



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

YERINGTON CITY COUNCIL
MEETING AGENDA
August 26, 2019 – 10:00 A.M. - CITY HALL

1. Meeting called to order, roll call reported and Pledge of Allegiance.
2. For Possible Action: Review and Approval of Agenda.
NOTICE RE: NRS 237: When the City Council approves this agenda, it also approves a motion ratifying staff action taken pursuant to NRS 237.030 *et seq.* with respect to items on this agenda, and determines that each matter on this agenda for which a Business Impact Statement has been prepared does impose a direct and significant economic burden on a business or directly restrict the formation, operation or expansion of a business; and that each matter which is on this agenda for which a Business Impact Statement has not been prepared does not impose a direct and significant economic impact on a business or directly restrict the formation, operation or expansion of a business.

Public Comment on any item not on this agenda, and pertinent to the City Council, will be received during the Public Participation/Comment portion of this meeting. The presiding officer will invite public comment pertaining to those matters on this agenda during the council's consideration of each individual matter, and before action, if any, is taken. Public comment is limited to three (3) minutes per person, per item, unless additional time is permitted by the presiding officer.
3. For Possible Action: Approve the Minutes of the August 12, 2019 Regular Meeting and the August 15, 2019 Special Meeting.
4. For Possible Action: Approval of New, Renewal and Name Change Business License Applications.
 - A. Weiss Consulting, LLC, Consulting, 61 E. Pursel Lane Yerington, NV 89447-New
 - B. Karen L. Howard dba Bathhouse For Pets, 36B Main St. Yerington, NV 89447-Renewal
5. Presentation, No Action Will be Taken: Tim Dyhr will give an Update on the Current Operations at Nevada Copper.
6. For Possible Action: Approval to Renew Membership with Northern Nevada Development Authority in the Amount of \$2,500 for the Period of September 2019 through August 2020.
7. For Possible Action: Approval to Purchase a Backup Pump for the Airport Lift Station Not to Exceed \$9,000.00.
8. For Possible Action: Approval of Contract with Valley Collection to Collect Final Billed Customers with Balances from 2007 through 2017

9. For Discussion Only: Administration Action to Direct the City Attorney to Bring Litigation for Weed Abatement on Select Properties.
10. For Possible Action: Review Bills Previously Submitted for Payment.
11. Public Participation/Comments: Public comments(s) shall not be restricted based on content or view point – No action will be taken.
12. Department Reports, City Manager Report and Council Comments - No action will be taken.

TIME SPECIFIC: 1:00 p.m.

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

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

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

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

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

I, Sheema D. Shaw, do hereby certify that the foregoing agenda was duly posted August 21, 2019 at the following locations:

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

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



Administrative Director/Interim City Clerk

August 12, 2019

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

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

Guests: Chief Scott Draper of the Mason Valley Fire District, Dave & Deb DeGrendele

Agenda Approval

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

Minutes

Councilwoman Schunke made a motion to approve the minutes of July 22, 2019, seconded by Councilman Martin. Mayor Garry asked for public comments, there were no comments and carried unanimously.

Business Licenses

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

- A. ACCO Engineered Systems, Inc., HVAC Contractor, 888 E. Walnut St. Pasadena, CA 91101, Mobile-New
- B. Spectrum Pacific West, LLC. Cable Telecommunications, 9335 Prototype Dr. Reno, NV 89521, Mobile-New
- C. Laura TK Pesonen dba Laura's Books, Book Sales, 2708 Michelangelo Ct. Sparks, NV 89434, Solicitor-New
- D. Western Title Company, LLC, Title & Escrow Services, 215 W. Bridge St. #1 Yerington, NV 89447-New
- E. Jeremy Biggs dba S. S. Locksmith, Locksmith, 6355 Shetland St. Stagecoach, NV 89429, Mobile-New

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

Agreement Between the City of Yerington (Owner) and Farr West Engineering (“Engineer”) for GIS Services and an Online Viewer Tool for the 2020 Fiscal Year (FY20).

City Manager Switzer stated that the original proposal had some language that the city had issues with. Farr West Engineering has accepted all changes proposed by the City.

There was some discussion on the removal of item I on page 4; however, after further review we did agree it is in the best interest of the city to keep that item.

Public Works Director Flakus stated that online access will be a valuable tool for the future. At this time we print out pages for the crew. Farr West also maintains our GIS on their server and they can integrate a new project into the existing GIS. This does not include document scanning. We have not decided on how to digitize or archive all of the documents at the public works office. Public Works Director Flakus stated that this agreement is for hosting and updating the city information. At this time the only people that can access the data is the City Manager, the Public Works Chief and the Public Works Director.

City Attorney Zumpft stated that this is expensive; however, it can save you too.

Councilwoman Schunke made a motion to approve the agreement between the City of Yerington (Owner) and Farr West Engineering (“Engineer”) for GIS services and an online viewer tool for the 2020 Fiscal Year (FY20) with a not to exceed amount of \$13,000, seconded by Councilman Martin. Mayor Garry asked for public comments, there were no comments and the motion passed unanimously.

Discussion Only: Brown Water in Sections of the City Water System.

City Manager Switzer stated that we have received several complaint in the last 30 days regarding brown water. Once the water/sewer project is completed it will reduce these issues.

City Manager Switzer stated that in some areas there may not be a complete loop which would cause some buildup in the lines thereby causing brown water. Sometimes this issue is on the customer side, as an example a hot water heater can cause the same issue.

Public Works Director Flakus stated that we have iron and manganese in the water. If a fire hydrant is opened it will also create brown water. Currently, we offer a \$5.00 credit to customers who report a brown water issue to cover the cost of flushing their lines.

Public Works Director Flakus stated that perhaps in the fall we could flush the system going from the center of town out to the outlining areas and out of the system. There is less water usage in the Fall, we are in peak season now, and we could coordinate a one day event to take care of the entire system.

Deb DeGrende, resident of Yerington asked if the water could be recycled. Public Works Director Flakus stated that there is no way to do that. We will flush about 1-million gallons by the time we are done.

Mayor Garry asked how this would inconvenience our customers. Public Works Director Flakus stated that it would not affect customers.

No action was taken.

Review Bills Previously Submitted for Payment

Bills, Salaries and Vouchers:

Accounts Payable Checks	7-22-2019	31263 through 312670
	7-30-2019	31277 through 31308
Payroll Vouchers	7-29-2019	8011901 through 8011920
Payroll Checks	7-29-2019	31271 through 31275
	7-31-2019	31214 VOID
Transmittal Vouchers	7-29-2019	7291901
Transmittal Checks	7-29-2019	31276

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

Public Participation

There were no comments.

Department Reports

City Attorney Zumpft reported that we continue to have issues with the water/sewer project. We cannot find a title person to take on this project. We have reached out to Western Title and sent all of the information. We are hoping to hear back this week.

Public Works Director Flakus addressed some issues in his report to council. Public Works Director Flakus stated that there is an issue at the Airport Lift Station. One of the pumps is out due to the amount of trash that is in that station. This is a critical station for the sewer plant

and we do not want it to go out. At this time they have contacted Clean Harbor's to clean out the trash. The system is being closely monitored.

Public Works Director Flakus Reported

- the street sweeper is off-line.
- Brian Saunders has left his employment with the City
- Saturday is the Fair & Rodeo Parade
-

Councilwoman Schunke asked how the weed cleanup is going. Public Works Director Flakus stated that his crew is working on other projects at this time, such as the Police Station. Public Works Director Flakus stated that the City Manager has made it less appealing for the public to contact the city to clean up their property. Deputy Clerk Kusmurz is keeping on top of the weed issues and we have an active plan in place.

