

Yerington City Council Meeting
June 13, 2022 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 (Via Telephone), Matthew Galvin
and Frank Pizzo
City Manager Robert Switzer
City Attorney Chuck Zumpft
Public Works Director Jay Flakus
Chief of Police Darren Wagner
Building Official Joel Brown
Grants Administrator Angela Moore

Absent: City Clerk Sheema D. Shaw

Guests: Mr. David Ray, Ms. Diane Arvizo, Mr. Wayne Carlson (Via Telephone), Ms. Tina Peterson, and Officer Brandon Coombs

The meeting was called to order within the James Sanford Community Center at 10:02 a.m. and roll call was reported by Mayor Garry. The Pledge of Allegiance was led by Mayor Garry.

Public Participation

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

Agenda Approval

Mayor Garry stated the agenda would be approved as presented unless there were any objections or corrections. CM Switzer stated no deletions or 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 May 23, 2022 and the minutes from the prior special meeting dated May 25, 2022 would be approved unless there were any objections or corrections and no objections were made at this time. Mayor Garry stated the minutes from prior meeting dated May 23, 2022 and prior special meeting dated May 25, 2022 was approved as presented and the motion was approved unanimously.

New, Renewal, and Name Change Business License Applications

- A. Sergio Rodrigues-Perez dba Alpha & Omega Energy Services, LLC dba Sun Volt, Electrical/Solar Company Residential and Commercial, 4350 Arville Street, Suite 400, Las Vegas, NV 89103 – New
- B. Priyanka Kumar dba Damselfly Improvement, LLC dba DaBella, Residential Remodeling, 6490 South McCarran Blvd, Building A. Suite Z. Reno, NV 89509 – New
- C. Jarrod Schulz dba Sierra Nevada Residential, LLC, Structural Inspections, 205 Quail Run Drive Yerington, NV 89447 – New
- D. Peter Deterding dba Pioneer Mobile Home Ranch, Mobile Home Park, 815 West Bridge Street, Yerington, NV 89447 - New

Mayor Garry stated the business license applications would be approved unless there were any corrections or objections. Mayor Garry stated no objections were made and the motion to approve the business license applications were approved unanimously.

Review Bills Previously Submitted for Payment

Bills, Salaries and Vouchers:

Accounts Payable Checks	05/17/2022	35332 through 35344
	05/23/2022	35344 through 35369
	05/31/2022	35373 through 35397
Payroll Checks	06/02/2022	35370 through 35371
Payroll Vouchers	06/02/2022	6022201 through 6022226
Transmittal Checks	05/31/2022	35372
Transmittal Vouchers	05/31/2022	5312201

Mayor Garry stated the bills previously submitted for payment, checks 35332 through 35397 totaling \$1,597,183.73, 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.

Accept a Proposal for insurance coverage by Pool Pact of Nevada. A presentation will be made by Nevada Public Agency Insurance Pool Member Services. Total program cost including All Pool Services is \$109,811.42.

Mr. Wayne Carlson, Executive Director with Pool Pact provided a presentation for the services to be provided to the City of Yerington. The City has liability insurance with a limit of \$10,000,000.00 and cyber coverage with a \$5,000,000.00 security. The structure of the coverage is included within the cost of \$109,811.42, which has increased about 11% since last year. KnowBe4 training is also provided to the City of Yerington's employees to help prevent the cyber security.

Ms. Tina Pederson with LP Insurance and Pool Pact also provided a presentation to City Council. LP Insurance provides the services on behalf of the members and adds in the benefits to the employees.

Councilman Bryant asked if any statistics could be provided for what services were received over the last fiscal year. Ms. Pederson stated the City had \$33,000.00 in claims within the fiscal year and the exposure drives the new rate for the following year. Councilman Bryant asked if the City received any compensation on the pending claims. Ms. Pederson stated she is unsure. Mr. Carlson stated a loss ratio document could be provided to City Council over a four- or five-year cycle, but compensation for the claims could take up to seven years to be paid out. Councilman Bryant asked how many claims are open right now. Mr. Carlson stated the City currently has five claims still open. Ms. Pederson stated she would be happy to print a ten-year loss run for the City and City Clerk Shaw does receive the quarterly loss runs for the City.

Councilman Bryant and Councilman Galvin agree that they would like to see the ten-year loss run on the next City Council agenda to review before final approval. Mayor Garry recommends to table this agenda item for possible approval at the next City Council meeting on June 27, 2022.

Set a Public Hearing for June 27, 2022, on 308 Shawna Way (APN 001-342-05) as a Nuisance under Yerington City Code 4-2-1 and 4-2-2. The property is owned by Mark Forrest Moore, 6332 Elden Avenue, Loomis, CA 95650. The occupants of the property have allowed the accumulation of junk vehicles including auto body parts and auto or truck engines on private property and public right of ways. The parts have been covering up the water meter lid hindering access for municipal purposes such as meter reading.

