

Yerington City Council Meeting
February 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, Matthew Galvin, Shane Martin (Via Telephone; left at 11:30 a.m.) and Frank Pizzo
City Manager Robert Switzer
City Attorney Chuck Zumpft (Via Telephone)
City Clerk Sheema D. Shaw
Public Works Director Jay Flakus
Building Inspector Joel Brown

Absent: Chief of Police Darren Wagner and Grants Administrator Angela Moore

Guests: Mr. David Ray, Mr. Jim Snyder, Mr. Kyle Holt, Mr. Dave DeGrendele, Ms. Deb DeGrendele, Mr. Matt Van Dyne, Mr. Charles Parker and Ms. Jessica Halterman

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

Public Participation

Mayor Garry asked for comments. Mr. Charles Parker stated getting government help is difficult and he was working with Congressman Masto's office. Congressman Masto's office was worried of the resident and called the Yerington Police Department to perform a wellness check on Mr. Parker. Mr. Parker is not upset about the events that happened. Mayor Garry offered for Mr. Parker to make an appointment to discuss the events further.

Mr. Kyle Holt, a resident on California Street, would like to address an incident that occurred. Mr. Holt stated a cleanup occurred at his property and the City billed him a large invoice. Mr. Holt stated he did some things that he has remorse for and apologizes for his actions. Mayor Garry requested to meet with Mr. Holt privately and to please call to set up an appointment. 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 recommends to table agenda item number eight and move to a future City Council agenda. Mayor Garry stated agenda item number eight will be moved to a future City Council agenda, the agenda was approved and the motion was approved unanimously.

Minutes

Mayor Garry stated the minutes from prior meeting dated February 13, 2023 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 February 13, 2023 were approved as presented and the motion was approved unanimously.

Review Bills Previously Submitted for Payment

Bills, Salaries and Vouchers:

Accounts Payable Checks	2/06/2023	36501 through 36527
	2/13/2023	36532 through 36578
Payroll Checks	2/01/2023	36500
	2/06/2023	36528 through 36530
Payroll Vouchers	2/06/2023	2092301 through 2092326
Transmittal Checks	2/06/2023	36531
Transmittal Vouchers	2/06/2023	2062301

Mayor Garry stated the bills previously submitted for payment, checks 36500 through 36578 totaling \$297,851.24, 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.

Consider a proposal from the Spragg-Woodcock Mutual Ditch Company to resolve payment for repairs to a culvert under Whitacre Street in the Arrowleaf subdivision. The Company is proposing a thirty-three (33) percent reduction (\$26,129.15) in the outstanding balance of \$79,179.25, minus \$22,755.00 already paid, leaving a balance of \$45,540.95 to be paid in five (5) annual installments of \$9,108.00.

City Manager Switzer stated a proposal was submitted from Spragg-Woodcock Mutual Ditch Company and a schedule of events was also provided. The City met with representatives of the ditch company and the City suggested to provide a proposal within a three to five-year period to pay off the balance.

Mr. Jim Snyder with Spragg-Woodcock Mutual Ditch Company stated he would be able to answer any questions. Councilman Galvin asked who would be responsible for this kind of cost. Mr. Snyder stated most ditch companies operate on a very limited budget and usually has a total budget of about \$20,000.00 annually that is received by members of the ditch company. Councilman Bryant stated the bill is for the repairs from the fire. Mr. Snyder stated the City provided trench plates so traffic could continue on the roadway. City Manager Switzer stated a temporary pipe was put in to continue with the flow of the irrigation water and the trench plates ensured traffic to continue on the roadway. Public Works Director Flakus stated a road was also bladed in allowing two ways into the neighborhood, which all neighborhoods have. Mayor Garry asked why the City should have to settle with a lesser amount. Mr. Snyder stated the ditch company received a quote

for about \$40,000.00 to \$50,000.00 from contractors. Mayor Garry stated some bids were submitted but the contractors were not qualified to do the work and did not meet the standards which would put the City at fault.