City Manager Switzer stated that in the back of the council packet, there are a number of letters that went out to property owners. We have had good response from the property owns and a number of them have agreed to abate the issue within 30 days.

City Manager Switzer stated that he has asked the City Attorney to review our current process for weed abatement to see if we can start with a civil process. Once this has been evaluated we will bring the matter back to council in an ordinance.

City Manager Switzer stated that we are new investing with the Local Government Investment Fund. We have earned \$3,995.74 in interest in a little over 2 weeks.

Interim City Clerk Shaw stated in this month's council packet we have added council reports. Interim City Clerk Shaw reported that the City Hall report will give an overview of City Hall activates. City Manager Switzer stated that the council would be receiving a report from each department on the first meeting of each month.

Councilwoman Catalano stated that the security for Night in the Country went well.

Councilman Bryant stated that this weekend is the Fair & Rodeo and hoped everyone could attend.

Mayor Garry stated that he issued a proclamation for Judy & Tom Price's 60th Wedding Anniversary. They have made an impact on our community and the proclamation was well received.

Mayor Garry stated that he attended several meetings last week. He met with Tom Collins of NDEP and attended a meet and greet where he met Senator Rosen.

There being no further business the meeting was adjourned.

Mayor of the City of Yerington

ATTEST:

Administrative Director/Interim City Clerk

August 15, 2019

The Special meeting of the Yerington City Council was held in the Council Chambers at 9:00 a.m. with the following present:

Mayor John Garry
Council Members Jerry Bryant, Shane Martin and Terceira Schunke(Via Telephone)
City Manager Robert Switzer
Legal Counsel Neal Falk (Via Telephone)
Public Works Director Jay Flakus
Administrative Director/Interim City Clerk Sheema D. Shaw

Absent: Councilwoman Selena Catalano

Guests: Chief Scott Draper of the Mason Valley Fire District, Jessica Hauterman, Dave & Deb DeGrendele

Agenda Approval

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

Approval on Acquiring the Property at 14 E. Goldfield Ave., APN 001-022-02 for \$232,000 for the Intended Purpose of a New City Hall.

City Manager Switzer stated that when he came to the City of Yerington he was charged with finding a new city hall and today we are taking that first step. City Manager Switzer stated that he has received an email from the Nevada Division of Public Lands setting up a formal proposal stating that they are willing to sell the City of Yerington the property where the National Guard Armory is located, all buildings and the land itself for \$232,000. City Manager Switzer stated that today's special meeting is to consider that offer. City Manager Switzer stated that he has drafted a letter of commitment for council's consideration.

City Manager Switzer stated we do not need to get an appraisal of the property as this is a sale of property from the Nevada State Division of Lands, under NRS 321.007, section 1, subsection A, the sales agreement can happen without an appraisal. Generally as a municipal government when you acquire capitol property you must have an appraisal.

City Manager Switzer stated that we currently have a fund setup for capital projects such as acquisition of property for a city hall, our fixed asset acquisition fund, currently with a balance of \$789,722.27. Should we move forward with this process that is where we will expense the \$232,000.

Mayor Garry stated that without City Manager Switzer we would not have this offer today.

Councilwoman Schunke asked if we need to renovate where the funds would come from. City Manager Switzer stated it would come from the fixed asset fund. City Manager Switzer stated that we have toured the building and the major expense will be renovating the gym into a council/courtroom. There are things we do not know about the building and we have no estimates at this time.

Councilman Bryant asked if we would have any obligation to the guard for their use of the facility if the city agreed to pay the \$232,000. City Manager Switzer stated that we would not.

Councilman Martin stated that this is a wonderful opportunity of the city.

Mayor Garry stated that it is only prudent that we move forward. The building and property have at least a million dollar value. We have outgrown this building and is in favor of moving forward.

City Manager Switzer stated that this is the first step. By the end of this month the Adjutant General will make a decision by the middle of next month.

Mayor Garry stated that the Armory is commonly known as being 14 East Joe Parr Way, could we make that as part of the motion.

Councilman Bryant made a motion to approve acquiring the property at 14 E. Goldfield Ave., APN 001-022-02, commonly known as 14 East Joe Parr Way, for \$232,000 for the intended purpose of a new city hall, seconded by Councilman Martin. Mayor Garry asked for public comments.

Mr. Dave DeGrendele, resident of Yerington, stated that this is a wonderful opportunity for the city. He asked there would cause any issues with draining as the buildings sit low. Also, would there be any issues with hazardous materials left by the National Guard. City Manager Switzer stated that he is not aware of any issues; however, we can make that part of the agreement that they remove any hazardous materials.

Mayor Garry asked for further comments, there were no comments and the motion carried unanimously.

There being no further business the meeting was adjourned.

Mayor of the City of Yerington

ATTEST:

Administrative Director/Interim City Clerk

NEW BUSINESS LICENSE APPLICATIONS SUBMITTED TO THE CITY COUNCIL ON August 28, 2019

APPLICANT(S)	BUSINESS NAME	LOCATION	NATURE OF BUSINESS	COMMENTS	TYPE	H	F	B	S	BBB
A	Terry Allan Weiss	61 E. Pursel Lane Yerington, NV 89447	Consulting	New	P		X	X		
B	Karen L. Howard	36B Main St. Yerington, NV 89447	Pet Grooming	Removal of co- owner's name	P		X	X		

TYPE - NEEDS ACTION

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

Business Status: _____
 Business Licenses # 3093
 Category # A
 (official use only)

BUSINESS NAME: Weiss Consulting, LLC

FEE CALCULATION INFORMATION: (No fees are refundable)

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

TOTAL FEES PAID: \$ _____

REQUIRED INSPECTIONS:

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

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

Building Inspector _____ Date: _____
 (Signature)
Public Works Director _____ Date: 07/08/2019
 (Signature)

2. **Fire Department** Phone: 775-463-2261
 Approved Denied []
Fire Inspector _____ Date: _____
 (Signature)
Fire Chief _____ Date: 8-8-19
 (Signature)

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

4. **Police Department** Phone: 775-463-2333
 Approved Denied []
Police Chief _____ Date: 07-02-2019
 (Signature)

5. **City Clerk**
 Approved Denied []
City Clerk: _____ Date: 8-9-2019
 (Signature)

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

Check List: (official use)
 State Business License [] YES [] NO [] N/A
 Employee Insurance [] YES [] NO [] N/A

Business Status: _____
 Business Licenses # 1923
 Category # A
 (official use only)

BUSINESS NAME: Bathhouse For Pets

FEE CALCULATION INFORMATION: (No fees are refundable)

Application Fee:

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

TOTAL FEES PAID: \$ _____

REQUIRED INSPECTIONS:

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

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

ZONING: [] [] [] [] [] [] []
 R-1 R-2 R-3 R-C C-1 C-2 M-1 N/A

Does business comply with existing zoning and current codes? Compliance (yes) (no)

Building Inspector [Signature] Date: 07/16/19
 Public Works Director [Signature] Date: _____

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

Fire Inspector _____ Date: _____
 Fire Chief [Signature] Date: 7-22-19

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

Inspector _____ Date: _____

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

Police Chief [Signature] Date: 07-11-19

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

City Clerk: [Signature] Date: 8-9-2019

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

Mayor: _____ Date: _____

Check List: (official use)

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

Northern Nevada Development Authority

704 W. Nye Lane, Suite 201
Carson City, NV 89703

RECEIVED
AUG 05 2019

Invoice

Date	Invoice #
8/1/2019	7

Bill To

City of Yerington
Dan Newell
102 S. Main Street
Yerington, NV 89447

Description	Qty	Rate	Amount
Renew Executive Partner Renewal Period September 2019 - August 2020		2,500.00	2,500.00
Thank you for your support of economic development in the Sierra Region.		Total	\$2,500.00
		Payments/Credits	\$0.00
		Balance Due	\$2,500.00

