ 300,657	$ 587,358	
Services & Supplies	$ 175,622	$ 131,824	$ 246,275	
Capital Outlay	$ -	$ -	$ -	$ -
SUB TOTAL:	**$ 1,058,487**	**$ 934,655**	**$ 1,595,448**	
FIRE DEPARTMENT				
Contracted Services	$ 316,015	$ 178,275	$ 551,032	
SUB TOTAL:	**$ 316,015**	**$ 178,275**	**$ 551,032**	
COMBINED TOTALS				
Salaries & Wages	$ 541,233	$ 502,174	$ 761,815	
Employee Benefits	$ 341,632	$ 300,657	$ 587,358	
Services & Supplies	$ 491,637	$ 310,099	$ 797,307	
Capital Outlay	$ -	$ -	$ -	$ -
TOTAL COMBINED:	**$ 1,374,502**	**$ 1,112,930**	**$ 2,146,480**	
FUNCTION SUBTOTAL	**$ 1,374,502**	**$ 1,112,930**	**$ 2,146,480**	

CITY OF YERINGTON
(Local Government)
SCHEDULE B - GENERAL FUND

FUNCTION: PUBLIC SAFETY

EXPENDITURES BY FUNCTION AND ACTIVITY	(1) ACTUAL PRIOR YEAR ENDING FY 21-22	(2) ESTIMATED CURRENT YEAR ENDING FY 22-23	(3) BUDGET YEAR TENTATIVE APPROVED	(4) ENDING 6/30/24 FINAL APPROVED
STREET DEPARTMENT				
Salaries & Wages	$ 20,314	$ 12,254	$ 24,000	
Employee Benefits	$ 10,010	$ 6,137	$ 13,400	
Services & Supplies	$ 114,426	$ 48,487	$ 73,800	
Capital Outlay	$ 381,376		$ 350,000	
SUB TOTAL:	**$ 526,126**	**$ 66,878**	**$ 461,200**	
AIRPORT				
Salaries & Wages	$ 3,422	$ 2,889	$ 3,875	
Employee Benefits	$ 1,863	$ 1,459	$ 3,257	
Services & Supplies	$ 123,611	$ 105,513	$ 162,000	
Capital Outlay	$ -	$ -		
SUB TOTAL:	**$ 128,896**	**$ 109,861**	**$ 169,132**	
BUILDING				
Salaries & Wages	$ 53,174	$ 4,983	$ 60,191	
Employee Benefits	$ 28,567	$ 3,343	$ 34,100	
Services & Supplies	$ 7,602	$ 19,992	$ 4,900	
Capital Outlay	$ -	$ -	$ -	$ -
SUB TOTAL:	**$ 89,343**	**$ 28,318**	**$ 99,191**	
COMBINED TOTALS				
Salaries & Wages	$ 76,910	$ 20,126	$ 88,066	
Employee Benefits	$ 40,440	$ 10,939	$ 50,757	
Services & Supplies	$ 245,639	$ 173,992	$ 240,700	
Capital Outlay	$ 381,376	$ -	$ 350,000	
TOTAL COMBINED:	**$ 744,365**	**$ 205,057**	**$ 729,523**	
FUNCTION SUBTOTAL	**$ 744,365**	**$ 205,057**	**$ 729,523**	

CITY OF YERINGTON
(Local Government)
SCHEDULE B - GENERAL FUND

FUNCTION: PUBLIC WORKS

EXPENDITURES BY FUNCTION AND ACTIVITY	(1) ACTUAL PRIOR YEAR ENDING FY 21-22	(2) ESTIMATED CURRENT YEAR ENDING FY 22-23	(3) BUDGET YEAR TENTATIVE APPROVED	(4) ENDING 6/30/24 FINAL APPROVED
ANIMAL CONTROL				
Salaries & Wages	$ 3,797	$ 3,546	$ 6,300	
Employee Benefits	$ 2,516	$ 2,151	$ 4,400	
Services & Supplies	$ 12,352	$ 4,142	$ 14,550	
Capital Outlay		$ -	$ -	$ -
SUB TOTAL:	**$ 18,665**	**$ 9,839**	**$ 25,250**	
FUNCTION SUBTOTAL	**$ 18,665**	**$ 9,839**	**$ 25,250**	

CITY OF YERINGTON
(Local Government)
SCHEDULE B - GENERAL FUND

FUNCTION: HEALTH-ANIMAL CONTROL

'EXPENDITURES BY FUNCTION AND ACTIVITY	(1) ACTUAL PRIOR YEAR ENDING FY 21-22	(2) ESTIMATED CURRENT YEAR ENDING FY 22-23	(3) BUDGET YEAR TENTATIVE APPROVED	(4) ENDING 6/30/24 FINAL APPROVED
PARK AND RECREATION				
Salaries & Wages	$ 12,410	$ 12,950	$ 14,087	
Employee Benefits	$ 6,111	$ 5,100	$ 11,267	
Services & Supplies	$ 46,705	$ 45,500	$ 51,400	
Capital Outlay	$ -	$ -	$ -	$ -
SUB TOTAL:	**$ 65,226**	**$ 63,550**	**$ 76,754**	
FUNCTION SUBTOTAL	**$ 65,226**	**$ 63,550**	**$ 76,754**	

CITY OF YERINGTON
(Local Government)
SCHEDULE B - GENERAL FUND

FUNCTION: PARK AND RECREATION

'EXPENDITURES BY FUNCTION AND ACTIVITY		(1) ACTUAL PRIOR YEAR ENDING FY 21-22	(2) ESTIMATED CURRENT YEAR ENDING FY 22-23	(3) BUDGET YEAR TENTATIVE APPROVED	(4) ENDING 6/30/24 FINAL APPROVED
PAGE	FUNCTION SUMMARY				
12	**General Government**	$ 242,706	$ 226,361	$ 275,792	$ -
13	**Judicial**	$ 102,994	$ 64,513	$ 115,720	
14	**Public Safety**	$ 1,374,502	$ 1,112,930	$ 2,146,480	$ -
15	**Public Works**	$ 744,365	$ 205,057	$ 729,523	$ -
	Sanitation				
16	**Health**	$ 18,665	$ 9,839	$ 25,250	
	Welfare				
17	**Culture and Recreation**	$ 65,226	$ 63,550	$ 76,754	
	Community Support				
					$ -
	Compensated Absence	$ -		$ -	
TOTAL EXPENDITURES - ALL FUNCTIONS		**$ 2,548,458**	**$ 1,682,250**	**$ 3,369,519**	**$ -**
OTHER USES:					
CONTINGENCY (Not to exceed 3% of Total Expenditures all Functions)		XXXXXXXXXX	XXXXXXXXXXX		
Operating Transfers Out (Schedule T)					
	Transfer In from FAAcq.	$ -			
	Transfer in from Gen Fund		$ -	$ -	$ -
	Transfer out to FAAcq.	$ 220,000	$ -	$ -	$ -
	Transfer Out to Spec. Rev	$ -	$ -		$ -
			$ -	$ -	$ -
	Subtotal:	**$ 220,000**	**$ -**	**$ -**	**$ -**
TOTAL EXPENDITURES AND OTHER USES		**$ 2,328,458**	**$ 1,682,250**	**$ 3,369,519**	**$ -**
ENDING FUND BALANCE:					
Reserved					
Unreserved					
TOTAL ENDING FUND BALANCE		**$ 1,457,074**	**$ 3,411,992**	**$ 3,308,363**	**$ -**
TOTAL GENERAL FUND COMMITMENTS AND FUND BALANCE		**$ 4,005,532**	**$ 5,094,242**	**$ 6,677,882**	**$ -**

City of Yerington
(Local Government)
SCHEDULE B - GENERAL FUND

SCHEDULE B SUMMARY - EXPENDITURES, OTHER USES AND FUND BALANCE

GENERAL FUND - ALL FUNCTIONS

RESOURCES REVENUES	(1) ACTUAL PRIOR YEAR ENDING FY 21-22	(2) ESTIMATED CURRENT YEAR ENDING FY 22-23	(3) BUDGET YEAR TENTATIVE APPROVED	(4) ENDING 6/30/24 FINAL APPROVED
FEDERAL REVENUES				
American Rescue Act Grant (ARPA)		$ 1,827,110	$ 325,000	
State Aviation Grant	$ -			
County Capital Project Tax	$ -			
Subtotal:	**$ -**	**$ 1,827,110**	**$ 325,000**	
CHARGES FOR SERVICES				
	$ -			
Subtotal:	**$ -**	**$ -**	**$ -**	**$ -**
OTHER REVENUES				
Donation Walker River Basin	$ 30,369			
Interest Income	$ -		$ -	$ -
NV Energy Chargepoint Grant	$ 50,306	$ 117		
Sale of Fixed Assets	$ -			
Subtotal:	**$ 80,675**	$ 117	**$ -**	**$ -**
Subtotal Revenues:	**$ 80,675**	**$ 1,827,227**	**$ 325,000**	
OTHER FINANCING SOURCES (specify)				
Operating Transfers In (Schedule T)				
Transfers from General Fund				
Operating Transfers In - General Fund		$ -	$ -	$ -
Insurance Proceeds	$ 66,382			
Sale of Assets	$ -			
Transfers from Utilities				
Water				
Sewer				
Mason				
Crystal Clear Water				
Subtotal Transfers In:	**$ 66,382**	$ -		
BEGINNING FUND BALANCE	**$ 478,355**			
Reserved				
Unreserved				
TOTAL BEGINNING FUND BALANCE	**$ 478,355**	**$ 1,739,990**	**$ 3,001,625**	
Prior Period Adjustments				
Residual Equity Transfers				
TOTAL AVAILABLE RESOURCES	**$ 625,412**	**$ 3,567,217**	**$ 3,326,625**	

CITY OF YERINGTON
(Local Government)
SCHEDULE B
FUND: FIXED ASSET ACQUISITION

EXPENDITURES	(1) ACTUAL PRIOR YEAR ENDING FY 21-22	(2) ESTIMATED CURRENT YEAR ENDING FY 22-23	(3) BUDGET YEAR TENTATIVE APPROVED	(4) ENDING 6/30/24 FINAL APPROVED
GENERAL GOVERNMENT (Capital)				
City Hall Vehicle		$ 30,000	$ 35,000	
Capital Outlay-New City Hall Upgrade	$ 2,153	$ 25,000		
Capital Asset Acquisition	$ 30,369	$ 27,229		
Capital Outlay-Charging Station	$ 19,965			
Capital Outlay-Parking Lot Lights			$ 45,000	
Capital Outlay-Security Gate		$ 10,000	$ -	
Subtotal:	**$ 52,487**	**$ 92,229**	**$ 80,000**	
PUBLIC SAFETY (Capital)				
Police Vehicles	$ 136,789	$ 82,849	$ 70,000	
Subtotal:	**$ 136,789**	**$ 82,849**	**$ 70,000**	**$ -**
PUBLIC WORKS (Capital)				
Compact Loader	$ 140,572			
Mtn View Restrooms/Improvements		$ 149,000		
Pearl/Main St Pedestrian Crossing	$ -	$ 71,000		
Roads/Maintenance	$ -		$ 50,000	
Vehicle				
Other	$ 60,523	$ 120,754		
Subtotal:	**$ 201,095**	**$ 340,754**	**$ 50,000**	**$ -**
PARK & RECREATION (Capital)				
Capital Outlay		$ 49,760	$ -	
			$ -	
	$ -			
Subtotal:	**$ -**	**$ 49,760**	**$ -**	**$ -**
Subtotal:	**$ 390,371**	**$ 565,592**	**$ 200,000**	**$ -**
OTHER USES				
CONTINGENCY (not to exceed 3% of Total Expenditures)				
Transfer Out to Spec. Rev. Fund				
Subtotal Transfers Out:	**$ -**	**$ -**	**$ -**	**$ -**
SUBTOTAL ALL EXPENDITURES	**$ 390,371**	**$ 565,592**	**$ 200,000**	**$ -**
ENDING FUND BALANCE				
Reserved				
Unreserved				
TOTAL ENDING FUND BALANCE	**$ 235,041**	**$ 3,001,625**	**$ 3,126,625**	
TOTAL FUND COMMITMENTS AND FUND BALANCE	**$ 625,412**	**$ 3,567,217**	**$ 3,326,625**	