Public Works Director Flakus stated the dirt road that leads to Paul and Kathy was opened to maintain a safe emergency route. Mr. Snyder stated a bid was received from Desert Engineering. Public Works Director Flakus stated Desert Engineering provided an incomplete bid. Councilman Bryant asked if the City is providing a markup. City Manager Switzer stated the City did not add any markups and those are all hard costs that have been paid by the City so far. The remaining work that still needs to be completed is the paving, sidewalks, curbs and gutters.

Councilman Bryant asked why the insurance claim was denied. Mr. Snyder stated the initial claim was denied as well as the appeal. Public Works Director Flakus stated the City has no interest that involves any sort of liability and the work needs to be performed correctly. Mayor Garry stated from a City perspective, the City is out these costs and he does not see where we can excuse money that is owed to the citizens of this community. Councilman Bryant stated the City needs to be made whole but the City could also go out further on the payments to the City before a reduction is offered. City Manager Switzer suggested to extend the proposal out by about two years to lower the costs to the ditch company.

Mayor Garry stated agenda item number six has been tabled for a future agenda item. City Council suggested for Mr. Snyder to meet with City Manager Switzer to discuss the new proposal and the details.

Approve a proposal from the City of Yerington for transfer of Booth-Parr baseball field to the Lyon County School District (LCSD). The proposal includes LCSD paying for survey work to establish the property boundaries; transfer of the property for \$1.00; the City pays for water and power service for twelve (12) months following a signed Memorandum of Understanding (MOU). LCSD will maintain the field and could add improvements as needed.

City Manager Switzer stated the LCSD approached the City again wanting to transfer the field to the LCSD. Water and power would be paid by the City for twelve months and would give the LCSD the opportunity to make some improvements to the field. Councilman Galvin asked if the LCSD pays for water on any other field. City Manager Switzer stated yes, the LCSD pays for the football field. Councilman Galvin asked how much is the power cost. City Manager Switzer stated about \$2,000.00 per year and the LCSD will pay 100% of the survey costs.

Councilman Galvin made a motion to accept agenda item number seven as presented, seconded by Councilman Bryant. Mayor Garry asked for comments, no comments were made 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. Healthy Communities Coalition is asking for financial assistance of \$1,750.00/month for a two-year total of \$42,000.00 to relocate to a new facility.

Mayor Garry stated agenda item number eight has been tabled and will be added to a future City Council agenda.

Approve an amendment to the current agreement with Walker River Irrigation District (WRID) for landscaping and water maintenance of the area around the City's electronic sign and an adjacent area just south of the sign as a "micro" or "pocket" park with a bench and planter to enhance the corner of Main Street and East Goldfield Avenue.

City Manager Switzer stated a proposed amendment to the City's current agreement with WRID needs to take place for landscaping and water maintenance by the City's sign. City Attorney Zumpft does not have any concerns to the amendment. Ms. Jessica Halterman with WRID is present to answer any questions.

Councilman Bryant stated the previous lease ended in 2016 and there would be no changes to that agreement. Public Works Director Flakus stated the water and power was added to the agreement. The property is WRID's property and the City is leasing the property. Ms. Halterman stated a correction on the lease is the lease was renewed in 2021 and does not expire until 2026. Councilman Bryant asked if some slats could be put into the lease. Ms. Halterman stated that is included and the signs that are hung on the fence will be moved.

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

Approve a Phase 2 construction project with the City's water/sewer distribution lines to be funded by a USDA grant \$6,000,000.00; a \$6,000,000.00 loan at 2.25%; and a cash contribution from the City of \$2,000,000.00. Approval would authorize the Mayor to sign all necessary documents.

City Manager Switzer stated the agenda item is a phase two of the Water and Sewer Project. When the City first explored this idea, we did not know if any money would be available. Mayor Garry signed two documents that stated the City is interested in a funding package for this opportunity. Mr. Matt Van Dyne with DOWL, LLC is present and is the engineering company on the project.