City Manager Switzer stated the agenda item is a similar action that was taken before for City Council and a personal notice was served to the residents. Councilman Galvin asked if the property owner is not willing to clean up this issue at all. City Manager Switzer stated the City reached out to mitigate the issue which has not be completed. Public Works Director Flakus stated he spoke to the home owner and is too old to deal with the situation of the tenants. Tenants that are out of his ability to manage but he is still responsible for the property. Councilman Bryant stated the agenda item should be set for a hearing as soon as possible.

Councilman Galvin made a motion to set a public hearing date for agenda item number eight for June 27, 2022, seconded by Councilman Pizzo. Mayor Garry asked for comments, no comments were made and the motion was approved unanimously.

Approval of an Extended Airport Lease (#414) between the City of Yerington and Brad Higgins.

City Manager Switzer stated an extension of lease at the Airport is always brought before City Council for approved and he has nothing more to add about the extension. Councilman Bryant asked if the lease is grandfathered in with the amount of \$800.00. City Manager Switzer stated yes.

Mayor Garry stated the Extended Airport Lease, #414 would be approved as presented unless there are any objections. Mayor Garry asked for comments, no comments or objections were made and the motion for the Extended Airport Lease, #414 was approved unanimously.

Approval of a Recommendation of Award for the Yerington Municipal Airport (O43) PAPI and REIL Systems Lighting Project to McFadden Electric, LLC in the amount of \$164,698.00. The PAPI lighting system displays an optimal glide angle for landing aircraft and the REIL system illuminates the end of each runway at night or inclement weather. The cost of the project will be paid from FAA grant funds allocated each year to the Airport and any local matching funds.

City Manager Switzer stated the PAPI and REIL Project is part of the Master Plan Project to benefit at the Airport, specifically on runway twenty along the north end. The Airport needs to take the necessary steps to ensure the Airport receives precision approach equipment and he recommends approval.

Councilman Galvin asked if the project will help to bring in Airport activities. City Manager Switzer stated no, not with this project but will offer air shows more optimal clarity to view the runway. The project will assist aircrafts coming into the Airport at night time and is important for the Airport to receive these enhancements. Mayor Garry asked if any restrictions are present currently for aircrafts coming into the Airport. City Manager Switzer stated some obstructions to the north of the runway will be present in the future if the City decides to extend the runway but there are none currently at this time with the size of the runway.

Councilman Bryant asked what is the ball park figure required for the matching funds from the City. City Manager Switzer stated the FAA covers about 95% and the City is responsible for the remaining 5% of the total project cost.

Councilman Galvin made a motion to approved item number ten as presented, seconded by Councilman Bryant. Mayor Garry asked for comments, no comments were made and the motion was approved unanimously.

Approval of Resolution 2022-01; A Resolution of the City Council of Yerington, Nevada Providing for the Transfer of the City's 2022 Private Activity Bond Volume Cap to the Nevada Rural Housing Authority; and Other Matters Related Thereto.

Ms. Diane Arvizo, Director with the Nevada Rural Housing Authority provided a presentation. Ms. Arvizo stated the Nevada Rural Housing Authority launched the first program with the funding from the Private Activity Bond Volume Cap in 2006. The program provided about \$2,200,000,000.00 to low to moderate home buyers for down payment assistance help. The City of Yerington has been transferring their unused Private Activity Bond Volume Cap to the Nevada Rural Housing Authority since 2006. Since 2009, the Nevada Rural Housing Authority provides a mortgage tax credit for first time homebuyers to make homeownership affordable and they would never lose the tax credit has long as they own the home. Mr. Arvizo is requesting for the City of Yerington's support to transfer the volume cap and any unused volume cap by June 30, 2022 will revert back to the State of Nevada and will be helped in Las Vegas instead of in rural Nevada.

Councilman Galvin asked the amount of the average volume cap in recent years received by the City. City Manager Switzer stated he believes about \$190,000.00 each year is received. Ms. Arvizo stated the City of Yerington's has been allocated an amount of \$193,693.73 in volume cap for this fiscal year. The volume cap is not measured by

dollars, but instead with bonding authority. Councilman Bryant asked if the amount is going into a pool for all of rural Nevada. Ms. Arvizo stated yes and would serve all of rural Nevada. This last year, the volume cap has helped eight home buyers just in Yerington and Yerington definitely benefits from the pooling of these funds. City Manager Switzer added transferring the volume cap provides the opportunity for the City to help with affordable housing.

Councilman Galvin made a motion to accept agenda item number eleven as presented, seconded by Councilman Pizzo. Mayor Garry asked for comments, no comments were made and the motion was approved unanimously.

Approval of a Collective Bargaining Agreement between the City of Yerington and the Yerington Police Officers Association for the Fiscal Years 2022-2024.

City Manager Switzer stated some items need to be readdressed within the agreement before City Council approval with Officer Brandon Coombs.