CITY OF YERINGTON
(Local Government)
SCHEDULE B
FUND: FIXED ASSET ACQUISITION

RESOURCES REVENUES	(1) ACTUAL PRIOR YEAR ENDING FY 21-22	(2) ESTIMATED CURRENT YEAR ENDING FY 22-23	(3) BUDGET YEAR TENTATIVE APPROVED	(4) ENDING 6/30/24 FINAL APPROVED
FINES AND FORFEITS				
Muni Crt Assessment Fee (Facility)	$ 655	$ 950	$ 1,025	
Special Facility Assessment Fee	$ 984	$ 825	$ 1,000	
Subtotal:	**$ 1,639**	**$ 1,775**	**$ 2,025**	
OTHER REVENUES				
Interest Income	$ -	$ -	$ -	$ -
Subtotal:	**$ -**	**$ -**	**$ -**	**$ -**
Total Revenues	**$ 1,639**	**$ 1,775**	**$ 2,025**	
OTHER FINANCING SOURCES (specify)				
Operating Transfers In (Schedule T)				
BEGINNING FUND BALANCE				
Reserved				
Unreserved				
TOTAL BEGINNING FUND BALANCE	**$ 23,319**	**$ 24,958**	**$ 26,733**	
Prior Period Adjustments				
Residual Equity Transfers				
TOTAL AVAILABLE RESOURCES	**$ 24,958**	**$ 26,733**	**$ 28,758**	

CITY OF YERINGTON
(Local Government)
SCHEDULE B
FUND: MUNI COURT ADMIN. ASSESS/FACILITY FEES

EXPENDITURES	(1) ACTUAL PRIOR YEAR ENDING FY 21-22	(2) ESTIMATED CURRENT YEAR ENDING FY 22-23	(3) BUDGET YEAR TENTATIVE APPROVED	(4) ENDING 6/30/24 FINAL APPROVED
JUDICIAL (Capital)				
Court Facility Assessment Fee	$ -	$ -	$ -	$ -
Administrative Assessment Fee	$ -	$ -	$ -	$ -
Subtotal:	**$ -**	**$ -**	**$ -**	**$ -**
Subtotal Expenditures:	**$ -**	**$ -**	**$ -**	**$ -**
OTHER USES				
CONTINGENCY (not to exceed 3% of Total Expenditures)				
SUBTOTAL ALL EXPENDITURES	**$ -**	**$ -**	**$ -**	**$ -**
Transfer Out - General Fund	$ -			
ENDING FUND BALANCE	**$ 24,958**	**$ 26,733**	**$ 28,758**	
Reserved				
Unreserved				
TOTAL ENDING FUND BALANCE	**$ 24,958**	**$ 26,733**	**$ 28,758**	
TOTAL FUND COMMITMENTS AND FUND B	**$ 24,958**	**$ 26,733**	**$ 28,758**	

CITY OF YERINGTON
(Local Government)
SCHEDULE B
FUND: MUNI COURT ADMIN. ASSESS/FACILITY FEES

RESOURCES	(1) ACTUAL PRIOR YEAR ENDING FY 21-22	(2) ESTIMATED CURRENT YEAR ENDING FY 22-23	(3) BUDGET YEAR TENTATIVE APPROVED	(4) ENDING 6/30/24 FINAL APPROVED
REVENUES				
OTHER FINANCING SOURCES (specify)				
Operating Transfers In (Schedule T)				
General Fund				
Water Fund				
Sewer Fund				
Mason Water Fund				
Crystal Clear				
Subtotal	$ -	$ -	$ -	$ -
BEGINNING FUND BALANCE	$ 23,306	$ 23,306	$ 23,306	
Reserved				
Unreserved				
TOTAL BEGINNING FUND BALANCE	$ 23,306	$ 23,306	$ 23,306	
Prior Period Adjustments			$ -	
Residual Equity Transfers			$ -	$ -
TOTAL AVAILABLE RESOURCES	$ 23,306	$ 23,306	$ 23,306	

CITY OF YERINGTON
(Local Government)
SCHEDULE B
Fund: COMPENSATED ABSENCE

	(1)	(2)	(3) BUDGET YEAR	(4) ENDING 6/30/24
	ACTUAL PRIOR YEAR ENDING FY 21-22	ESTIMATED CURRENT YEAR ENDING FY 22-23	TENTATIVE APPROVED	FINAL APPROVED
Benefits				
General Fund - Expenditures	$ -	$ -	$ -	$ -
Water - Expenditures	$ -			
Sewer - Expenditures	$ -			
Mason Water - Expenditures	$ -			
Crystal Clear - Expenditures				
Subtotal	$ -	$ -	$ -	$ -
OTHER USES				
CONTINGENCY (not to exceed 3% of Total Expenditures)				
Transfer Out				
Subtotal Transfers Out:	$ -	$ -	$ -	$ -
SUBTOTAL ALL EXPENDITURES	$ -	$ -	$ -	$ -
ENDING FUND BALANCE				
Reserved				
Unreserved				
TOTAL ENDING FUND BALANCE	$ 23,306	$ 23,306	$ 23,306	$ -
TOTAL FUND COMMITMENTS AND FUND BALANCE	$ 23,306	$ 23,306	$ 23,306	$ -

CITY OF YERINGTON
(Local Government)
SCHEDULE B
FUND: COMPENSATED ABSENCE

RESOURCES	(1) ACTUAL PRIOR YEAR ENDING FY 21-22	(2) ESTIMATED CURRENT YEAR ENDING FY 22-23	(3) BUDGET YEAR TENTATIVE APPROVED	(4) ENDING 6/30/24 FINAL APPROVED
REVENUES				
TAXES				
Room Tax Revenue	$ 101,171	$ 99,000	$ 110,000	
Subtotal:	**$ 101,171**	**$ 99,000**	**$ 110,000**	
FEDERAL REVENUES				
CDBG	$ 96,982			
FAA Master Plan	$ 98,918	$ 37,808		
FAA CARES Act Funding				
CARES Act Funding	$ 1,933			
USDA Facility Grant				
FAA Runway Lights Project			$ 215,000	
FAA Aviation BIL Grant		$ 20,515	$ 159,000	
DOT Ped School Safety	$ 2,000		$ 598,000	
Coronavirus Relief Fund	$ 77,413	$ 13,000		
ARPA Funds	$ 591,010	$ 350,000		
Subtotal:	**$ 868,256**	**$ 421,323**	**$ 972,000**	
OTHER REVENUES				
Animal Shelter Donation/Grant	$ 3,078	$ 3,034	$ 3,000	
Donations-Pedestrian Xing			$ 9,000	
Lyon County Park Revenue				
Subtotal:	**$ 3,078**	**$ 3,034**	**$ 12,000**	
Travel NV Grant Downtown Dev.			$ 30,000	
Subtotal:	**$ -**	**$ -**	**$ 30,000**	
Subtotal Revenues:	**$ 972,505**	**$ 523,357**	**$ 1,124,000**	
OTHER FINANCING SOURCES (specify)				
Operating Transfers In (Schedule T)				
Transfer In from Fixed Asset Fund		$ -		
Subtotal Transfers In:	**$ -**	**$ -**	**$ -**	**$ -**
Subtotal All Revenues:	**$ 972,505**	**$ 523,357**	**$ 1,124,000**	
BEGINNING FUND BALANCE				
Reserved				
Unreserved				
TOTAL BEGINNING FUND BALANCE	**$ 155,687**	**$ 200,068**	**$ 311,776**	
Prior Period Adjustments				
Residual Equity Transfers				
TOTAL AVAILABLE RESOURCES	**$ 1,128,192**	**$ 723,425**	**$ 1,435,776**	

CITY OF YERINGTON
(Local Government)
SCHEDULE B
FUND: GRANT-SPECIAL REVENUE

	(1)	(2)	(3)	(4)
			BUDGET YEAR	ENDING 6/30/24
	ACTUAL PRIOR YEAR ENDING	ESTIMATED CURRENT YEAR ENDING	TENTATIVE	FINAL
EXPENDITURES	FY 21-22	FY 22-23	APPROVED	APPROVED
GENERAL GOVERNMENT (Capital)				
Coronavirus Relief Expense	$ 77,413	$ -		
Room Tax Expense	$ 36,896	$ 28,000	$ 28,000	
Room Tax State Remittance	$ 7,096	$ 5,050	$ 5,050	
Room Tax County Remittance	$ 11,826	$ 8,000	$ 9,895	
CDBG CV Expense	$ 96,982			
Travel NV Grant Expense			$ 30,000	
Small Business Relief Program		$ 5,000	$ -	
Master Plan Consultant		$ 15,000	$ 35,000	
ARPA Yerington Food Pantry			$ 9,600	
Subtotal:	**$ 230,213**	**$ 61,050**	**$ 117,545**	
PUBLIC SAFETY (Capital)				
Misc Equipment		$ 13,000	$ -	
Subtotal:	**$ -**	**$ 13,000**	**$ -**	
PUBLIC WORKS (Capital)				
Animal Shelter Donation/Grant		$ 2,500	$ 3,000	
FAA CARE'S Act Expense	$ 1,933	$ 7,000	$ -	
FAA Master Plan	$ 98,918	$ 52,000	$ -	
FAA Runway Lights Project			$ 215,000	
Backflow Device Program			$ 30,000	
DOT Ped School Safety	$ 4,000		$ 598,000	
Coronavirus Relief Fund		$ 1,500		
FAA Aviation BIL Grant Expense			$ 159,000	
ARPA Funds	$ 591,010	$ 309,000		
Subtotal:	**$ 695,861**	**$ 372,000**	**$ 1,005,000**	
PARK & RECREATION (Capital)				
	$ -			
Subtotal:	**$ -**	**$ -**	**$ -**	**$ -**
Subtotal Expenditures:	**$ 926,074**	**$ 446,050**	**$ 1,122,545**	
HEALTH (Capital)	$ 2,050			
OTHER USES				
Transfer to:				
Subtotal Transfers Out:	$ -	$ -	$ -	$ -
SUBTOTAL ALL EXPENDITURES	**$ 928,124**	**$ 446,050**	**$ 1,122,545**	
ENDING FUND BALANCE				
Reserved				
Unreserved				
TOTAL ENDING FUND BALANCE	**$ 200,068**	**$ 277,375**	**$ 313,231**	**$ -**
TOTAL FUND COMMITMENTS AND FUND BALANCE	**$ 1,128,192**	**$ 723,425**	**$ 1,435,776**	

CITY OF YERINGTON
(Local Government)
SCHEDULE B
FUND: GRANT-SPECIAL REVENUE

PROPRIETARY FUND	(1) ACTUAL PRIOR YEAR ENDING FY 21-22	(2) ESTIMATED CURRENT YEAR ENDING FY 22-23	(3) BUDGET YEAR TENTATIVE APPROVED	(4) ENDING 6/30/24 FINAL APPROVED
OPERATING REVENUE				
Water Use Fees	$ 1,249,692	$ 1,390,195	$ 1,400,000	
Water Meter Replacement	$ 51,265	$ 20,000	$ 28,000	
Bad Debt				
Total *Operating* Revenue:	**$ 1,300,957**	**$ 1,410,195**	**$ 1,428,000**	
OPERATING EXPENSE				
Salaries & *Wages*	$ 338,740	$ 330,182	$ 365,260	
Salary Expense	$ 84,885	$ 170,597	$ 190,915	
Services & Supplies	$ 658,809	$ 713,525	$ 801,750	
Bad Debt *Expense*	$ -			
Depreciation/Amortization	$ 666,062	$ 667,139	$ 78,572	
TOTAL OPERATING EXPENSE	**$ 1,748,496**	**$ 1,881,443**	**$ 1,436,497**	
Operating Income or (Loss)	**$ (447,539)**	**$ (471,248)**	**$ (8,497)**	
NON-OPERATING REVENUES (EXPENSES)				
Interest Income	$ -			
Late Fees/Administrative Fee	$ 13,827	$ 2,500	$ 3,500	
Administrative Fee		$ 7,500	$ 10,000	
Water Rights Revenue	$ 30,952	$ 13,000	$ 12,000	
Water Tank Lease	$ 13,581	$ 12,000	$ 18,500	
Water Standby Fee (NvCC)	$ 87,500	$ 87,500	$ 87,500	
USDA - Water Line Project Rev	$ -	$ 12,500,000	$ 12,500,000	
USDA - Water Line Project Exp	$ -	$ (12,500,000)	$ (12,500,000)	
Willow Creek Contract	$ 19,000	$ 19,000	$ 19,000	
ARPA Rescue Grant	$ 21,129	$ -	$ -	
Misc. Income	$ 4,615	$ 9,000	$ 4,000	
Investment Income	$ 2,853			
USDA Loan Payment		$ -	$ (280,536)	
Interest Expense (Construction Loan)	$ (280,614)	$ (266,744)	$ (100,029)	
Total Non-Operating Revenue (Expense)	**$ (87,157)**	**$ (116,244)**	**$ (226,065)**	
INCOME/LOSS BEFORE CONTRIBUTIONS	**$ (534,696)**	**$ (587,492)**	**$ (234,562)**	
CAPITAL CONTRIBUTIONS				
Connection Fees from Customers	$ 158,921	$165,000	$50,000	
USDA Rural Dev. Colony Water/Sewer	$ 1,042,009	$ 450,000	$ 300,000	
ARPA Rescue Grant	$ 700,225			
Sub Total	**$ 1,901,155**	**$ 615,000**	**$ 350,000**	
Operating Transfers (Schedule T)				
		$ -	$ -	$ -
	$ -			
Net Operating Transfers	$ -	$ -	$ -	$ -
NET INCOME	**$ 1,366,459**	**$ 27,508**	**$ 115,438**	