Public Works Director Flakus stated he does not support the project. The project includes what wasn't completed within the first phase. The City has a much smaller project at this time than what was initially engineered. The project is too expensive and the City should wait for the second phase. Q&D Construction does not want to bid on the second

phase and other contractors will need to be brought in which adds onto the costs. Public Works Director Flakus recommends that the City holds the funding for future disasters.

Mr. Van Dyne with DOWL, LLC stated Q&D Construction did struggle on this project but there were many other factors to that as well. Within the second phase of the project, most of the work would be water but some work is sewer. Inflationary costs could not slow down and could also keep rising. Within the second phase, two sewer lines were placed under private properties and those would be moved for full access to the City. In the first loan, less than about \$1,000,000.00 was offered for a grant and the second phase offered about \$6,000,000.00 in a grant.

Mayor Garry asked if the Preliminary Engineering Report (PER) was performed. Mr. Van Dyne stated yes, the PER was developed in 2016 and was updated for the additional funding request or the second phase of the Water and Sewer Project. Some costs have come down including material costs and some more elements should be completed for the Water and Sewer Project.

Public Works Director Flakus stated a huge administrative task is at hand with this new project. The City would be tying the community's hands behind their backs in order to fund another phase of this project at this time. There are other options available to fix these issues and there is no interest in the community for the next phase.

Councilman Bryant stated construction exhaustion is a really thing. More money needs to be offered through grants to fund this next phase of the project. There are other projects that could be funded and would benefit the community more. City Manager Switzer asked the City's accountant to review the City's financials and he stated the \$2,000,000.00 is available. Councilman Pizzo agrees with Public Works Director Flakus and City Manager Switzer to wait on the phase two of the Water and Sewer Project. Mayor Garry stated there is much to consider here and recommends tabling the agenda item after it has been advertised. Councilman Bryant and Councilman Galvin both agrees to pass on this agenda item.

Councilman Galvin made a motion to strike the funding package that has been presented, seconded by Councilman Bryant. Mayor Garry asked for comments. Ms. Deb DeGrendele if the agenda item was approved, would increases occur for the community. City Manager Switzer stated yes. Ms. DeGrendele thanked City Council for striking phase two of the Water and Sewer Project. Mayor Garry asked for comments, no further comments were made and the motion was approved unanimously.

Public Participation

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

Department Reports

City Manager Switzer stated the City's bookkeeper transferred over \$1,000,000.00 into the LGIP leaving about \$11,000,000.00 within the fund. The City will be making about \$35,000.00 to \$40,000.00 a month in interest. The City has started on the next fiscal year budget and the City will receive its final figures after March 15th.

City Clerk Shaw stated is looking to have the budget meeting either on the March 23rd or 24th to discuss with City Council. City Manager Switzer asked if a specific location is needed or would the Jeannie Dini Center still work for everyone. Everyone agreed the Jeannie Dini Center would work to hold the budget meeting.

Public Works Director Flakus stated the Public Works Department has a bunch of projects going right now. All of the concrete repairs that need to be completed will be performed by Q&D Construction. Prime West Construction successfully repaired the culvert damage at Mackenzie Lane on February 7th. A lot of paving needs to be completed by Q&D Construction. On Main Street, the new planters, trash cans and benches will be going in soon. The landscaping by the City sign will occur soon since the agreement with WRID is now completed. A new restroom building will arrive at Mountain View Park sometime next month. The lights will be going in soon at the Reviglio Field.

Councilman Pizzo stated some local contractors have approached him to participate and bid on some of the City's project. Public Works Director Flakus stated he will work with City Clerk Shaw to create a page on the City's website to ensure contractors see the City's upcoming projects.

Councilman Galvin stated the City needs to consider the direct effect on the money that is owed to the City by Spragg-Woodcock Mutual Ditch Company.

There being no further business, the meeting was adjourned.

Mayor of the City of Yerington

ATTEST:

City Clerk of the City of Yerington