01-51-14-2018



ALLEY COLLECTION SERVICE, LLC

**17431 North 71st Drive, Suite 104 Glendale, AZ 85308
(623) 931-4325, Fax (623) 934-4041
Toll Free: 1-800-244-9665**

City of Yerington, Nevada Collection Pamphlet

Prospectus Proposal for Collection Services

Contact Information

Scott Maxam, Collections Manager/Member

scott@valleycollection.com

Telephone: (800) 244-9665
(623) 931-4325 x 216

Facsimile: (623) 934-4041

Website: www.valleycollection.com



ALLEY COLLECTION SERVICE, LLC

**17431 North 71st Drive, Suite 104 Glendale, AZ 85308
(623) 931-4325, Fax (623) 934-4041
Toll Free: 1-800-244-9665**

To the City of **Rexburg Yerington:**

Valley Collection Service, LLC was established in Arizona in 1980 and has been servicing our customers in the West ever since. In the area of all medical, government utility, court, departmental (fire, ambulance, and police) and miscellaneous accounts receivable collections, we have the trained personnel, management resources, operational capability, technical resources, years of experience, customized service, timely management reports, superior collection services and overall excellence that today's clients demand. As professionals, we rely on experience and knowledge to determine which procedure facilitates the best results. To better serve our diverse clients, we have bilingual staff members on duty at all times.

Our hands-on approach to the collection process facilitates efficient debt recovery. We accomplish a higher-than-average success rate by keeping our primary focus on providing unparalleled collection service to our clients, and treating both clients and individuals owing an account with the utmost respect. Prompt follow up and follow through top our list of priorities for each and every account.

We have a clean record with the Better Business Bureau (an A+ rating) and are proud that Valley Collection Service, LLC has never had a conviction for a criminal or civil offense let alone any court action of any kind against us. This is a rarity in the collections industry and allows us to provide a strong assurance that we represent our clients in the best possible way.

At Valley Collection Service, LLC we strive to add an emphasis to the relationship developed between ourselves and our clients. We will customize our collection and reporting efforts to ensure the least amount of time is expended by our client's employees. Our contingency rate is lower than most other collection agencies while our success rate is higher. We are confident that after you have read our brochure and contacted our references you will find we are the best collection agency to serve your needs. Please give me a call at 1-800-244-9665 x216 if you any questions. I look forward to meeting with you to answer any additional questions and discuss how we can improve the revenue you generate.

Sincerely,

Scott A Maxam
Collections Manager/Member

Collections Statement

The primary focus of Valley Collection Service, LLC is to provide unparalleled collection service to our clients, and to treat our clients and debtors/defendants with respect. Our collection goal is to reach the debtor/defendant as quickly as possible and to obtain a payment agreement from them. We focus on prompt Follow-Up and Follow-Thru on each individual account to maximize collections for our clients.

Benefits of Using a Collection Agency

Using a collection agency to collect on your delinquent accounts is a cost effective tool to produce more revenue to our clients. This is achieved by Valley Collection Service, LLC processing payments, reporting to the credit bureaus as allowed, calling and noticing your customers and trying to locate individuals that owe our clients money.

We use multiple skip-searching databases along with the National Change of Address databases to locate individuals who have moved. We use a combination of several precise and up-to-date skip-tracing programs until all current data is found (including address and phone number, when available). Once data is collected from these different skip-tracing programs, we have clerks carefully screen all information looking for discrepancies along with comparing the information to the National Change of Address databases. When discrepancies are found, we follow-up to make sure that the most current and complete information is input into our database. After receiving this new information, we will immediately send another notice to the individual in an attempt to receive payment. The time that we spend on this is time we save our clients performing any collection activities and brings about increased revenue when we are able to find the individual and get them to pay their obligation.

Ethical Collections

While it is the focus of Valley Collection Service, LLC to maximize collections for the client, it is also very important for us to do this with an ethical approach. This approach has allowed us to maintain a clean record with the Better Business Bureau (A+ rating) and a clear conscience. We also feel that it is a good business practice.

As part of a new hire's orientation, we require them to sign a Code of Ethics statement. We make sure that we revisit this policy periodically with all of our employees to guarantee that all of our collection activities are aligned with our behaviors.

CODE OF ETHICS FOR ALL EMPLOYEES

There are many state, local, and federal laws governing the proper procedure for collection of an outstanding debt. I understand that it is my obligation to follow each of those laws. To treat debtors, co-workers, and clients in the same manner in which I wish to be treated. To clearly, honestly and frankly document the steps taken in work that I have performed. I also understand that I have access to extremely confidential information and that it is my responsibility to respect and protect the privacy of debtors, defendants, clients and co-workers. When I am communicating with others, I must assure that I avoid the appearance of harassment, rudeness or non-cooperation. It is my goal to handle matters in such a way as to avoid complaints and conflicts. I understand that it is extremely important not to make professional legal recommendations and to only tell the debtor the honest facts about their account.

Collection Methods

Within 24 hours of receiving debtor information:

- Information provided by the client about the debtor is recorded into our computer system. We accept accounts in any method that is easiest for our clients and will pay for any upgrades to make our systems compatible
- Address and phone numbers are immediately verified through our National Change of Address databases. Skip-traces are performed where needed.
- An initial written notice as required by the Fair Debt Collection Practices Act (FDCPA) guidelines is sent out to the debtor and recorded into our system.

After 10 business days:

- A phone call may be placed to a debtor if we have not received communication within 10 days of the initial notice being mailed.

After 35 calendar days:

- A second notice is sent to the debtor regarding the account.
- We will continue to make efforts to reach the debtor by a series of notices and phone calls to the debtor until a satisfactory payment arrangement has been made.
- Each debtor is contacted by phone at a minimum of once every thirty days until adequate payment has been achieved and the account has been closed.

Standard Collection Activities Performed:

- Dispute and Problem Resolution
- Running Skip-tracing programs to locate current address information
- Providing our Clients timely reports of payments made
- Assisting debtors in developing a plan to successfully meet their financial obligations
- Written and telephonic communication with debtors

Notices and Phone Calls

At Valley Collection Service, LLC, we have a series of notices and phone scripts of various degrees of urgency to have a debtor pay their outstanding account. Our attorneys have reviewed each notice and phone script to ensure that we are compliant with all collection laws. Copies of our notices and phone scripts can be provided upon request.

Credit Bureau Reporting

The National Consumer Assistance Plan is an agreement between the three major credit bureaus and over 30 state Attorney Generals that made numerous amendments to credit reporting regulations over the past couple of years. This agreement has limited the types of accounts that are able to be reported to the bureaus to those that "come from a mutual agreement to pay". Both utility and medical accounts are eligible, but while most miscellaneous and tax accounts are not accepted by the credit bureaus for reporting, we can still make efforts to collect on the account.

It is the responsibility of VCS to inform its clients of these changes in credit bureau reporting guidelines to ensure our clients can apply these changes to their guidelines. Our management team will be available to City personnel to answer any questions about this or any other changes in federal and state collection laws and policy. Another instance of these changes in credit reporting policy is that as of September 15, 2017 collection agencies are required to provide either a date of birth or a full social security number to report a delinquent account.

Payments

We will notify our client daily of any payment in full made by an individual by email unless otherwise requested. All payments received are immediately deposited into our Client trust account. Payment reports accompany remittance of payment at the agreed upon frequency.

When speaking to the debtors and also as evidenced on our notices, we inform the debtors that our preferred method of payment is money orders or cashiers checks. This is to mitigate the risk of multiple NSF or credit card charge backs. We also accept payment by credit card (by telephone or on our website), check by phone, cash and personal checks. Payments in full can be done by all methods, but we let the debtor know of any delayed time frames that occur from non-guaranteed fund payment. The delay for payment in full reporting is two business days for credit card payments and up to two weeks for personal checks.