CITY OF YERINGTON
(Local Government)
FUND: WATER UTILITY FUND
SCHEDULE F-1 REVENUES, EXPENSES & NET INCOME

PROPRIETARY FUND	(1) ACTUAL PRIOR YEAR ENDING FY 21-22	(2) ESTIMATED CURRENT YEAR ENDING FY 22-23	(3) BUDGET YEAR TENTATIVE APPROVED	(4) ENDING 6/30/24 FINAL APPROVED
A. CASH FLOWS FROM OPERATING ACTIVITIES:				
Receipts from Customers	$ 1,269,337	$ 1,390,195	$ 1,428,000	
Payments of Personnel Costs	$ (518,626)	$ (500,779)	$ (556,175)	
Payments for Service and Supplies	$ (609,748)	$ (713,525)	$ (801,750)	
Payments to Lyon County	$ (70,779)	$ (74,493)	$ (75,000)	
a. Net cash provided by operating activities	$ 70,184	$ 101,398	$ (4,925)	
B. CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:				
Water Tank Lease	$ 13,581	$ 18,500	$ 18,500	
Misc. Income	$ 4,615	$ 3,000	$ -	
Operating Transfers (Out)/In	$ -	$ -	$ -	
Willow Creek Revenue	$ 19,000	$ 19,000	$ 19,000	
Nevada Copper Reservation Fee	$ 87,500	$ 87,500	$ 87,500	
Water Right Revenue	$ 30,952	$ 13,500	$ 12,000	
Administrative Fees	$ 13,827	$ 10,500	$ 10,000	
USDA - Water Line Project Rev		$ 16,500,000	$ 12,500,000	
USDA - Water Line Project Exp		$ (16,500,000)	$ (12,500,000)	
b. Net cash provided by noncapital financing activities	$ 169,475	$ 152,000	$ 147,000	
C. CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:				
Capital Contributions by Customers	$ 158,921	$ 25,000	$ 25,000	
Capital Contributions by ARPA Rescue Grant	$ 700,225			
Capital Contributions by USDA (Tribe)	$ 994,786	$ 535,000	$ 250,000	
Capital Contributions by USDA (USDA City)				
Principal Reduction on Long Term Loans				
Interest Paid on Long Term Loans	$ (280,614)	$ (266,744)	$ (100,029)	
USDA Loan Payment			$ (280,536)	
Acquisition of Capital Assets (ARC)				
Acquisition of Capital Assets (USDA Tribe)				
Acquisition of Capital Assets (USDA City)				
Acquisition of Capital Assets	$ (5,528,676)	$ (4,500,000)	$ (4,000,000)	
Advance to Sewer Fund		$ -		
Proceeds from Interim Construction Loan	$ -			
c. Net cash used for capital and related financing activities	$ (3,955,358)	$ (4,206,744)	$ (4,105,565)	
D. CASH FLOWS FROM INVESTING ACTIVITIES:				
Interest Income	$ -	$ -	$ -	$ -
Investment Income	$ 2,853			
d. Net cash used in investing activities	$ 2,853	$ -	$ -	$ -
NET INCREASE (DECREASE) in cash and cash equivalents (a+b+c+d)	$ (3,712,846)	$ (3,953,346)	$ (3,963,490)	
CASH AND CASH EQUIVALENTS AT JULY 1, 20XX	$ 17,848,614	$ 14,135,768	$ 10,182,422	
CASH AND CASH EQUIVALENTS AT JUNE 30, 20xx	$ 14,135,768	$ 10,182,422	$ 6,218,932	

CITY OF YERINGTON
(Local Government)
FUND: WATER UTILITY FUND

PROPRIETARY FUND	(1) ACTUAL PRIOR YEAR ENDING FY 21-22	(2) ESTIMATED CURRENT YEAR ENDING FY 22-23	(3) BUDGET YEAR TENTATIVE APPROVED	(4) ENDING 6/30/24 FINAL APPROVED
OPERATING REVENUE				
Sewer Use Fees	$ 1,066,791	$ 1,195,734	$ 1,320,000	
Bad Debts				
Total Operating Revenue:	**$ 1,066,791**	**$ 1,195,734**	**$ 1,320,000**	
OPERATING EXPENSE				
Salaries & Wages	$ 279,066	$ 285,000	$ 306,075	
Salary Expense	$ 78,772	$ 136,364	$ 175,637	
Services & Supplies	$ 382,970	$ 395,000	$ 440,150	
Bad Debt Expense				
Depreciation/Amortization	$ 159,444	$ 162,555	$ 78,572	
TOTAL OPERATING EXPENSE	**$ 900,252**	**$ 978,919**	**$ 1,000,434**	
Operating Income or (Loss)	**$ 166,539**	**$ 216,815**	**$ 319,566**	
NON-OPERATING REVENUES (EXP)				
Interest Income	$ -		$ -	$ -
Late Fees	$ 1,937	$ 1,497	$ 1,500	
Willow Creek Contract	$ 29,000	$ 29,000	$ 29,000	
Misc./Bad Debt Recovered				
Sewer Line Maintenance			$ (100,000)	
ARPA Rescue Grant	$ 16,434			
USDA - Sewer Line Project Rev		$ 8,500,000	$ 8,500,000	
USDA - Sewer Line Project Exp		$ (8,500,000)	$ (8,500,000)	
Investment Income	$ 2,558			
Interest Expense (Construction Loan)	$ (252,873)	$ (200,058)	$ (100,029)	
Loss on Disposal of Property				
Miscellaneous Revenue			$ (253,284)	
USDA Loan Payment				
Total Non Operating Revenue (Exp)	**$ (202,944)**	**$ (169,561)**	**$ (422,813)**	
Income/Loss Before Contributions	**$ (36,405)**	**$ 47,254**	**$ (103,247)**	
CAPITAL CONTRIBUTIONS	$ -			
Connection Fees from Customers	$ 76,104	$ 40,000	$45,000	
USDA Rural Dev. Colony Water/Sewer	$ 457,954	$ 350,000	$175,000	
ARPA Rescue Grant	$ 70,437			
	$ -			
Sub Total	**$ 604,495**	**$ 390,000**	**$ 220,000**	
Operating Transfers (Schedule T)				
Net Operating Transfers	$ -	$ -	$ -	$ -
NET INCOME	**$ 568,090**	**$ 437,254**	**$ 116,753**	

CITY OF YERINGTON
(Local Government)
FUND: SEWER UTILITY FUND
SCHEDULE F-1 REVENUES, EXPENSES & NET INCOME

PROPRIETARY FUND	(1) ACTUAL PRIOR YEAR ENDING FY 21-22	(2) ESTIMATED CURRENT YEAR ENDING FY 22-23	(3) BUDGET YEAR TENTATIVE APPROVED	(4) ENDING 6/30/24 FINAL APPROVED
A. CASH FLOWS FROM OPERATING ACTIVITIES:				
Receipts from Customers	$ 1,107,247	$ 1,195,734	$ 1,320,000	
Payments of Personnel Costs	$ (426,332)	$ (421,364)	$ (481,712)	
Payments for Service and Supplies	$ (346,291)	$ (395,000)	$ (440,150)	
Payments to Lyon County	$ (52,067)	$ (45,000)	$ (45,000)	
a. Net cash provided by operating activities	**$ 282,557**	**$ 334,370**	**$ 353,138**	
B. CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:				
Misc. Income	$ 1,937	$ 1,497	$ 2,500	
Operating Transfers (Out)/In	$ -	$ -		
Willow Creek Agreement	$ 29,000	$ 29,000	$ 29,000	
CDBG - Sewer Line Video Grant				
CDBG - Sewer Line Video Expenses				
b. Net cash provided by noncapital financing activities	**$ 30,937**	**$ 30,497**	**$ 31,500**	
C. CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:				
Capital Contributed by Customers	$ 76,104	$ 15,999	$ 18,000	
Capital Contributions by Grantors (USDA)				
Capital Contributions by USDA (Tribe)	$ 155,242	$ 350,000	$ 175,000	
Capital Contributions by USDA (City)				
Capital Contributed from ARPA Grant	$ 70,437			
Principal Reduction on Long Term Loans	$ -			
Interest Paid on Long Term Loans	$ (252,873)	$ (266,744)	$ (100,029)	
Capital Contributions by Grantors (USDA)				
USDA Sewer Project Revenue		$ 8,500,000	$ 12,500,000	
USDA Sewer Project Costs		$ (8,500,000)	$ (12,500,000)	
Acquisition of Capital Assets	$ (3,518,684)			
Proceeds from Interim Construction Loan	$ -			
Advance from Water Fund				
USDA Loan Payment			$ (253,284)	
c. Net cash used for capital and related financing activities	**$ (3,469,774)**	**$ 99,255**	**$ (160,313)**	
D. CASH FLOWS FROM INVESTING ACTIVITIES:				
Interest Income	$ 2,558	$ -	$ -	$ -
Return (Purchase) of Investments				
d. Net cash used in investing activities	**$ 2,558**	**$ -**	**$ -**	**$ -**
NET INCREASE (DECREASE) in cash and cash equivalents (a+b+c+d)	**$ (3,153,722)**	**$ 464,122**	**$ 224,325**	
CASH AND CASH EQUIVALENTS AT JULY 1, 20xx	**$ 12,493,791**	**$ 9,340,069**	**$ 9,958,108**	
CASH AND CASH EQUIVALENTS AT JUNE 30, 20xx	**$ 9,340,069**	**$ 9,804,191**	**$ 10,182,433**	

CITY OF YERINGTON
(Local Government)
FUND: SEWER UTILITY FUND
SCHEDULE F-2 - STATEMENT OF CASH FLOWS

ALL EXISTING OR PROPOSED
GENERAL OBLIGATION BONDS, REVENUE BONDS,
MEDIUM-TERM FINANCING, CAPITAL LEASES AND
SPECIAL ASSESSMENT BONDS

* - Type
1 - General Obligation Bonds
2 - G.O. Revenue Supported Bonds
3 - G.O Special Assessment Bonds
4 - Revenue Bonds
5 - Medium-Term Financing
6 - Medium-Term Financing - Lease Purchase
7 - Capital Leases
8 - Special Assessment Bonds
9 - Mortgages
10 - Other (Specify Type)
11 - Proposed (Specify Type)

(1) NAME OF BOND OR LOAN List and Subtotal By Fund	(2) TYPE *	(3) TERM	(4) ORIGINAL AMOUNT OF ISSUE	(5) ISSUE DATE	(6) FINAL PAYMENT DATE	(7) INTEREST RATE	(8) BEGINNING OUTSTANDING BALANCE 7/1/2022	(9) REQUIREMENTS FOR FISCAL YEAR ENDING 6/30/2024 INTEREST PAYABLE	(10) PRINCIPAL PAYABLE	(11) (9)+(10) TOTAL
FUND								$	$	$
Water Int. Debentures*	5	3 Years	$16,415,000	11/20	11/23	1.63%	$16,415,000	$100,029		$100,029
Sewer Int. Debentures*	5	3 Years	$16,415,000	11/20	11/23	1.63%	$16,415,000	$100,029	$	$100,029
							$	$	$	$
* The Interim Debentures will be redeemed by the USDA Rural Devlopment with a 40 year loan upon substantial completion of both projects							$	$	$	$
USDA Loan #91-14 - Water	10	40 Years	$ 7,352,000.00	12/1/2023	10/1/2063	1.375	$7,352,000.00	$50,761.30	$68,782.70	$119,544.00
USDA Loan #92-11 - Sewer	10	40 Years	$ 8,577,000.00	12/1/2023	10/1/2063	1.375	$8,577,000.00	$59,219.21	$80,244.79	$139,464.00
USDA Loan #91-15 - Water	10	40 Years	$ 9,901,000.00	12/1/2023	10/1/2023	1.375	$9,901,000.00	$68,360.66	$92,631.34	$160,992.00
USDA Loan #92-13 - Sewer	10	40 Years	$ 7,000,000.00	12/1/2023	10/1/2023	1.375	$7,000,000.00	$48,330.95	$65,489.05	$113,820.00
							$	$	$	$
							$	$	$	$
							$	$	$	$
							$	$	$	$
							$	$	$	$
							$	$	$	$
TOTAL ALL DEBT SERVICE			$32,830,000				$32,830,000	$426,730	$307,147.88	$733,878

SCHEDULE C-1 - INDEBTEDNESS

City of Yerington (Local Government) Budget Fiscal Year 23

FORM 4404LGF

Last Revised 4/4/2023

Transfer Schedule for Year FY 23-24

TRANSFERS IN				TRANSFERS OUT		
FUND TYPE	FROM FUND	PAGE	AMOUNT	TO FUND	PAGE	AMOUNT
GENERAL FUND						
				FIXED ASSET ACQUISITION		$ -
						$ -
SUBTOTAL			$ -			
SPECIAL REVENUE FUNDS						
GRANT REVENUE	General Fund		$ -			
SUBTOTAL			$ -			$ -

CITY OF YERINGTON
(Local Government)

SCHEDULE T - TRANSFER RECONCILIATION

Transfer Schedule for Year FY 23-24

TRANSFERS IN					TRANSFERS OUT		
FUND TYPE	FROM FUND	PAGE	AMOUNT		TO FUND	PAGE	AMOUNT
CAPITAL PROJECTS FUND							
FIXED ASSET ACQUISITION	Op Trans In - General Fund		$ -				
	Transfers from Utilities						
	Water		$ -				
	Sewer		$ -				
	Mason						
	Crystal Clear Water		$ -				
SUBTOTAL			$ -				$ -
EXPENDABLE TRUST FUNDS							
SUBTOTAL							
DEBT SERVICE							
SUBTOTAL							
TOTAL							

CITY OF YERINGTON
(Local Government)

SCHEDULE T - TRANSFER RECONCILIATION

Local Government: City of Yerington
Contact: Robert Switzer, City Manager
E-mail Address: manager@yerington.net
Daytime Telephone: (775) 463-3511

Total Number of Privatization Contracts: 0

Line	Vendor	Effective Date of Contract	Termination Date of Contract	Proposed Expenditure FY 2022-23	Proposed Expenditure FY 2023-24	Reason or need for contract:
1	None					
2						
3						
4						
5						
6						
7						
8						
9						
10						
11	Total Proposed Expenditures					

Attach additional sheets if necessary.

