

**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 14<sup>th</sup> through April 16<sup>th</sup>. 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 15<sup>th</sup>. 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 20<sup>th</sup> 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.

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Mayor of the City of Yerington

ATTEST:

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City Clerk of the City of Yerington