Account Transfer

Accounts are assigned to Valley Collection Service, LLC at the discretion of our Clients. We can accept the transfer of the accounts in whatever manner our client prefers. The most common way that we receive accounts is through spreadsheets (via email or secure FTP), but we also receive them via fax or U.S. mail. We would agree to pick up accounts from any office within a 10 mile radius, upon request. As another service that we provide to our clients, upon request, we can have Valley Collection Service, LLC employees come to your office to make copies of the initial accounts to be turned over. This personal effort is one

way that we feel that we differentiate ourselves from the typical collection agency and allows your employees to spend their valuable time on other job functions.

Security and Confidentiality

VCS treats all information as confidential and uses information only as necessary for the proper discharge of its obligations and protection of their rights. Under no circumstances is any customer information given or sold to a third party. Our offices are well secured at night to protect the information that has been entrusted to us. Client information is stored on a secure network drive that resides in a secured room. Only authorized personnel can access the secured server. Valid user and password protection secure access to the network drive.

Compliance

We are fully licensed, bonded, and insured in all states that we conduct business (State of Idaho collection agency license CCA-9737). As a collection agency it is essential to our existence to be compliant with all provisions of the Fair Debt Collection Practices Act, along with all other Federal, State and Local Collection laws. Through our membership in the national chapter of the American Collector's Association, the leading authority of ethical collections in our industry, we are made aware of changes in the consumer and collection agency laws long before they become effective. We also have on retainer an attorney who specializes in debt collection and advises us on changes in applicable collection laws.

Computer programs are updated for any such changes in law, as are our employee manuals. Well-trained and ethically sound employees are at the core of our business. Extensive background checks are performed on all of our employees. Each employee is given a training manual and is tested on the material. We retest our staff every 3-6 months to ensure optimal knowledge of collection laws and techniques, in order to maintain strict compliance to all local, state and federal guidelines. Employees are only allowed to make telephone contact with debtors after they have passed the required exams. In addition, employees are required to take continuing education through attendance at various American Collectors Association seminars and teleconferences. Employees are then tested on their understanding of the Acts and amendments to the Acts.

We maintain Identity Theft Prevention Programs and implement the tightest data security programs possible. All employees are made aware that any information contained in our databases is to remain strictly confidential and can only be used at work for the purpose of collecting the debt. Our credit and debit card acceptance policy is PCI compliant and repeatedly tested to assure continuous compliance. As a company, VCS is non-discriminatory in all of our collection activities along with all actions within our company. We strive to be HIPAA compliant in all of our operating procedures, communications, and backup/recovery strategies. The general guidelines include:

1. Ensure the confidentiality, integrity and availability of all electronically protected health information the covered entity creates, receives, maintains or transmits.
2. Protect against any reasonably anticipated threats or hazards to the security or integrity of such information.

3. Protect against any reasonably anticipated uses or disclosures of such information that are not permitted or required.
4. Ensure the strictest compliance by the workforce.

Technology

At Valley Collection Service, LLC we strive to stay on the cutting edge of technology to ensure that we are maximizing our collection efforts for our clients. Our collection software was made for our company which enables us to customize our services to each individual client. Updates are performed to stay current with all collection law. Our IT Director is on call with the company 24/7 to ensure that our systems are running smoothly for both ourselves and our clients. If there are any compatibility issues between our systems and our clients, our IT director will make us compatible to our client with all costs of this borne by Valley Collection Service, LLC.

Differentiation

We are confident that we stand above the typical collection agency. Our integrity and professionalism stand out. Additionally, our exceptional recovery for our clients certainly sets us apart from our competition. There are few collection agencies with our experience, and not a single one of them has our history of persistency when it comes to collecting outstanding accounts receivables. When we get an account, we follow-through until the money is collected.

Additionally, our service-with-results philosophy includes:

- Answering inquiries the same day they are received.
- Skip-tracing to locate debtors.
- Adhering to the highest standards of professional customer service.
- Keeping open lines of communication.
- Maintaining accurate historical and transactional databases.
- Taking legal action only after client approval.
- Treating debtors with the utmost respect.
- Bilingual professional staff.
- State-of-the-art collection software system..
- Consulting and advisory services.
- Custom reporting.
- Excellent compliance record with state regulatory authorities.
- Same day paid-in-full notification to clients.

Contingency Fee

Valley Collection Service, LLC would be willing to offer a contingency fee of **20%** on all accounts assigned. There are no start-up fees or hidden costs associated with any of our collection activities. Collection fees can be added to the balance assigned when allowed by ordinance or when the debtor agrees to be held responsible for such fees. Our contingency fee is only collected after payment is made by a delinquent account holder and not the responsibility of our client upon submission of an account.

References

References Available Upon Request

VALLEY COLLECTION SERVICE, LLC

17431 North 71st Drive, Suite 104

GLENDALE, AZ 85308

PO BOX 10130 GLENDALE, AZ 85318

(623) 931-4325 (623) 934-4041 FAX

Conditions for accepting accounts from the City of Yerington hereinafter referred to as the "client" to Valley Collection Service, LLC hereinafter referred to as the "agency".

Accounts will be accepted for collections for any amount as long as the most recent date of prior payment or of service is within the statutory period. Accounts may be accepted through any medium, including computer disk, e-mail, computer printout, manually prepared records or other computer technology.

The commission fee is 20% for any accounts assigned to the agency regardless of the amount of the account whether paid to VCS or the CLIENT. This amount can be added on to the amount assigned to the agency with the approval of the client when the terms of the collection fee added are included in City ordinance.

The Agency shall implement through collection, procedures to achieve a maximum recovery of debt. These procedures shall include telephone calls, mail efforts and skip tracing procedures whenever necessary. Information concerning a delinquent debtor may be released to a credit bureau or other third parties, if applicable, unless such release would be contrary to the privacy rights of certain debtors as expressed in the federal and state laws.

Legal action can be taken when all other collection efforts fail. Such action will be taken on accounts over \$5,000.00 only. **HOWEVER, SUCH ACTION WILL BE TAKEN ONLY UPON RECEIPT OF WRITTEN AUTHORIZATION FROM THE CLIENT IN EACH SPECIFIC INSTANCE.**

In the event of legal action being authorized, the Court costs (i.e.), the filing fee, and service or process for the suit are advanced by the Agency and will be deducted from the favorable judgment awarded by the Court. Attorney's fee will be paid by the Agency and, if collected, will be retained by the Agency after the recoupment of the costs, principal and Agency contingency fee.

However, should the Court rule in favor of the debtor because the creditor (client) failed to appear at the hearing to prove a claim against the debtor, any legal fee incurred by the Agency shall be paid by the client.

In the event agency does not file suit within ~~420~~ 60 days of suit authorization, or before expiration of the statute of limitations, the Client, at its sole option, may recall the account from the Agency and Agency shall cease further collection action on the account.

The Agency is an independent contractor under this agreement and shall be liable for its own actions and those of its employees in connection with this agreement. The Agency agrees to hold the City of Yerington its officials and employees, harmless from Agency's negligence, errors or omissions or those of its employees, and agrees to defend and indemnify the City of Yerington its officials and employees for the same.

The Agency will provide, each month, a computerized report showing the amount collected on each debt during the previous month. A check for the amount due the client will be transmitted at that time.

The Agency will refer to the client any written appeal received from a debtor and will withhold further Collection efforts on that account until a written response is provided by the client.

Accounts are assigned to the Agency for the duration of the statute of limitations period. Accounts may be canceled after that period if the Agency is given 60 days notice in writing, except when the account is being paid, in the process of being paid, or has been authorized for legal action.