SCHEDULE OF EXISTING CONTRACTS

Budget Fiscal Year 2023-24

Local Government: City of Yerington
Contact: Robert Switzer, City Manager
E-mail Address: manager@yerington.net
Daytime Telephone: (775) 463-3511

Total Number of Existing Contracts: 4

Line	Vendor	Effective Date of Contract	Termination Date of Contract	Duration (Months/ Years)	Proposed Expenditure FY 2022-23	Proposed Expenditure FY 2023-24	Position Class or Grade	Number of FTEs employed by Position Class or Grade	Equivalent hourly wage of FTEs by Position Class or Grade	Reason or need for contract:
1	Sciarani and Company	1980's	None	N/A	$ 37,080	$ 38,192	N/A	N/A	N/A	Audit
2	Prof. Svcs: Minden Lawyers LLC	6/21/1999	None	N/A	$ 43,200	$ 43,200	N/A	N/A	N/A	Legal Work - City Attorney
3	Prof. Svcs - Caselle (Acct.)	7/1/2016	None	N/A	$ 12,492	$ 13,117	N/A	N/A	N/A	Accounting
4	Prof. Svcs - Muni Court Judge	4/1/2013	None	N/A	$ 25,462	$ 26,226	N/A	N/A	N/A	Municipal Court Judge
6	Total				$ 118,234	$ 120,735		N/A		

Attach additional sheets if necessary.

LOBBYING EXPENSE ESTIMATE

Pursuant to NRS 354.600 (3), **each** (emphasis added) local government budget must contain a separate statement of anticipated expenses relating to activities designed to influence the passage or defeat of legislation in an upcoming legislative session.

Nevada Legislature: 83rd Session; February 6, 2023 to Jun 5, 2023

1. Activity: **None**
2. Funding Source: _____
3. Transportation $ _____
4. Lodging and meals $ _____
5. Salaries and Wages $ _____
6. Compensation to lobbyists $ _____
7. Entertainment $ _____
8. Supplies, equipment & facilities; other personnel and services spent in Carson City $ _____

Total $ -

Entity: City of Yerington

7

Sheema Shaw <sheema@yerington.net>

4/14/23 City Council agenda item

3 messages

AOL <sunny091929@aol.com> Wed, Mar 29, 2023 at 3:52 PM
Reply-To: AOL <sunny091929@aol.com>
To: "manager@yerington.net" <manager@yerington.net>, "sheema@yerington.net" <sheema@yerington.net>

Hi Robert and Sheema,

I am requesting a brief agenda item for the next meeting of the Yerington City Council on behalf of the Rotary Club:

Yerington Rotary/Rotaract Club: Request for permission for YHS Rotaract Club to paint "Lion Paws" on Pearl Street in front of YHS once the street is paved.

Cheryl Giomi and I plan to attend to formally make the request on behalf of Rotary.

Jim Sanford

Sheema Shaw <sheema@yerington.net> Thu, Mar 30, 2023 at 12:58 PM
To: AOL <sunny091929@aol.com>
Cc: "manager@yerington.net" <manager@yerington.net>

Jim,

This item has been added to the agenda.

Take care

Sheema
[Quoted text hidden]
--

Sheema D. Shaw

City Clerk

City of Yerington

14 E. Goldfield Ave.

Yerington NV 89447

(775) 463-3511

James Sanford <sunny091929@aol.com> Thu, Mar 30, 2023 at 3:57 PM
To: Sheema Shaw <sheema@yerington.net>

Thank you.

Sent from my iPhone

On Mar 30, 2023, at 12:58 PM, Sheema Shaw <sheema@yerington.net> wrote:

[Quoted text hidden]

8

Robert Switzer <manager@yerington.net>

Subgrade Pumping Issues

1 message

Matt Van Dyne <MVanDyne@dowl.com> Fri, Mar 24, 2023 at 3:00 PM
To: "manager@yerington.net" <manager@yerington.net>
Cc: Logan Garling <LGarling@dowl.com>, TJ Paterson <TPaterson@dowl.com>, Matt Schultz <MSchultz@dowl.com>, Jay Flakus <jayf@yerington.net>, Angela Moore <angelam@yerington.net>

Good afternoon, Bob. I have been speaking with Logan today regarding subgrade issues with the Kathy/Cartwright area they are experiencing in preparation for paving next week. This is the same area that experienced pumping issues last year. Given the nature of the failed subgrade, and to ensure the new roadway paving will be properly installed and last, the subgrade will require over excavation and import of material prior to paving. Given the severity of the pumping, it is not an option to pave on the current subgrade as it would fail rather immediately (Q&D has already indicated they will not pave on it under its current condition as it would be in poor practice).

Logan is currently observing the work and coordinating closely with the foreman to minimize the impacts as much as possible. The final conditions will be better understood this afternoon and tomorrow (TJ will be covering the work tomorrow) once grading is complete. Logan has gathered quantities that he is hopeful is more than what will be required, which is 732 yards for Cartwright and 445 yards for Kathy. At Q&D's rate per yard to over-ex failed areas, dispose of old, import new, grade, and compact this area would be approximately $55,000.

All quantities will be refined as we continue to work through this area in preparation for asphalt paving next week. I wanted to notify you as this information was becoming known, so we are all aware of the situation.

Please reach out with any questions or needs.

Matt Van Dyne, PE
Senior Project Manager

DOWL

(775) 851-4788 | office
(775) 853-7267 | direct
(775) 813-7460 | cell

dowl.com

9

YERINGTON PLANNING COMMISSION

YERINGTON PLANNING COMMISSION
MEETING AGENDA
MARCH 22, 2023 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 February 22, 2023.

5. For Possible Action and recommendation to the Yerington City Council: Eric Bodenstein on behalf of J. Kirk Bodenstein, is proposing a Special Use Permit Application with APN 001-411-24.

6. 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.

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 17TH of March 2023. For questions or supporting materials regarding this agenda, please call Stacey Larsen at (775)463-3511.

Stacey Larsen, Planning Commission Secretary

February 22, 2023

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 Robert Arigoni
Commissioner Eric Bodenstein
Commissioner Lacey Parrott
City Manager Robert Switzer
City Clerk Sheema D. Shaw
Planning Commission Secretary Stacey Larsen
Attorney Chuck Zumpft via telephone

Absent:
Building Inspector Joel Brown

Guests:
Earl & Barbara Freet
Rick Christian from Denson Surveying, Inc.
Tony Pagniello
Anthony Pagniello Jr.

Agenda Approval

Commissioner Arigoni made a motion to approve the agenda for the February 22, 2023 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 January 25, 2023 meeting

Commissioner Bodenstein made a motion to approve the minutes for the January 25, 2023 meeting as presented, seconded by Commissioner Crowder. President Douglas asked for public comments, there were no Public comments and the motion carried unanimously.

Reversion of Acreage– Rick Christian of Denson Surveying, Inc., on behalf of Dennis McDuffee is proposing a reversion of acreage APN 001-572-01 and 001-572-02:

Guest Earl Freet addressed the commissioners with a question about the planning commission agenda he received in the mail. He states there were no blue prints for him to know what was going on. President Douglas stated they would be discussing it shortly.

Rick Christian with Denson Surveying, Inc. addressed the commissioners on behalf of Dennis McDuffee for a reversion of acreage proposal. President Douglas stated to the guest Mr. Freet that with a conversion of acreage, they will take two parcels and combined them back into 1 parcel.

Rick Christian states that lot 10 & 11 will be combined on Quail Meadows Estates to accommodate the existing structure that is already there. This will remove the common lot line between them and the common public utilities. He states that there are signed papers stating the utility companies have no issues with converting the acreage.

President Douglas states that he sees there is already a structure on the property. Rick Christian states yes, that the boundary line goes through it. Commissioner Bull asked Rick Christian if all utility companies gave approval. Rick states yes and that right now there are no utilities that occupy that structure. Commissioner Bull asked how big each lot is. Rick Christian states lot 10 is 10,736 square feet and lot 11 is 9,534 square feet. President Douglas states that the total square foot for the new lot will be 20,270 and Rick Christian states yes.

President Douglas asked if there are any concerns from the City and Manager Switzer stated no. President Douglas stated no concerns from the fire department.

President Douglas asked the guest Earl Freet if that discussion answered all his questions and Mr. Freet states he understands.

Reversion of Acreage- Rick Christian of Denson Surveying, Inc. on behalf of Dennis McDuffee is proposing a reversion of acreage APN 001-572-01 and 001-572-02

Commissioner Bull made a motion to approve parcel map APN 001-572-01 and 001-572-02 submitted by Dennis McDuffee as presented, seconded by Commissioner Bodenstein. 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

PAID

FEB 16 2023

TS

CITY OF YERINGTON

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

Applicant: Eric Bodenstein Owner: J. Kirk Bodenstein

Address: S. S. Main st Address: 1095 Amarillo Dr

City/State/Zip: Yerington NV 89447 City/State/Zip: Gardnerville NV 89460

Telephone: 775 815 6561 Telephone: 775 762 4315

LEGAL DESCRIPTION OF PROPERTY

Assessor's Parcel Number: 001-411-24

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

Street Address of Property: 715 S. MAIN STREET

Area of Property (Sq. Ft.): .61 Deed Restrictions: Yes [ ] No [X]
(If yes, copy attached)

Existing Zoning District: C2 Ordinance Section Proposed: _____

Explanation of Request: OPERATE A MINI STORAGE FACILITY

REQUIRED ITEMS FOR APPLICATIONS

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

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 Jonathan K. Rodenstein, 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

KAREN HALTOM
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 08-01-2023
Certificate No: 19-1174-05

State of Nevada)
County of Douglas)

Subscribed and sworn to before me this 14th day of February, 2023.

Notary Public

Applicant's Certificate

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

Signature of Applicant

State of Nevada)
County of Lyon)

Subscribed and sworn to before me this 16th day of Feb, 2023.

Notary Public

C. BREWER
Notary Public
State of Nevada
Appt. No. 07-2945-12
My Appt. Expires Apr. 26, 2023

AFFIDAVIT

PROPERTY TAX:

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

- D01-411-24
-
-
-
-
-

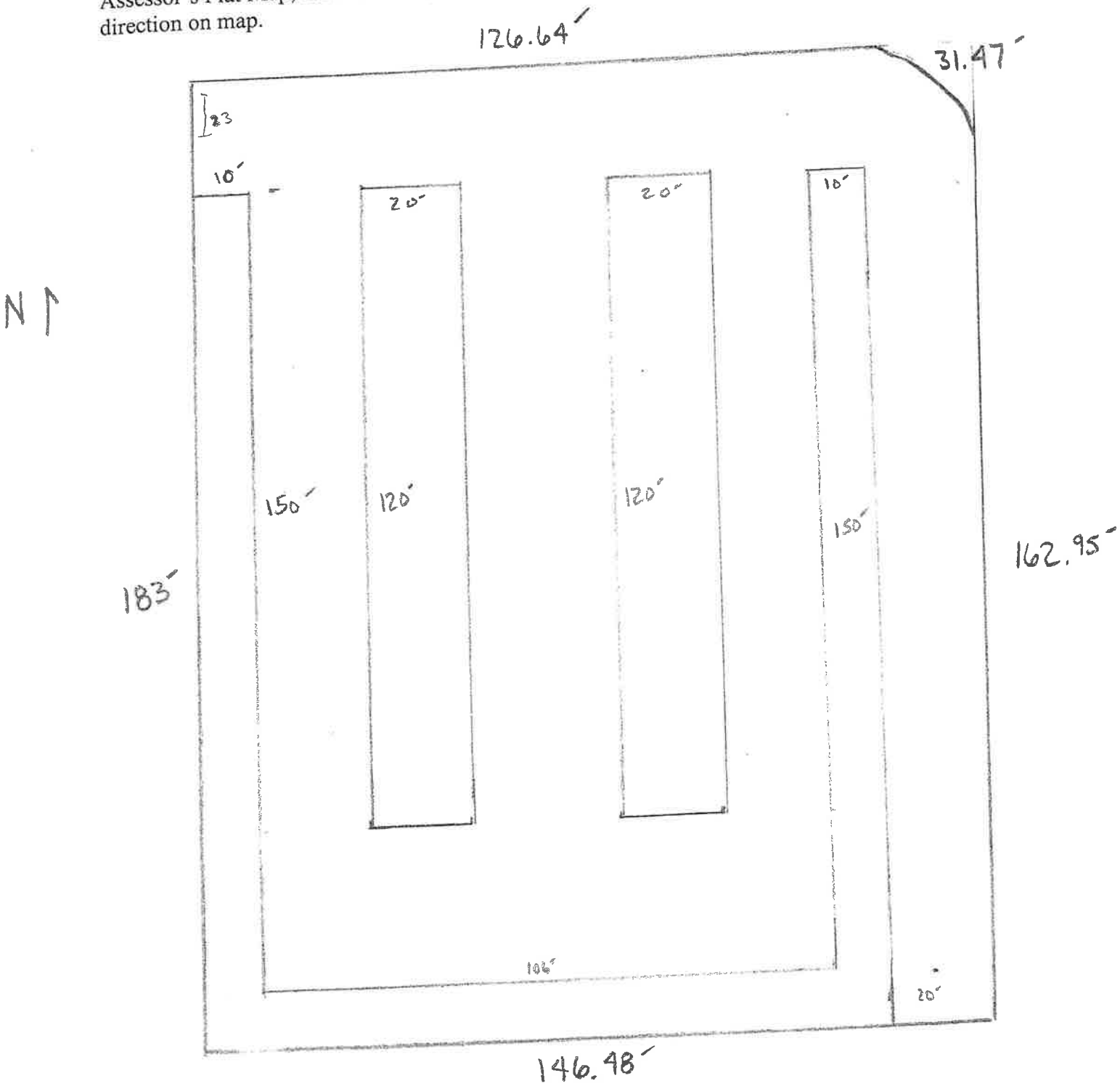
Dated this 17 day of February, 2023.

Haley Page

Deputy Clerk

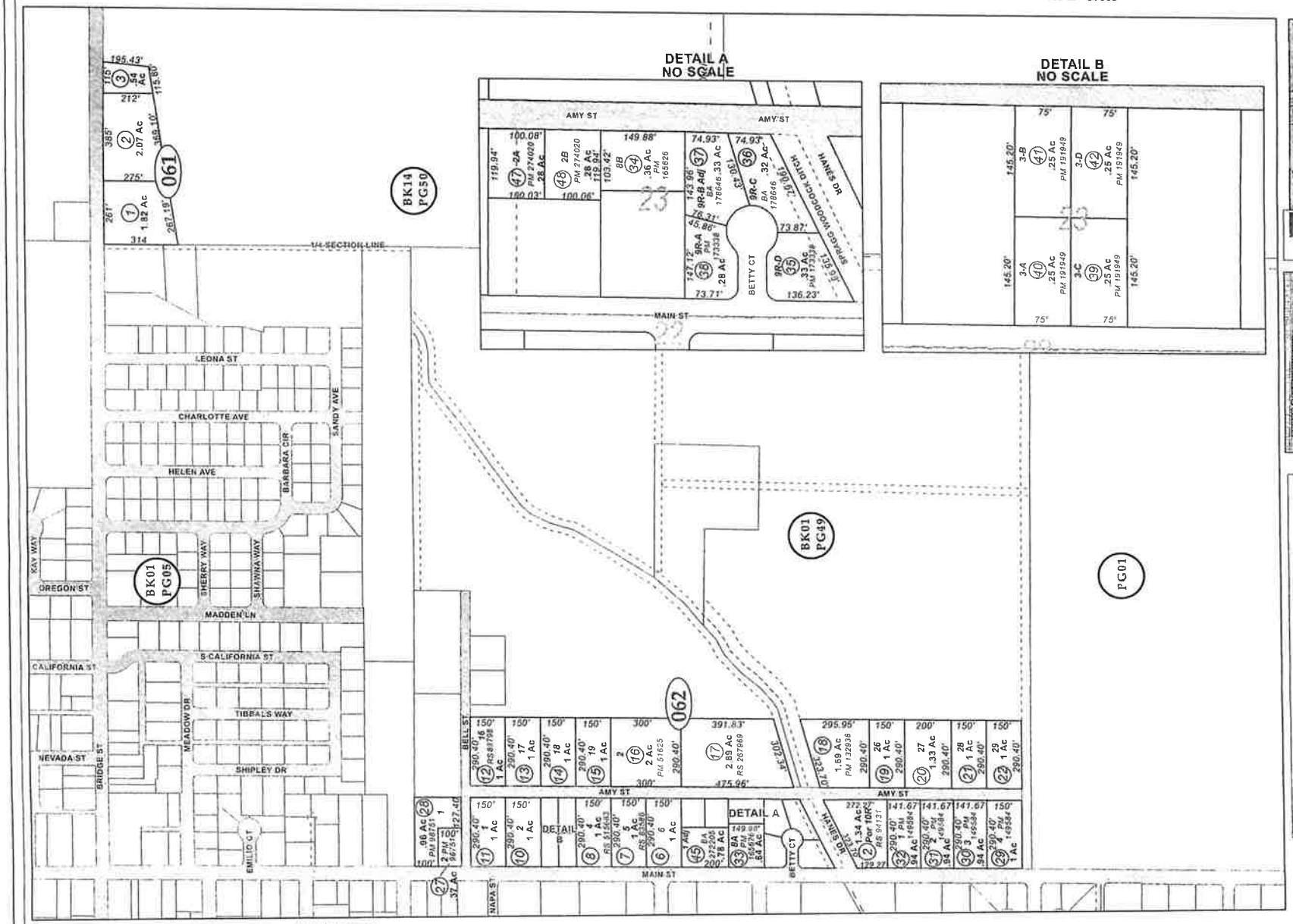
CITY OF YERINGTON
14 E. Goldfield Ave.
YERINGTON, NV 89447
(775) 463-2729

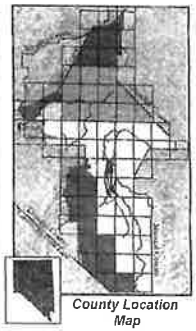
PLOT PLAN DRAWN TO SCALE: Another map may be submitted for the plot plan, i.e. Assessor's Plat Map, but must be approved at the submittal of the application. Indicate northerly direction on map.

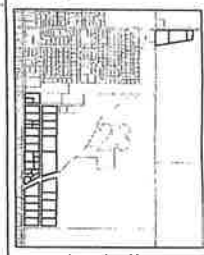


Portion W1/2 W1/2; Portion NW1/4 NE1/4 Section 23 T13N-R25E MD&M

12-06







Map Elements

- 1/4 Corner Section
- Section Ties
- 300' Dimensions
- Parcel Lot
- Parcel Number
- 0.13 Ac. Acreage of Parcel
- PM 136149 Recorded Map Image
- Parcel Boundaries
- Block Number
- Parcel Book & Page Number
- Page Number

Cities & Townships

- Dayton
- Dayton Valley
- Fernley
- Mark Twain
- Mason Valley
- Mound House
- Silver City
- Silver Springs
- Smith Valley
- Stagecoach
- Yerington

Scale: 1"= 400'

Revised: December 4, 201

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


1
1.38 Ac.
2
1 Ac.
3
.31 Ac
PM 136149
4
.28 Ac
5
.28 Ac
6
.20 Ac
8
.10 Ac
9
.17 Ac
10
.31 Ac
PM 136149
11
.52 Ac
12
.85 Ac
411
13
.69 Ac
14
.66 Ac
PM 152922
15
.39 Ac
PM 152922
30' Access Easement
16
.27 Ac
PM 145043
18
.36 Ac
20
.51 Ac
PM 145043
23
.49 Ac
BA 206309
24
.61 Ac
BA 206309
26
.17 Ac
PM 375355
27
.25 Ac
PM 375355
29
.55 Ac.
P.M. 393800
30
.22 Ac.
P.M. 398829
31
.22 Ac.
P.M. 398629
32
1.66 Ac
ROS 531850
33
1.21 Ac
ROS 531850
WEST ST
CENTER ST
NAPA ST
MAIN ST
PG32

#10

EXTENDED LEASE
BETWEEN
THE CITY OF YERINGTON
AND
RICHARD & BONNIE BLAKLEY

I RICHARD & BONNIE BLAKELY, leasee of Hangar number 307 located at the Yerington Municipal Airport in Yerington Nevada. Hereby acknowledges that my lease dated JULY 1, 2013 will expire on JUNE 30TH, 2023 . At this time I would like to request that said lease be extended for a further ten (10) years with all the same provisions set therein.

I also acknowledge that the current lease amount is $120.09 and that the rent as specified in section six (6) of the lease will be adjusted by the Consumer price Index (CPI) on July 1, 2023 and at 5 years into each lease.

CITY OF YERINGTON

By:_____
Mayor, JOHN GARY

Recommended for Approval and
Approved as to Content:

By:_____
City Manager, ROBERT SWITZER

Approved as t Form:

TENANT:

By: Richard S Blakely
RICHARD BLAKELY

By: Bonnie Blakely
BONNIE BLAKELY

Date: 3-22-23

By:_____
City Attorney. CHARLES ZUMPFT ESQ

By:_____
ATTEST: City clerk, SHEEMA SHAW

#11

HANGAR LEASE

BETWEEN

THE CITY OF YERINGTON

AND

GREG CHICO ; HANGAR NO. 202:

1. PARTIES

City of Yerington, a political subdivision of the State of Nevada, and GREG CHICO (Tenant), mutually agree and promise as follows:

2. PURPOSE

The purpose of this Lease is to lease a parcel of land of real property located at the Yerington City Airport (the **"Airport"),** shown in description attached (Hangar No.202) for the express purpose of housing operable aircraft. The Airport, owned by the City of Yerington, is a public airport located in Yerington, Nevada, as shown on the airport layout plan, which is on file in the City Hall. The City is acting solely in its proprietary capacity as the City and not in any governmental capacity unless so stated. The City representative for purposes of this Lease is the City Manager.

3. LEASED PREMISES

In consideration of the rent and faithful performance by Tenant of the terms and conditions and the mutual covenants of this agreement, City leases to Tenant, and Tenant leases from City, subject to all easements and encumbrances of record, the parcel of real property described herewith, (**"Premises"**). The Premises may or may not include a hangar or other improvements.

4. TERM

This Lease is for a term of Ten (10) years. The commencement date of this Lease is July 1, 2023.

5. .OPTION TO RENEW

Tenant shall have one option to renew this Lease for a period of Ten (10) years upon expiration of the initial term provided that all terms, covenants and conditions of the initial lease term have been met and fulfilled. All provisions of this Lease will carry over with the exception of the rent amount. Other changes, which are mutually agreed to by both parties, may be made. Written notice of Tenant's intention to renew this Lease must be given to City in writing at least 180 calendar days prior to the expiration of the lease proposed for renewal, or the option will automatically terminate.

6. RENT

Tenant shall pay the following rent:

Site Rent. Tenant shall pay City a yearly rent for the use of Premises, payable in advance on the first day of July during the term of this Lease. The initial yearly rent amount is $182.20 (sq. feet x 25 cents). The rent amount will be adjusted every five years. The base for computing the adjustments is the Consumer Price Index (CPI), as accepted by the Nevada Bureau of Labor Statistics, which is effective on the date of the commencement of the term (beginning index), or other comparable measurement or index which may replace the CPI. The index published immediately preceding the adjustment date in question (extension index) is to be used in determining the amount of adjustment. Rent payable for any partial month shall be prorated.

7. ADDITIONAL PAYMENT PROVISIONS

A. Late Payments. If the Tenant fails to pay to City any amount payable under this Lease within 30 days after the amount is due, Tenant shall pay to City a late charge of $50.00 per occurrence, plus interest on all unpaid amounts at a rate of 1 and ½% per month, or part of a month from the date the payment was due and payable until paid in full. The $50.00 charge and interest will be assessed for each delinquency, and delivered to the City of Yerington., 14 East Goldfield Avenue., Yerington, NV 89447, or such other place as the City may direct.

B. Place of Payment. All rents and fees must be made payable to the City of Yerington and mailed by first class mail, postage prepaid, or personally delivered to the City of Yerington, 14 E Goldfield Ave., Yerington, NV 89447, or such other place as the City may direct.