Collection fee is only due to the agency after payment is made on an individual account. The client is not responsible to pay any fees at assignment. The only way that the agency is due a payment is after an account holder has made a payment on the delinquent account to either the agency or the client.

As an example (if the collection fee is added on a \$100 account making the balance \$120), the only time a fee will be collected is when an individual makes a partial or full payment. The agency contingency fee will be paid on an 80% to client / 20% to agency basis (in conjunction with the 20% contingency fee). After receipt of a \$120 payment by the delinquent account holder, the agency will be due its \$20 fee whether the payment is made to the client or agency. Any payment less than payment in full will be at the same 80/20 ratio listed above.

All payments must be reported to Valley Collection Service, LLC promptly. Any bill sent to client for commission due must be paid to the agency within 30 days after receipt. **Agency claims for past due payments must be made in writing and within six (6) months of the bill becoming due per Nevada Revised Statute 268.020.**

I HAVE READ THE ABOVE AND AGREE TO THE RATES AND CONDITIONS:

SIGNED _____ **DATE** _____

CLIENT NAME AND PHONE _____

CLIENT
ADDRESS _____

VALLEY COLLECTION SERVICE, LLC _____ **DATE** _____

Date of Complaint	APN	Property Location	Property Owner(s)	Complaint
6/12/2019	001-573-01	200 Quail Run Drive	Quail Run Ltd, LLC 220 Sheridan Creek Ct. Gardnerville, NV 89460	Weeds
	001-573-02	202 Quail Run Drive		
7/22/2019	001-571-01	410 Deer Run Road		
	001-571-02	405 Deer Run Road		
	001-571-03	404 Deer Run Road		
	001-571-04	403 Deer Run Road		
	001-572-05	213 Quail Run Drive		
	001-572-06	211 Quail Run Drive		
	001-572-07	209 Quail Run Drive		
	001-572-08	207 Quail Run Drive		
	001-572-09	205 Quail Run Drive		
	001-572-11	201 Quail Run Drive		
	001-573-03	204 Quail Run Drive		
	001-573-04	206 Quail Run Drive		
	001-573-05	208 Quail Run Drive		
	001-573-06	210 Quail Run Drive		
	001-573-07	212 Quail Run Drive		
	001-573-11	219 Purple Sage Drive		
	001-574-06	210 Purple Sage Drive		
	001-574-07	212 Purple Sage Drive		
	001-574-08	214 Purple Sage Drive		
	001-574-09	216 Purple Sage Drive		
	001-574-10	409 Deer Run Road		
	001-574-11	221 Sweetwater Drive		
	001-574-12	219 Sweetwater Drive		
	001-574-13	217 Sweetwater Drive		
	001-574-14	215 Sweetwater Drive		
	001-574-15	213 Sweetwater Drive		
	001-574-16	211 Sweetwater Drive		
	001-575-03	204 Sweetwater Drive		
001-575-04	206 Sweetwater Drive			
001-575-06	210 Sweetwater Drive			
001-575-07	212 Sweetwater Drive			
001-575-08	214 Sweetwater Drive			
001-575-09	216 Sweetwater Drive			
001-575-10	218 Sweetwater Drive			
6/3/2019 7/5/2019 7/15/2019	001-011-22	15 Pizen Switch Blvd. Parcel 1	Berry Properties, Inc. 1380 West Newlands Drive Fernley, NV 89408	Weeds
6/3/2019 7/5/2019 7/15/2019	001-011-53 001-011-16	396 Goldfield Ave, Parcel 1A Park Avenue, Parcel 3	Masini Investments, LLC PO Box 1518 Yerington NV 89447	Weeds



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PHONE: 775 463-3511 Website: www.yerington.net FAX: 775 463-2284
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NOTICE OF VIOLATION

June 12, 2019

Quail Run LTD, LLC
220 Sheridan Creek Ct.
Gardnerville, NV 89460

Re: APN(S) 001-573-01/001-573-02; 200/202 Quail Run Drive

Dear Property Owner(s),

It has been brought to my attention that weeds are being allowed to accumulate on your property at **200/202 Quail Run Drive**. The accumulation of weeds and noxious vegetation (photos included) more than 10 inches high is in violation of City Code 4-4 which places responsibility on the property owner to abate the problem. Code 4-4-2, Responsibility to Cut or Destroy states that:

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

Pursuant to City Municipal Code 4-4-4, this letter serves as a Notice of Violation for the property at **200/201 Quail Run Drive**. You have fourteen (14) days from the date of this mailing to commence abatement of the weeds and noxious vegetation. Failure to abate the nuisance will result in further action including misdemeanor fines of up to \$1,000.00 per day (Municipal Code: 1-4-1(b)). You have the right to file an appeal in writing to the Yerington City Council within the fourteen (14) day period.

Robert Switzer
City Manager

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









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NOTICE OF VIOLATION

July 22, 2019

Quail Run LTD, LLC
220 Sheridan Creek Ct.
Gardnerville, NV 89460

Re: Weed Abatement

Dear Property Owner(s),

It has been brought to my attention that weeds are being allowed to accumulate on your properties listed below. The accumulation of weeds and noxious vegetation more than 10 inches high is in violation of City Code 4-4 which places responsibility on the property owner to abate the problem. Code 4-4-2, Responsibility to Cut or Destroy states that:

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

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

The properties affected by this notice are:

<u>APN</u>	<u>ADDRESS</u>	<u>APN</u>	<u>ADDRESS</u>
001-571-01	410 Deer Run Rd	001-571-02	405 Deer Run Rd
001-571-03	404 Deer Run Rd	001-571-04	403 Deer Run Rd
001-572-05	213 Quail Run Dr.	001-572-06	211 Quail Run Dr.
001-572-07	209 Quail Run Dr.	001-572-08	207 Quail Run Dr.
001-572-09	205 Quail Run Dr.	001-572-11	201 Quail Run Dr.



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<u>APN</u>	<u>ADDRESS</u>	<u>APN</u>	<u>ADDRESS</u>
001-573-03	204 Quail Run Dr.	001-573-04	206 Quail Run Dr.
001-573-05	208 Quail Run Dr.	001-573-06	210 Quail Run Dr.
001-573-07	212 Quail Run Dr.	001-573-11	219 Purple Sage Dr.
001-574-06	210 Purple Sage Dr.	001-574-07	212 Purple Sage Dr.
001-574-08	214 Purple Sage Dr.	001-574-09	216 Purple Sage Dr.
001-574-10	409 Deer Run Rd	001-574-11	221 Sweetwater Dr.
001-574-12	219 Sweetwater Dr.	001-574-13	217 Sweetwater Dr.
001-574-14	215 Sweetwater Dr.	001-574-15	213 Sweetwater Dr.
001-574-16	211 Sweetwater Dr.	001-575-03	204 Sweetwater Dr.
001-575-04	206 Sweetwater Dr.	001-575-06	210 Sweetwater Dr.
001-575-07	212 Sweetwater Dr.	001-575-08	214 Sweetwater Dr.
001-575-09	216 Sweetwater Dr.	001-575-10	218 Sweetwater Dr.