8. MAINTENANCE, REPAIR AND STORAGE

This Lease is for land only. The Premises shall not be used for any purpose other than occupancy of a hangar for aircraft purposes. If the Premises includes any improvements, Tenant accepts them as is, and is solely responsible for their maintenance and repair.

Further, Tenant shall at all times keep the Premises in a clean, debris-free condition. No junk vehicles, unused trailers or other items shall be kept. It is the intent of the parties to this Lease that the site be in an aesthetic condition consistent with the use by the Tenant. Operable, but unlicensed vehicles that are necessary as a part of the tenant's aviation related enterprise (such as fuel trucks, golf carts, water tenders, tugs, etc.) may be permitted with the written consent of the City Manager.

9. USE OF PREMISES

All uses of the Premises must comply with the Airport minimum standards for development for fixed base operators and airport tenants. The Yerington Municipal Airport's Rules and Regulations, adopted September 25, 2006, as may be amended, are hereby incorporated and made a part of this Lease. Tenant and its assignees, subleasees, agents, and employees shall comply with said Rules and Regulations as may be amended from time-to-time.

Tenant, as well as Tenant's assignees and subleasees, agents, employees, and customers, shall have non-exclusive rights of access to and use of all areas and facilities of the Airport which are intended for the common use of all Tenants and occupants of the Airport, including, but not limited to, the takeoff and landing areas, taxi areas, and reasonable access from the Premises.

The Premises shall not be used for living or residential uses. Transient use shall not exceed fourteen days, cumulative, during any calendar year.

Tenant shall provide City with a list of persons (full name, address and phone number) authorized by Tenant to access the Premises. City may, but shall have no obligation to, disallow access to hanger areas by unauthorized persons.

10. UTILITIES

Tenant shall pay, on Tenant's own account, for all utilities used or consumed on the Premises, including but not limited to gas, water, electricity, garbage disposal, storm and sanitary sewer services, janitorial services, and telephone services, as may be applicable or available.

11. WASTE, QUIET CONDUCT, HAZARDOUS SUBSTANCES AND PROPERTY INSPECTION

A. Tenant shall not commit, or suffer to be committed, any waste on the Premises or any nuisance or other act or thing, which may disturb the quiet enjoyment of the use of the Airport or surrounding property. Tenant shall provide, as necessary, a separate drainage, collection or separation system to ensure that no untreated liquid waste from any type of operation be discharged directly or indirectly onto the ground or into the Airport drainage or sanitary system, including aircraft cleaning and oil change operations. Tenant shall not permit any activity on the Premises which directly or indirectly produces unlawful or excessive amounts or levels of air pollution (gases, particulate matter, odors, fumes, smoke or dust), water pollution, noise, glare, heat emissions, radioactivity, electronic or radio interference with navigation and communication facilities for the operation of the Airport and its use by aircraft, trash or refuse accumulation, vibration, prop-wash, or jet blast, or which is hazardous or dangerous by reason or risk of explosion, fire, or harmful emissions.

B. Hazardous Materials or Substances. The term **"Hazardous Materials"** means any toxic substance, hazardous substance, regulated substance and hazardous or radioactive material, as defined by any Federal or State Agency.

C. Condition of the Premises The Premises are conveyed in an "as is" physical condition with no warranty, expressed or implied, on the part of City as to the condition of the existing improvements, or the condition or the geology of the soil. It is the sole responsibility of Tenant, at its sole cost and expense, to inspect, investigate and determine the suitability of the soil, geology, environmental and seismic conditions of the Premises for Tenant's intended development. The Tenant is not liable for any preexisting hazardous materials on the Premises and has no obligation to remediate the site of preexisting hazardous materials. However, Tenant's execution of this Lease constitutes its acknowledgement that no hazardous conditions, materials or substances existed on the Premises at the time of the execution of this Lease.

D. Tenant shall be responsible to remediate any conditions regarding the property that arise contrary to this section.

12. STORM WATER RUNOFF

The Federal Clean Water Act provides that the discharge of pollutants to waters of the United States from any industrial or commercial properties must be in compliance with a National Pollutant Discharge Elimination Permit (NPDEP). Under this Act airports are considered "industrial activities." The Yerington Airport and all its tenants are required to be in compliance under the Act and the

regulations promulgated by the Nevada Department of Environmental Protection as amended from time to time.

13. RULES AND REGULATIONS

Tenant agrees to observe and obey all policies, rules, and regulations promulgated and enforced by City and any other appropriate authority having jurisdiction over the Airport and the Premises described in this Lease, during the term of this Lease.

14. SECURITY

The City has no obligation to provide security to the Premises. The Tenant may, at Tenant's own expense, employ security persons, install security lighting, or maintain alarm services. If Tenant elects to install any outdoor lighting, Tenant must request permission from the City Manager prior to installation and obtain appropriate permits. If at any time during the term of this Lease, additional security requirements are imposed on the Airport by the FAA or any other agency having jurisdiction over Airport, Tenant agrees to comply with the security requirements, at Tenant's sole expense upon being notified of the requirements in writing by the City Manager. If the City is fined by FAA for a security violation caused by negligence of Tenant, or any of Tenant's sub-tenants, Tenant shall immediately reimburse the City on written demand.

15. HOLD HARMLESS AND INDEMNIFICATION

Tenant shall indemnify, defend, save, protect, and hold harmless City, its officers, agents and employees from any and all claims, costs, liability, including reasonable attorney's fees, for any damage, injury, or death, including without limitation all consequential damages from any cause whatsoever, to persons or property arising directly or indirectly from or connected with Tenant's performance of its operations, the acts, errors or omissions of Tenant, its agents, contractors, guests, or employees, or the use and possession of the Premises, by Tenant, its agents, contractors, guests, or employees, or the use and possession of the Premises, by Tenant or any sub-tenant, their agents, contractors, guests, or employees, save and except claims or litigation arising throughout (and only to the extent of) the sole negligence or sole willful misconduct of the City, its officers or employees, and if required by the City, will defend any actions at the sole cost and expense of the Tenant. The City and Tenant agree the indemnification provision of this Lease will survive termination of this Lease.

16. INSURANCE

Tenant must procure and maintain, at its own cost and expense, at all times during the term of this Lease, the following policies issued by insurance companies authorized to do business in Nevada, with a financial rating of at least an A+ status as rated in the most recent edition of Best's Insurance Reports. Tenant shall obtain and maintain liability insurance in the amount of One Million Dollars ($1,000,000).

A. Form of Policies. All policies of insurance required by this section must be in a standard form and written by qualified insurance companies satisfactory to the City Manager. Evidence of all insurance required must be provided by Tenant by filing with the City Manager a copy of the policy and policies, together with a duly executed **original** certificate of insurance to the effect that the insurance required by this Lease is extended. All certificates of insurance must specifically state that City of Yerington, its officers, agents, and employees are named as additional insured under the policy or policies. All policies and certificates must contain a provision that written notice of policy lapses, cancellation, or any changes shall be delivered to the City Manager no less than 30 days in advance of the effective date.

B. Notice. Tenant must give the City Manager prompt and timely notice of any claim made or suit instituted of which it is aware, that in any way directly, contingently, or otherwise affects or might affect either party; and both have the right to participate in the defense of the claim to the extent of its own interest.

17. TAXES

Tenant agrees to pay before delinquency all tax assessments, license fees, and other charges which are levied and assessed upon Tenant's interest in the Premises, or upon Tenant's personal property installed or located in or on the Premises by the City, County or other legally authorized governmental authority.

18. INSPECTION, ACCESS AND NOTICE

The City Manager and or any of its agents, upon one business day's advance notice to Tenant, shall be permitted access to go upon and inspect the Premises and any improvements for the primary purpose of ensuring compliance with this Lease.

19. ASSIGNMENT, SUBLETTING, SALE AND ENCUMBRANCE

Tenant may sublease, but may not sell, voluntarily assign, or encumber its interest in the Lease, in the leased Premises, or allow any other person or entity (except Tenant's subtenants and authorized representatives) to occupy or use all or any part of the Premises, without first obtaining City's consent. Notice must be given to the City at least 60 days prior to any requested sublease. Any assignment, encumbrance or sale by Tenant is voidable and, at the City Manager's election, constitutes default of the Lease. The parties each agree that Tenant's request to the City for consent to any proposed assignment, sale or other transfer, must include the following information and documents:

1. The name of the proposed assignee, buyer, or other transferee;
2. The nature of the proposed assignee's, or other transferee's business to be carried on the Premises; and
3. Each of the terms and provisions of the proposed assignment, sale, or other transfer, including without limitation, the full consideration for the sale, assignment, or transfer.

20. SURRENDER

On expiration or after termination or cancellation of this Lease, unless a new agreement stating otherwise is executed, Tenant must surrender the Premises to the City and remove all personal property. If Tenant fails to remove its personal property at the City Manager's request from the Premises on expiration or after termination or cancellation of the Lease, the property may be removed by the City at Tenant's expense, and Tenant must reimburse City immediately upon Tenant's receipt of City's written request for the reimbursement.

If Tenant fails to surrender the premise to the City on expiration or after termination or cancellation of the Lease as required by this section, Tenant shall defend, indemnify, and hold City harmless from all claims, liability, costs, and damages resulting therefrom.

21. DEFAULT

The occurrence of any of the following is default by Tenant:

A. Failure to pay rent when due, if the failure continues for 30 days after written notice has been given to Tenant.

B. Failure to undertake maintenance requested by the Manager, if the failure continues for 90 days after notice has been given to Tenant, unless a

serious safety matter exists, in which case Tenant shall have 10 days from receipt of the notice to cure the default.

C. Insolvency, adjudication of Tenant as bankrupt, or the loss of possession of the Premises, or any portion, by virtue of attachment, execution of receivership, if the bankruptcy proceedings are not terminated in Tenant's favor.

D. Assignment for the benefit of creditors.

E. Failure to comply with any of the provisions of Section 24, Non-Discrimination, after receiving written notice and failure to cure.

F. Any act, condition, event, or failure of performance constituting a default under any provision in this Lease.

22. CITY'S REMEDIES

The City has the following remedies if Tenant commits default. These remedies are not exclusive; they are cumulative and in addition to any remedies now or later allowed by law or equity.

A. The City may terminate this Lease and Tenant's right to possession of the Premises. No act by the City Manager, other than giving notice to Tenant as required by the City Council, shall terminate this Lease. Acts of maintenance, efforts to re-let the Premises or the appointment of a receiver on the City Manager's initiative to protect City's interest under this Lease do not constitute a termination of Tenant's right to possession.

B. The City may, at any time after Tenant commits default, cure the default at Tenant's cost. If City, at any time, by reason of Tenant's default, pays any sum or does any act that requires the payment of any sum, the sum paid by City is due from Tenant to City immediately upon notice given by City to Tenant. If the Tenant pays at a later date the late fee as provided herein shall be added and that sum will bear interest at a rate of **10%** per annum from the date the sum is paid by City until City is completely reimbursed by Tenant. The sum, together with interest on it, is additional rent.

23. DESTRUCTION

If the improvements erected on the Premises are damaged or destroyed as a result of any uninsurable cause or risk at the time of destruction, or any cause or risk for which insurance coverage is not available at commercially reasonable rates

and terms in the amount of at least 25% of the replacement cost of construction, Tenant has the option to either terminate this Lease or to replace and rebuild the improvements and structures so they are in substantially the same condition as they were in immediately before damage or destruction.

24. NON-DISCRIMINATION

The Tenant agrees that the following federal requirements apply to the Tenant's use of the Premises. The Tenant for himself, his heirs, personal representatives, successors in interest, and assigns, as a part of the consideration, does covenant and agree as a covenant running with the land that in the event facilities are constructed, maintained, or otherwise operated on the property described in the Lease for a purpose for which a **DOT** program or activity is extended or for another purpose involving the provision of similar services or benefits, the Tenant must maintain and operate the facilities and services in compliance with all requirements imposed pursuant to Title 49, Code of Federal Regulations, DOT, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-Assisted Programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964, and as the Regulation may be amended. A copy of said Act is on file at City Hall and will be available for inspection by Tenant during normal business hours.

25. GENERAL PROVISIONS

A. This Lease shall be subordinate to the provisions and requirements of any existing or future agreement between the City and the United States, relative to the development, operation or maintenance of the airport.

B. City reserves, for its successors and assigns and for the use and benefit of the public, a right of flight for the passage of aircraft in the airspace above the surface of the leased Premises. This public right of flight shall include the right to cause in the airspace any noise inherent in the operation of any aircraft used for navigation or flight through the airspace or landing at, taking off from, or operation, of the Yerington Airport.

C. Tenant agrees to comply with the notification and review requirements covered in part 77 of the Federal Aviation Regulations in the event future construction of a building is planned for the leased Premises, or in the event of any planned modification or alteration of any present or future building or structure situated on the leased Premises.

D. The Tenant expressly agrees for itself, its successors and assigns that it will not erect nor permit the erection of any structure or object, nor permit the

growth of any tree on the leased Premises higher than 35 feet from the ground level. In the event this covenant is breached, the City reserves the right to enter upon the Premises to remove the offending structure or object (or cut the offending tree), all of which shall be at the expense of the Tenant.

E. The Tenant, successors and assigns, by accepting this Lease, agrees that it will not make use of the Premises in any manner which might interfere with the landing and taking off of aircraft from the Yerington Airport or otherwise constitutes a hazard. In the event this covenant is breached the City reserves the right to enter upon the Premises and to abate the interference at the expense of the Tenant.

F. Nothing contained in this Lease shall be construed to grant or authorize the granting of an exclusive right within the meaning of Section 308a of the Federal Aviation Act of 1958 (49 U.S.C. 139A).

G. Tenant's intended use of the Premises is to hangar aircraft and to sublease hangar space. Tenant shall identify and provide City with not less than one valid aircraft tail number of an aircraft that will be hangered at the Premises. If the Premises has not been used for the storage of aircraft for a period of 90 days or more, City may declare the default of the Lease.

H. Notwithstanding any other terms of this Lease, it is agreed that all present buildings and other improvements upon the Premises are and shall remain personal property of the Tenant, and not real property affixed to the land. Anything to the contrary notwithstanding, City shall have the option of purchasing any building and improvements sixty (60) days prior to the termination of this Lease at their appraised value. If City does not elect to purchase the same, then Tenant shall have the right to remove any building and other improvements from the Premises, which must be removed at the date of Lease termination; or, Tenant must remove said buildings within sixty (60) days after the Lease termination and pay to the City daily rent in the amount of THREE AND NO/100 ($3.00) DOLLARS per day. In the event the Tenant fails to remove such buildings within said sixty (60)-day period, any buildings and other improvements shall be deemed abandoned and shall become the property of City. In the event of a Lease termination wherein the said buildings or improvements are abandoned, destroyed or left in such a condition as to render their value questionable in the opinion of City, City may remove the buildings or improvements at the expense of Tenant. If the Lease is terminated by the City before the full term or any extension thereof, Tenant shall have ninety days to remove any improvements. If the Lease is terminated by the Tenant before the full term

or any extension thereof, Tenant shall have sixty (60) days in which to remove any building or improvement.

26. OPERATION OF AIRPORT BY CITY STAFF

A. Aviation Hazards. The City Manager reserves the right to take any action he considers necessary to protect the aerial approaches of the airport against obstructions, together with the right to prevent Tenant from erecting or permitting to be erected any building or other structure on the Premises which, in the opinion of the City Manager or Federal Aviation Administration, would limit the usefulness of the airport or constitute a hazard to aircraft.

B. Navigational Aids. The City Manager reserves the right, during the term of this Lease, any renewal, or any extension to install air navigational aids including lighting, in, on, over, under, and across the Premises, at the City's expense, in the exercise of any rights without prior notice.

27. FINANCING OF LEASEHOLD ESTATE

Tenant may subject the leasehold estate to a mortgage, deed of trust, or other security instrument, as security for a loan provided that:

A. The mortgage and all rights acquired under it are subject to all of the covenants, conditions, and restrictions contained in this Lease and to all rights and interests of City.

B. Tenant gives the City Manager written notice of any mortgage, and the address to send any notices required by this section.

C. City will not exercise its remedies under section 21 Default, and Section 22, City's Remedies of this Lease unless:

1. City sends a written notice of default to both Tenant and mortgagee stating the nature and extent of the default, and

2. Within 60 days after service of the notice of default, the mortgagee failed to do either of the following:

(i) Cure the default if it can be cured by the payment of money, or

(ii) If the mortgagee does not elect to cure the default by the payment of money, the mortgagee commences foreclosure

proceedings, and in the Manager's opinion, diligently prosecutes the foreclosure proceedings to conclusion.

D. This Lease shall not be subordinated to any mortgage, deed of trust or other security device.

28. NOTICE

All notices given under this Lease may be served by enclosing the notice in a sealed envelope addressed to the party and deposited with the United States Post Office as certified mail with postage prepaid. The notice is effective 3 days from the date of the mailing. Unless otherwise provided in writing by the parties, the address of the City Manager and the proper party to receive any notices on its behalf is:

City Manager
City Hall
14 E. Goldfield Avenue
Yerington, Nevada 89447

And the mailing address of the Tenant is 903 LAKEVIEW DRIVE, DAYTON NV 89403-8786.

29. INVALID PROVISIONS

If any covenant, condition, or provision of this agreement is held to be invalid by a court of competent jurisdiction, the invalidity shall not invalidate any other covenant, condition, or provision of the Lease, provided that the invalidity of any covenant, condition, or provision does not materially prejudice either the City or Tenant in their respective rights and obligations contained in the valid covenants, conditions, and provisions of this Lease.

30. MECHANIC'S AND MATERIALMAN'S LIENS

Neither Tenant nor the City shall permit any mechanic's, materialman's, or other lien against the Premises or the property of which the Premises forms a part in connection with any labor, materials, or services furnished or claimed to have been furnished. If any lien is filed against the Premises or property of which the Premises forms a part, the party charged with causing the lien will cause the same

to be discharged. Either party may contest any lien, so long as its enforcement is stayed.

31. WAIVER

The waiver by the director of performance by Tenant of any covenant, term, or condition of this Lease shall not be construed as a waiver of any subsequent breach of the same covenant, term, or condition.

32. WRITTEN AGREEMENT

Neither party has relied on any promise or representation not contained in this Lease. All previous conversations, negotiations, and understandings are of no further force or effect. Only a writing signed by both parties may modify this Lease. The headings of the paragraphs are for convenience only and are not a part of this Lease; nor shall they be considered in construing the intent of this Lease.

33. CONSENTS

Whenever consent is required, it shall not be unreasonably withheld.

34. TIME

Time is of the essence of each and every provision of this Lease.

35. BINDING ON SUCCESSORS

The covenants and conditions contained in this agreement, subject to the provisions as to assignment, apply to and bind the heirs, successors, executors, administrators, and assigns of all the parties.

36. ALTERATIONS AND ADDITIONS

Following completion of the required improvements and facilities, Tenant must not make any material alterations to, erect any additional structures, or make any material improvements on the Premises without prior written consent of the City Manager. Any alteration or addition approved by the City Manager shall be constructed at the sole expense of Tenant. Upon approval by the City Manager of any alteration or addition, the City Manager must notify Tenant whether the

alterations made must remain on and be surrendered with the Premises on expiration or termination of the term.

37. APPEAL

If a Tenant desires to appeal a decision made by the City Manager in conjunction with this Lease, a written appeal must be given to the City Council within 15 days of the decision. The City Council will respond within 30 days, and failure to respond will constitute an approval of the appeal.

38. SIGNATURES

CITY OF YERINGTON

By _____
MAYOR JOHN GARY

TENANT:

By: _____
GREG CHICO

Recommended for Approval and Approved as to Content:

By: _____
City Manager

Date: _____

Approved as to Form:

By: _____
City Attorney

ATTEST: City Clerk

By: _____

F:\Util\GENERAL\Yerington\Hangar Lease\Blank Hangar Lease revised May 2018 final 5-24-18.docx

Court Clerk <courtclerk@yerington.net>

Hangar #202

2 messages

Court Clerk <courtclerk@yerington.net> Mon, Mar 20, 2023 at 3:40 PM
To: greg@deserteng.com

Hi Greg,
Please find the attached documents.
They do not need to be notarized. I do however need original signatures.

Please let me know if you have any questions or concerns.

Guadalupe Montes-Meza
Yerington Municipal Court Clerk/Deputy Clerk
courtclerk@yerington.net
Phone: 775-463-3511 ext 106
Fax: (775) 463-9691

3813_001 (1).pdf
1069K

Greg Chico <greg@deserteng.com> Mon, Mar 20, 2023 at 4:01 PM
To: Court Clerk <courtclerk@yerington.net>

Yes I would like to exercise my option to continue the lease for hangar 202.

Thank you

Greg Chico, PLS
Project Manager
Professional Land Surveyor
Desert Engineering, Inc.
775-745-5922
[Quoted text hidden]

City of Yerington -1907-

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

MARCH 20TH, 2023

GREG CHICO
903 LAKEVIEW DRIVE
DAYTON NV 89403-8786

Dear Mr. Chico,

After reviewing your airport lease agreement it has come to my attention that your lease will expire on July 1, 2023.

At this time a letter to the City of Yerington requesting a waiver of the 180 day period and your request to extend the lease must be received by January 31, 2015 in order to be considered by the Yerington City Council.

Please be advised the current lease is in John Campi's name, we will need to do a new lease once we receive the 180 day waiver back from you. The new lease will be put in your name.

Please call me at (775) 463-3511 if I can be of help in this matter or if you have any questions.

Sincerely,

Guadalupe Montes-Meza
Deputy Clerk

#12

LYON COUNTY SCHOOL DISTRICT AND
THE CITY OF YERINGTON

Wayne Workman
Superintendent

YERINGTON Nevada

Darren Wagner
Chief of Police

MEMORANDUM OF UNDERSTANDING

LYON COUNTY SCHOOL DISTRICT AND YERINGTON POLICE DEPARTMENT RESOURCE OFFICER PROGRAM

July 1, 2023-June 30, 2024

MEMBERS:

Lyon County School District
25 E. Goldfield Avenue
Yerington, NV 89447
Ph: (775) 463-6800 • Fax: (775) 463-6808
Contact: Wayne Workman, Superintendent

And

City of Yerington
102 South Main Street
Yerington, NV 89447
Ph: (775) 463-3511 • Fax: (775) 463-2284
Contact: Darren Wagner, Chief of Police

I. PURPOSE

The purpose of this Memorandum of Understanding (MOU) is to delineate roles and responsibilities of participating agencies in establishing and operating a School Resource Officer (SRO) Program for the Lyon County School District (LCSD). The aim of the SRO program is to play an important role in maintaining and increasing safety at schools and in neighboring communities. This instrument serves to build mutual respect and trust between the LCSD and the Yerington Police Department (YPD) while delineating specific roles and responsibilities.

II. OVERVIEW

The LCSD and YPD have historically enjoyed partnerships built on a foundation of shared goals and objectives, which are approached in a constructive and positive manner, and achieved through open communication.

The placement of an SRO on a school campus does not preclude such officer from exercising their discretion from enforcing the letter and the spirit of the law. The SRO can and will work in conjunction with the school officials to resolve student conflicts whenever possible that might utilize internal school practices.

Therefore, we believe that the implementation of a SRO program will foster an environment that creatively tackles problems through mutual trust and cooperation, and may be able to achieve a number of positive outcomes including, but not limited to:

- A partnership of law enforcement, schools, and community groups to gather and analyze useful and timely information thereby creating a problem-solving approach to issues of crime and fear of crime in schools, and in accordance with applicable privacy laws.

- An increased ability of law enforcement, schools, and community groups to work together in developing innovative, systemic, long-term approaches to reducing and preventing different kinds of crime in and around schools and preventing unnecessary law enforcement involvement in non-criminal student misbehavior. Measurable outcomes may be determined by implementing strategies focused on targeted crimes, thereby improving the quality of life for those affected (students, teachers, school personnel, and parents), promoting a safer environment that is conducive for learning, and decreasing the fear of crime and violence among students, school employees, and the surrounding community.

- An increased understanding of how to effectively interact with youth through coordinated training on topics such as basic childhood and adolescent development and age-appropriate responses, disability and special education issues, conflict resolution and de-escalation techniques, bias-free policing including implicit bias and cultural competence, restorative justice techniques, and working with specific student groups, including traditionally minority and underrepresented student groups.

- An increased understanding of an SRO's roles and responsibilities, including an understanding that school code of conduct violations and routine discipline of students remains the responsibility of school administrators and that law enforcement actions (such as arrest, citations, ticketing, or court referrals) are only to be used as a last resort for incidents that involve criminal behavior or when it becomes necessary to protect the safety of students, staff and the public from the threat of immediate harm.

- An increased ability through coordinated training for schools and law enforcement agencies to properly train and respond to school safety threats and other emergencies.