Robert Switzer
City Manager

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



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NOTICE OF VIOLATION

July 9, 2019

Berry Properties, Inc.
1380 West Newlands Drive
Fernley, NV 89408

Re: APN 001-011-22; 15 Pizen Switch Blvd. Par 1

Dear Property Owner,

It has been brought to my attention that weeds are being allowed to accumulate on your property at **15 Pizen Switch Blvd. Par 1**. The accumulation of weeds and noxious vegetation more than 10 inches high is in violation of City Code 4-4 which places responsibility on the property owner to abate the problem. Code 4-4-2, Responsibility to Cut or Destroy states that:

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

Pursuant to City Municipal Code 4-4-4, this letter serves as a Notice of Violation for the properties at **15 Pizen Switch Blvd. Par 1**. You have fourteen (14) days from the date of this mailing to commence abatement of the weeds and noxious vegetation. Failure to abate the nuisance will result in further action including misdemeanor fines of up to \$1,000.00 per day (Municipal Code: 1-4-1(b)). You have the right to file an appeal in writing to the Yerington City Council within the fourteen (14) day period.

Robert Switzer
City Manager

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

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

Parcel Detail for Parcel # 001-011-22

Location

Property Location 15 PIZEN SWITCH BLVD PAR 1

Town YERINGTON

District 1.0 - City of Yerington

Subdivision Lot Block

Property Name

Remarks

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

Ownership

Assessed Owner Name **BERRY PROPERTIES
INC**Mailing Address **1380 W NEWLANDS DR
FERNLEY, NV 89408-0000**[Ownership History](#)[Document History](#)Legal Owner Name **BERRY PROPERTIES
INC**Vesting Doc #, Date **206904 06/25/1997** Year / Book / PageMap Document #s **PM93936**

Description

Total Acres **1.660**Square Feet **0**Ag Acres **.000**W/R Acres **.000**

Improvements

Single-family Detached **0** Non-dwelling Units **0** Bedrooms / Baths **0 / .00**Single-family Attached **0** Mobile Home Hookups **0** Stories **.0**Multiple-family Units **0** Wells **0** Garage Square Ft... **0**Mobile Homes **0** Septic Tanks **0** Attached / DetachedBuildings Sq Ft **0**Residence Sq Ft **0**Basement Sq Ft **0**

Basement

[Improvement List](#)Finished Basement SF **0** Bedrooms / Baths **0 / .00**

Appraisal Classifications

Current Land Use Code **140** [Code Table](#)Zoning Code(s) **C1**Re-appraisal Group **2**Re-appraisal Year **2015**

Original Construction Year

Weighted Year

Assessed Valuation

Assessed Values	2019-20	2018-19	2017-18
Land	56,940	56,940	56,940
Improvements	0	0	0
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
Net Assessed Value	56,940	56,940	56,940

Increased (New) Values

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

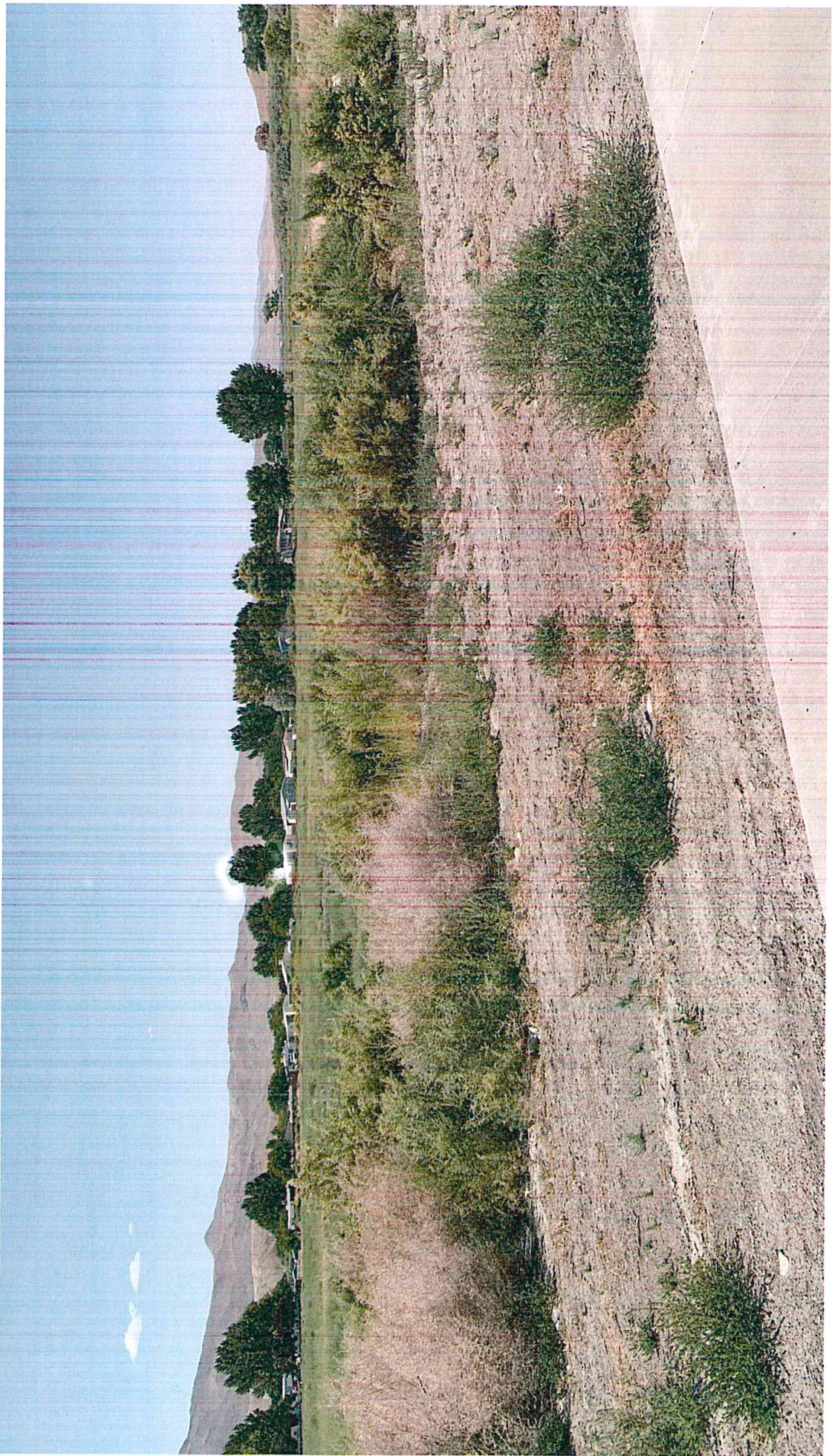
Taxable Valuation

Taxable Values	2019-20	2018-19	2017-18
Land	162,686	162,686	162,686
Improvements	0	0	0
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
Net Taxable Value	162,686	162,686	162,686

Increased (New) Values

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

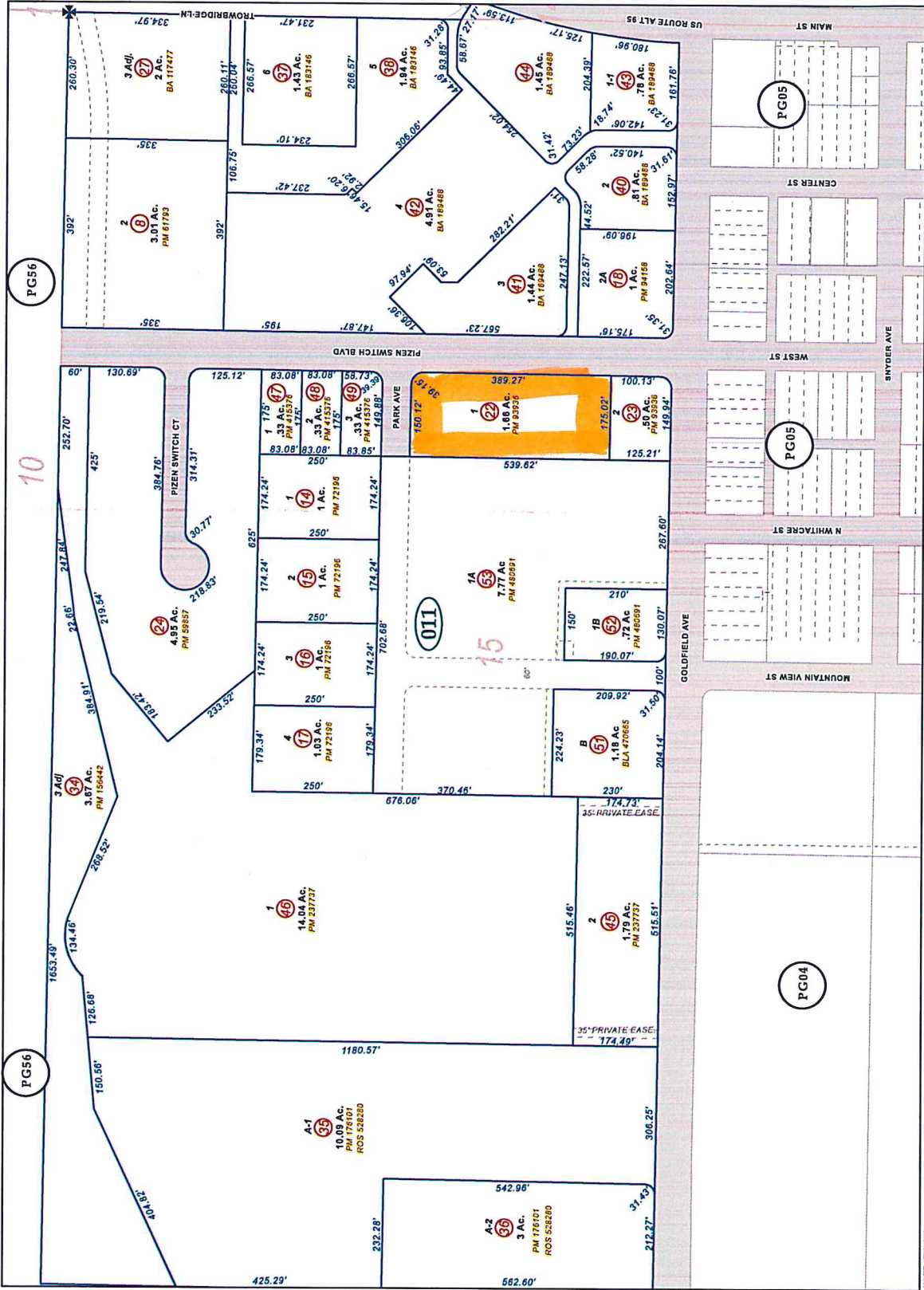
[Back to Search List](#)





N1/2 NE1/4 Section 15, T13N - R25E, MD&M

1-01



PG56

PG56

10

15

PG04

PG05

PG05

PG05

PG05



Map Elements

1/4 Corner Section	Section Title	Dimensions	Parcel Lot	Parcel Number	0.13 Ac. Acreage of Parcel	Recorded Map Image	Parcel Boundaries	Block Number	Block Book & Page Number	Page Number
PM 128149	PM 128149	PM 128149	PM 128149	PM 128149	PM 128149	PM 128149	PM 128149	PM 128149	PM 128149	PM 128149

Cities & Townships

Dayton	Dayton Valley	Ferriby	Mark Twain	Mason Valley	Mount House	Silver City	Smith Valley	Stapecoach	Yerington
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Scale: 1" = 200'
 Revised: June 20, 2016

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 herein. Use of this plat for other than assessment purposes is forbidden unless approved by the Lyon County Assessor's Office.



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NOTICE OF VIOLATION

July 9, 2019

Masini Investments, LLC
PO Box 1518
Yerington, NV 89447

Re: APN(S) 001-011-53/001-011-16; 396 Goldfield Ave. Par 1A/Park Ave. Par 3

Dear Property Owner,

It has been brought to my attention that weeds are being allowed to accumulate on your properties at **396 Goldfield Ave. Par 1A and Park Ave. Par 3**. The accumulation of weeds and noxious vegetation more than 10 inches high is in violation of City Code 4-4 which places responsibility on the property owner to abate the problem. Code 4-4-2, Responsibility to Cut or Destroy states that:

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

Pursuant to City Municipal Code 4-4-4, this letter serves as a Notice of Violation for the properties at **396 Goldfield Ave. Par 1A and Park Ave. Par 3**. You have fourteen (14) days from the date of this mailing to commence abatement of the weeds and noxious vegetation. Failure to abate the nuisance will result in further action including misdemeanor fines of up to \$1,000.00 per day (Municipal Code: 1-4-1(b)). You have the right to file an appeal in writing to the Yerington City Council within the fourteen (14) day period.

Robert Switzer
City Manager

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

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


Parcel Detail for Parcel # 001-011-53

Location

Property Location 396 GOLDFIELD AVE PAR 1A

Town YERINGTON

District 1.0 - City of Yerington

Subdivision Lot Block

Property Name

Remarks

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

Ownership

Assessed Owner Name MASINI INVESTMENTS LLC

Mailing Address P O BOX 1518

YERINGTON, NV 89447-0000

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

Legal Owner Name MASINI INVESTMENTS LLC

Vesting Doc #, Date 470664 01/14/2011 Year / Book / Page

Map Document #s PM69832 BA470665 PM480691

Description

Total Acres 7.770

Square Feet 0

Ag Acres .000

W/R Acres .000

Improvements

Single-family Detached 0 Non-dwelling Units 0 Bedrooms / Baths 0 / .00

Single-family Attached 0 Mobile Home Hookups 0 Stories .0

Multiple-family Units 0 Wells 0 Garage Square Ft... 0

Mobile Homes 0 Septic Tanks 0 Attached / Detached

Total Dwelling Units 0 Buildings Sq Ft 0

Residence Sq Ft 0

Basement Sq Ft 0

Basement

[Improvement List](#)

Finished Basement SF 0 Bedrooms / Baths 0 / .00

Appraisal Classifications

Current Land Use Code 140 [Code Table](#)

Zoning Code(s) C1

Re-appraisal Group 2

Re-appraisal Year 2015

Original Construction Year

Weighted Year

Assessed Valuation

Assessed Values	2019-20	2018-19	2017-18
Land	65,150	65,150	65,150
Improvements	0	0	0
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
Net Assessed Value	65,150	65,150	65,150