III. DUTIES OF PARTICIPATING MEMBERS

A. Yerington Police Department

- **Action.**

  1. Provide one (1) Category I Nevada Peace Officer Standards Trained (POST) officer to be assigned to the following geographical school area:

     - City of Yerington

2. Provide input for program goals and objectives.

- **SRO Activities.**

1. Handles requests for calls for service in and around assigned schools.
2. Conducts comprehensive safety and security assessments.
3. Develops emergency management and incident response systems based on the National Incident Management System (NIMS) and the four phases of emergency management: mitigation/prevention, preparedness, response, and recovery.
4. Develops and implements safety plans or strategies.
5. Integrates appropriate security equipment/technology solutions, including incorporating crime prevention through environmental design (CPTED) as appropriate to enhance school safety.
6. Responds to unauthorized persons on school property.
7. Serves as liaisons between the school and other law enforcement agencies, investigative units, or juvenile justice authorities when necessary and consistent with applicable civil rights laws and privacy laws.
8. Serves as a member of a multidisciplinary school team to refer students to professional services within both the school (guidance counselors or social workers) and the community (youth and family service organizations).
9. Builds relationships with juvenile justice counselors to help connect youth with needed services.
10. Develops and expands crime prevention efforts for students.
11. Develops and expands community justice initiatives for students.
12. Instructs an evidenced-based approved curriculum intended to immunize age appropriate students against delinquency, youth violence and bullying.
13. **SRO will not be responsible for requests to resolve routine discipline problems involving students.**
14. The expected schedule each school workday for the SRO is _____am to _____pm, subject to supervisory conditions in Section V.

- **Equipment.**

1. YPD will provide the following for each SRO:

    - All personal protective equipment.
    - Vehicle.

- **Maintain Records.**

1. SRO will document and provide statistical data as may be reasonably required
2. SRO will be designated as a "school official" for purposes of student educational records in regards to the Family Educational Rights and Privacy Act (FERPA).

- **Financial Responsibility.**

1. Serve as an employee of YPD for the purposes of payroll, retirement and other benefits accounting and acquisition.
2. Provide continuing education to maintain POST certification.

B. Lyon County School District

- **Action.**

  1. From July 1, 2023 through June 30, 2024: provide funding in the amount of $30,000.00 annually in one payment and within 30 days after this agreement has been ratified by both parties for one (1) Category I Nevada Peace Officer Standards Trained (POST) officer to be assigned to the following geographical school area:

     - City of Yerington

  2. Provide SRO reporting guidance for the assigned school(s).
  3. Provide input for program goals and objectives.
  4. Identify focused needs for the school.

- **Activities.**

  1. Approves curriculum and schedule for approved evidence-based youth program instruction taught by SRO.
  2. Provide data and information necessary for YPD to complete all reporting requirements.

- **Equipment.**

  1. Provide work space and computer access for the assigned SRO.
  2. Provide support equipment for any assigned classroom lecture and instruction.

- **Financial Responsibility.**

  1. Reimburse the City of Yerington for one (1) Category I Nevada Peace Officer Standards Trained (POST) officer for actual wages and benefits earned in the amount of $30,000.00 annually.
  2. Reimburse City of Yerington for wages earned with all pre-approved school related assignments in excess of 84 bi-monthly hours at $55.00 per hour.
  3. Should YPD be unable to fill the SRO position for all or part of the school year, the City of Yerington shall reimburse the LCSD all unexpended funds on a prorated basis.

IV. INFORMATION SHARING

Information will be shared between the LCSD and YPD in accordance with applicable member policies, the Family Educational Rights and Privacy Act of 1974 (FERPA), the Health Insurance Portability and Accountability Act of 1996 (HIPAA), civil rights, and state laws.

V. SUPERVISION RESPONSIBILITY AND CHAIN OF COMMAND FOR THE SRO.

1. SRO consults with the school site principal during assigned school workdays and reports directly to the YPD Chief of Police. The SRO's only employer is the YPD.

2. SRO is jointly evaluated by the school site principal and the assigned YPD Chief of Police, quarterly for the first year, and then on an annual basis thereafter.
3. The selection of the SRO will be a joint effort between YPD and LCSD officials to ensure that the appropriate person is selected and that the program is successful. Following consultation, the final SRO assignment shall be determined by the YPD Chief.
4. At the discretion of the YPD Chief of Police, should an emergency situation occur off-campus, the SRO may be directed to respond during school hours.

VI. TERM

This MOU will become effective upon the approval by all parties, with a prescribed end date of June 30, 2024. The parties will determine continuance as needed. Either party may terminate this MOU by giving written notice of such intent to the other party at least thirty (30) days prior to such termination. Should YPD terminate this agreement early, the City of Yerington shall reimburse the LCSD all unexpended funds on a prorated basis.

VII. INDEMNIFICATION

All members to this MOU agree to indemnify and hold harmless the other parties for any damages or injuries sustained as a result of participation in this program. Any recompense for injury or personal loss shall be strictly borne by the member in whom that respective individual is employed. This MOU must comply with the provisions and processes contained in NRS 277.180. Each party agrees to indemnify the other for any damages to the other party resulting from their conduct.

VIII. SIGNATURES

The persons executing this MOU on behalf of their respective entities hereby represent and warrant that they have the right, power, legal capacity and appropriate authority to enter into this agreement on behalf of the entity for which they sign.

John Garry City of Yerington - Mayor	Date
Phil Cowee Lyon County School Board Trustee - President	3/28/2023 Date
Darren Wagner City of Yerington - Chief of Police	Date
Wayne Workman Lyon County School District - Superintendent	3/28/23 Date

Revised 3/2023

#13

City of Yerington
Proclamation
National Child Abuse Prevention Month

WHEREAS, in Federal fiscal year 2021, 3.9 million reports were made to child protective services; and

WHEREAS, child abuse and neglect is a serious problem affecting every segment of our community, and
finding solutions requires input and action from everyone; and

WHEREAS, our children are our most valuable resources and will shape the future of the City of Yerington; and

WHEREAS, child abuse can have long-term psychological, emotional, and physical effects that have lasting consequences for victims of abuse; and

WHEREAS, protective factors are conditions that reduce or eliminate risk and promote the social, emotional, and developmental well-being of children; and

WHEREAS, effective child abuse prevention activities succeed because of the partnerships created between child welfare professionals, education, health, community- and faith-based organizations, businesses, law enforcement agencies, and families; and

WHEREAS, communities must make every effort to promote programs and activities that create strong
and thriving children and families; and

WHEREAS, we acknowledge that we must work together as a community to increase awareness about
child abuse and contribute to promote the social and emotional well-being of children and families in a safe, stable, and nurturing environment; and

WHEREAS, prevention remains the best defense for our children and families.

NOW, THEREFORE, as the Mayor of Yerington, I do hereby proclaim April 2023 as CHILD ABUSE PREVENTION MONTH in Lyon County and urge all citizens to recognize
this month by dedicating ourselves to the task of improving the quality of life for all children and families and to recognize this month by dedicating ourselves to the task of improving the quality of life for all children and families.

_____

John J. Garry
Mayor, City of Yerington

ATTEST:

_____

Sheema D. Shaw, City Clerk

#14

YERINGTON YOUTH LAW-AWARENESS DAY

***WHEREAS**, each May 1st is celebrated as National Law Day across the United States of America, with this year's theme being 'Cornerstones of Democracy: Civics, Civility ,and Collaboration'; and*

***WHEREAS**, the City of Yerington is committed to a more perfect union and acknowledges that a more perfect union can be achieved in part by teaching youth the role of law in times of change; and*

***WHEREAS**, Project REAL – a nonprofit serving the youth of Nevada - has been working diligently to promote young Nevadans' awareness of laws and consequences of breaking them; and*

***WHEREAS**, on this occasion, our City asks all capable adults to instruct any young people in their lives on the importance of thinking within the context of the law, and to help them understand that ignorance of the law is not an accepted legal defense for breaking it; and*

***WHEREAS**, these conversations with Nevada's youth will make a notable contribution to safety throughout our community;*

NOW, THEREFORE, I, John J. Gary, Mayor of the City of Yerington, Nevada, do hereby proclaim Monday May 1, 2023, as **YERINGTON YOUTH LAW-AWARENESS DAY**

_____

John J. Garry, Mayor

ATTEST:

_____

Sheema D. Shaw, City Clerk

Sheema Shaw <sheema@yerington.net>

City of Yerington Proclaimation Request - Youth Law Day

1 message

Kaylee O'Donnell <kodonnell@projectrealnv.org> Fri, Mar 24, 2023 at 12:32 PM
To: sheema@yerington.net, manager@yerington.net

To the City of Yerington,
My name is Kaylee O'Donnell, I'm with the local nonprofit organization Project REAL.

Though the City Council may be familiar with our organization from past requests, Project REAL is a public education nonprofit created in 2004 by Irwin Molasky and Sam Lionel to teach students in Nevada about their legal rights and the laws they are expected to follow.

This knowledge helps to empower students, so they have a better understanding of their rights and responsibilities under the law as well as the consequences of breaking it.

We hope you, Mayor John Gary, and the City Council will aid us in our campaign to promote youth law conversations by proclaiming City of Yerington Youth Law-Awarness Day on May 1st, 2023.

As to ensure our request is received I've attached a draft below. Please let me know if any other form of documentation is needed to issue this proclamation.

Thank you.

Kaylee O'Donnell, B.S. Political Science
REALReady Coordinator
Project REAL
702.714.0757
kodonnell@projectrealnv.org
https://projectrealnv.org/

Yerington 23 (1).docx
9K

Sheema Shaw <sheema@yerington.net>

City of Yerington Claim: Batting Cage Damage x 3 from snow load

2 messages

Jay Flakus <jayf@yerington.net> Mon, Feb 6, 2023 at 4:52 PM
To: Tina Petersen <tina.petersen@lpins.net>
Cc: R S <manager@yerington.net>, Sheema Shaw <sheema@yerington.net>, Michele Larson <pwclerk@yerington.net>, D B <dennisb@yerington.net>, Jerry Bryant <jerryb@yerington.net>

Tina Petersen <tina.petersen@lpins.net>
RE: Claim Request, Yerington NV Ballfields Batting Cage Park Damage - Three Locations

Hello Tina,

I would like to file a claim with you on behalf of the City of Yerington regarding damage the City suffered as a result of a recent snow event.

Event Date: 01/01/2023

Damaged Property:

1: Buck Aiazzi Batting Cage
Located NE of 14 E Goldfield, adjacent to Nevin Way.
Poles have been damaged by the weight of the snow.

2: Pat Peeples Batting Cage
Located on Nevin Way near N Oregon Street.
Poles have been damaged by the weight of the snow.

3: Booth Parr Batting Cage
Located on N Oregon Street cross of E Goldfield Ave.
Poles have been damaged by the weight of the snow.

I have attached a photo of each, with many additional photos at this link:

https://www.dropbox.com/sh/qenk7h6rsjoacgf/AAAY36-YQvi-Qbtny8rTYfnha?dl=0

Michele Larson, our PW clerk, will be the point of contact for this claim:

pwclerk@yerington.net
775-364-8348

Thank you,

Jay Flakus
Public Works Director
City of Yerington - Public Works
14 E Goldfield Ave
Yerington NV 89447
P: 775-463-3511
F: 775-463-2284

Public Works Information: https://www.coypw.com

Building Department
Joel Brown 775-463-3511 joelb@yerington.net

Lyon County APN Database: https://gsaportal.lyon-county.org/

Yerington City Code: https://codelibrary.amlegal.com/codes/yeringtonnv/latest/overview

4 attachments

bp_photo.jpg
2978K

ba_photo.JPG
4159K

pp_photo.JPG
4411K

batting_cage_ref.pdf
4246K

Jay Flakus <jayf@yerington.net> Mon, Mar 27, 2023 at 2:10 PM
To: Tina Petersen <tina.petersen@lpins.net>, Michele Larson <pwclerk@yerington.net>
Cc: R S <manager@yerington.net>, Sheema Shaw <sheema@yerington.net>

Hi Tina,

The locations are each linked below via Google Maps:

Buck Aiazzi: https://goo.gl/maps/S2vdk9sSduUwcMXN8

Pat Peeples: https://goo.gl/maps/TWeNhNQiMKeojcX88

Booth Parr: https://goo.gl/maps/ZUhRckPs7ZwJwhfn7

Please let me know if this is what you needed!

Thanks,

Jay

On Fri, Mar 24, 2023 at 10:21 AM Tina Petersen <tina.petersen@lpins.net> wrote:

Hi Jay,

Can you please advise the exact location of these batting cages. I don't see them listed on our schedule of locations unless they are at one of the parks listed. Can you please advise at your earliest convenience.

Thank you,

Tina

Tina Petersen, CISR

NV License #856303;CA License #OI45052

Sales Executive

tina.petersen@lpins.net

INSURANCE

lpins.net

BIG "I" BEST PRACTICES AGENCY 2022

L/P Insurance Services, LLC

NV License #710906; CA License #0H07392

415 Hwy 95A South, Suite 1101 | Fernley, NV 89408
D 775.336.0840 | **C** 775.843.2617

PayNow ePayPolicy

LP Locations:

Reno	Truckee	Elko	Las Vegas	Sacramento	Phoenix
300 East 2nd Street, Suite 1300	11149 Brockway Rd., Ste 101	555 5th Street	8345 W. Sunset Rd., Suite 210	11249 Gold Country Blvd #160	2201 E. Camelback Rd., Ste 202
Reno, NV 89501	Truckee, CA 96161	Elko, NV 89801	Las Vegas, NV 89113	Gold River, CA 95670	Phoenix, AZ 85016