Increased (New) Values

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

Taxable Valuation

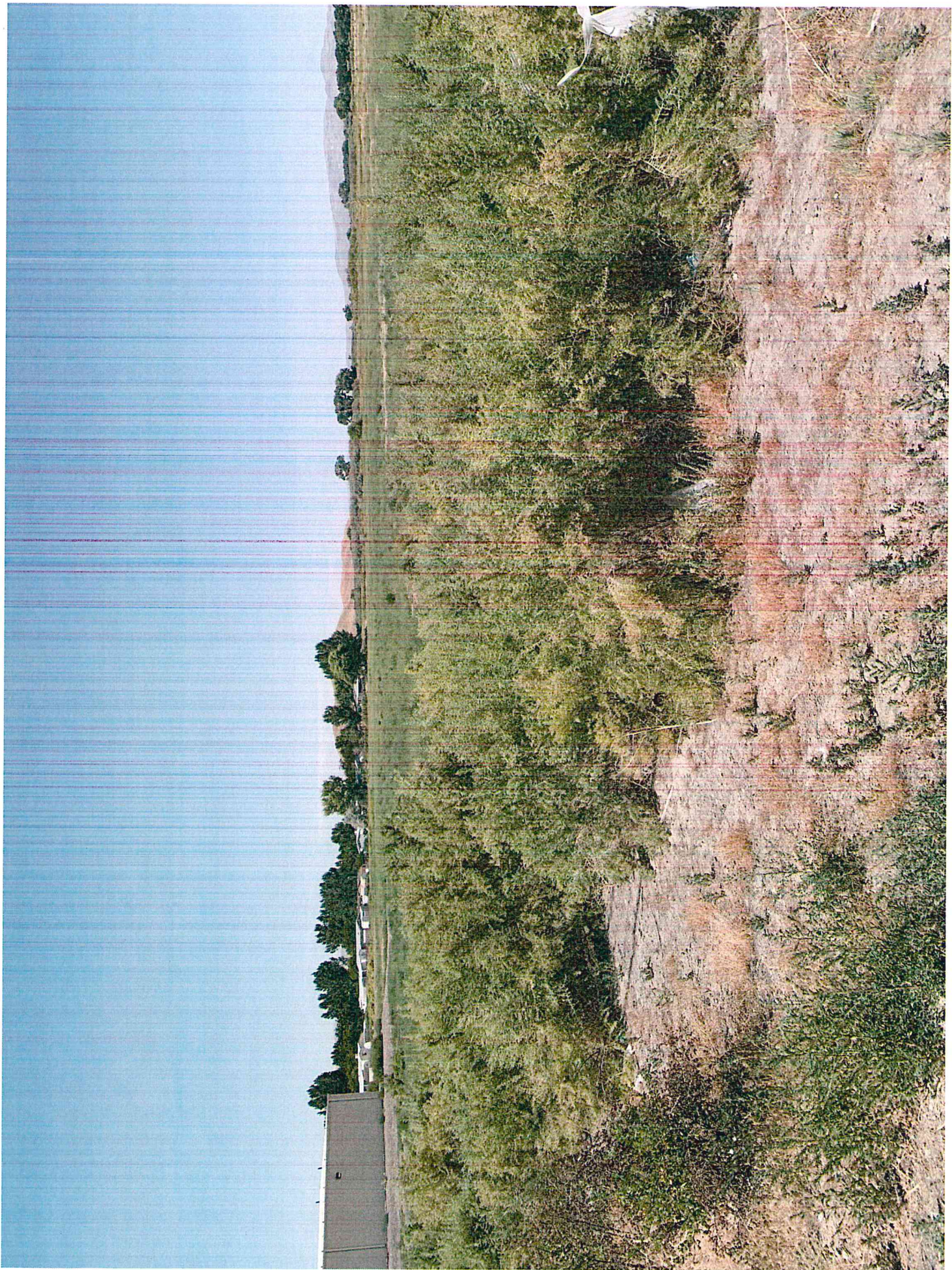
Taxable Values	2019-20	2018-19	2017-18
Land	186,143	186,143	186,143
Improvements	0	0	0
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
Net Taxable Value	186,143	186,143	186,143

Increased (New) Values

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

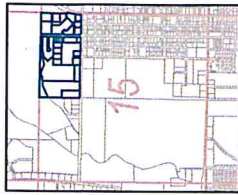
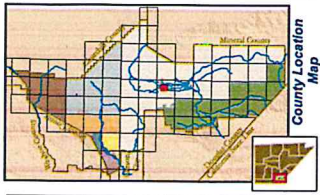
[Back to Search List](#)





N1/2 NE1/4 Section 15, T13N - R25E, MD&M

10



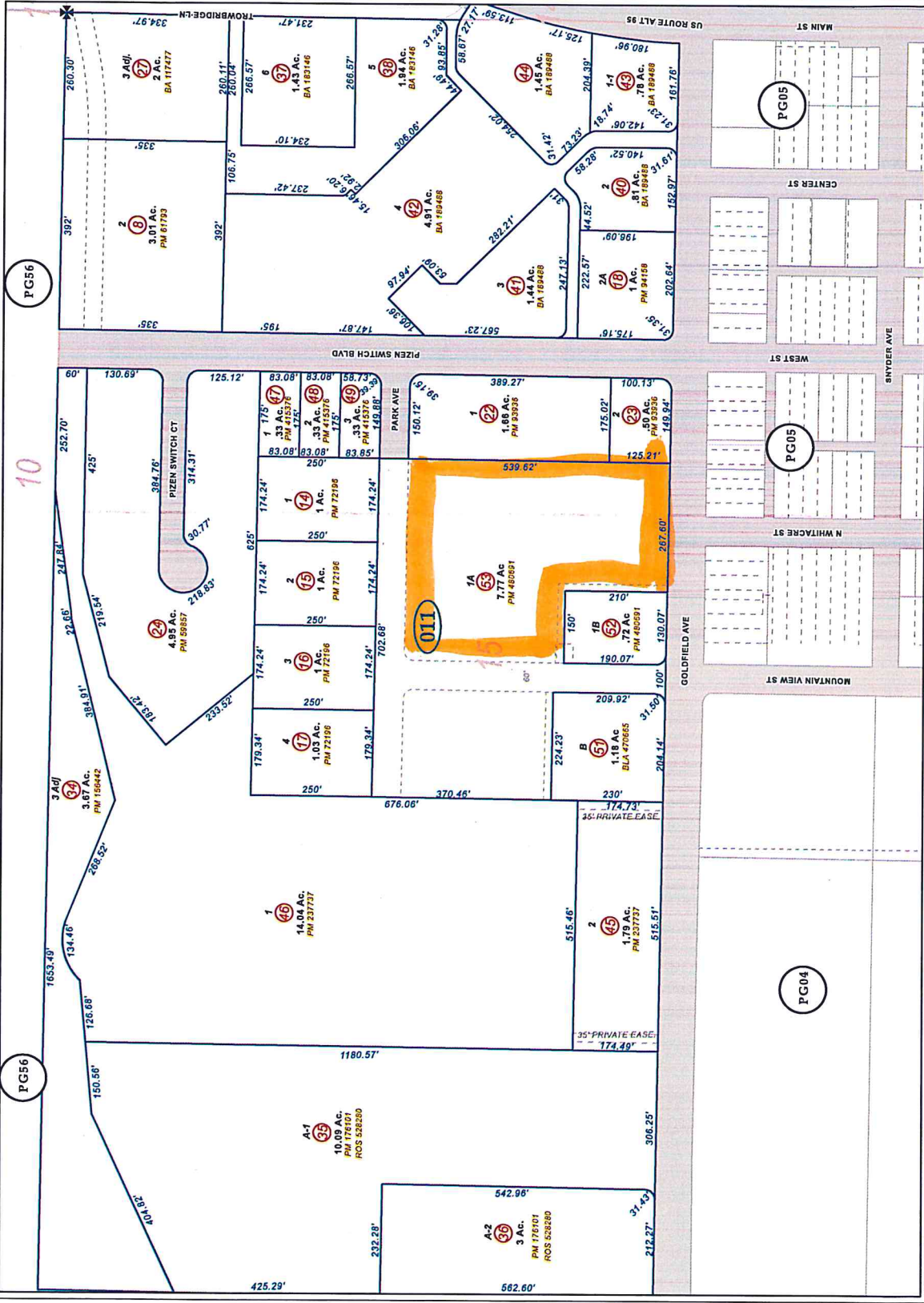
Map Elements

- 1/4 Corner Station
- Section Tie
- Dimensions
- Parcel Lot
- Parcel Number
- 0.13 Ac. Acreage of Parcel
- PM 152742 Recorded Map Image
- Parcel Boundaries
- Block Number
- Parcel Book & Page Number
- Page Number

Cities & Townships

- Dayton
- Dayton Valley
- Farmley
- Mark Twain
- Mason Valley
- Mound House
- Silver City
- Silver Springs
- Smith Valley
- Stagemoor
- Yerington

Scale: 1" = 200'
Revised: June 20, 2016



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 Grant County Assessor's Office.