Councilman Galvin stated on page five, sergeant should be changed to lieutenant and asked the total number of officers this contract affects. Officer Coombs stated it affects eight positions. Councilman Bryant stated on page twenty-three under item D., being able to take the law enforcement vehicle home within forty miles, should the miles be specified. City Manager Switzer stated the contract suggests air miles around Yerington. City Attorney Zumpft stated forty miles is partly for the response time of the officer. Chief of Police Wagner stated the miles should be brought back to ten miles because the officers are living in or near the City. Councilman Bryant stated the City should remove the residency requirements based on Chief of Police Wagner's suggestion.

Councilman Bryant asked about the staffing headcount. City Manager Switzer stated there are nine officers including Chief of Police Wagner. Chief of Police Wagner stated eight are staffed right and the ninth position has not been filled yet. Councilman Galvin asked how many officers would it take to be on staff to remove the on-call position. Chief of Police Wagner stated it would take nine positions assuming the officers live here. Councilman Bryant stated seven are on staff right now and how many do not live in Yerington. Chief of Police Wagner stated one.

Councilman Galvin added on page twenty, the K-9 rank is at the average and item L. should be included within letter O. with the same language. Councilman Bryant stated item K. and O. should be the same language as well. City Attorney Zumpft stated section P. should be added and would apply to all special assignments. Councilman Galvin does not agree with a ten percent pay raise for the Investigator position. The officer should be pulled from an officer position then assign the officer to the Investigator position. Councilman Bryant asked if the School Resource Officer (SRO) is given a three percent increase and the Investigator is given a ten percent increase. City Manager Switzer stated the officers will receive a four percent increase starting July 1, 2022 for ~~Capital~~ Consumer Price Index (CPI) then two percent next year but may change due to CPI. Councilman Galvin asked if fourteen percent will be added for the Investigator position for doing part-time investigator work. Officer Coombs stated he proposed the ten percent and will be doing more work and have more skills for the position. Mayor Garry asked if the

Investigator position has additional duties such as a supervisor. Chief of Police Wagner stated that is correct. Councilman Galvin added that sergeant would be more appropriate than an investigator and that position should be set in the role. Can the Investigator approve reports and sign off on the schedules? Chief of Police Wagner stated no. Councilman Bryant stated changing the language from Investigator to sergeant, sergeant would be bound for as well and would give more access. Councilman Galvin agrees with Councilman Bryant and stated changing the title would help the Police Department be where it needs to be. Councilman Galvin stated the Investigator position needs to be on a probationary period. Chief of Police Wagner stated Officer Coombs will receive the promotion starting July 1, 2022. Councilman Bryant stated the language needs to be within the agreement as well and any position that offers a pay increase should be subject to a probationary period.

Councilman Galvin stated on page twenty-three, there should never be a lower level than a level three officer. If the Police Department puts the name of the brand within a contract, they are bound to that. Chief of Police Wagner stated the City will purchase a vest for \$850.00 if an officer wants anything else not covered by the City, then the officer needs to purchase it. City Attorney Zumpft stated some direction should be given to negotiate the sergeant position and the Investigator position. City Manager Switzer stated the City did budget for that additional position to be hired two or three months into the budget after July 1, 2022 and some cushion is within the budget. Councilman Bryant stated changing the language from Investigator to sergeant would serve that purpose, then the City should do it. Chief of Police Wagner stated a Public Safety Committee meeting should be scheduled to discuss the position. A title change should be done or to move forward with the Investigator position and the duties can be accomplished with the Investigator position. Chief of Police Wagner suggests to occupy the Investigator position full-time starting on July 1, 2022.

The agenda item has been tabled for further review and modifications to the agreement. A Public Safety Committee meeting should also be scheduled to discuss the title of the position.

Public Participation

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

Department Reports

Public Works Director Flakus stated someone stole a dog at the Yerington Animal Shelter over the weekend and Officer Coombs caught the offender. Vandalism is present at all of the City's parks and water tanks. Cameras are set up and the City will work with Walker River Justice Court and the Lyon County Sheriff's Office to cite the offenders causing damage. The Main Street Car Show is next weekend. The City's Auction took place last weekend and went really well. The property at 427 South California Street has started to be removed and phase one has been completed. The City will coordinate with the Police Department, then remove the pavers and place them elsewhere. Mayor Garry asked if Q&D Construction is going to do anything about Main Street before the Car Show. Public Works Director Flakus stated he is unsure, but the Public Works Department is

going to do a general clean up before the event. Q&D Construction will be completing a full slurry along Main Street eventually, but not before the event.

Building Official Brown stated the total amount received for building permits was in the amount of \$11,470.99.

City Manager Switzer stated three employees were remaining to cover all areas within City Hall last week and some people are still off work under the weather.

Councilman Bryant stated staffing in regards to the Police Department should be discussed but law enforcement should be the last place the City cuts during a recession.

Councilman Galvin agrees with Councilman Bryant. Councilman Galvin stated the Black-Tie Gala took place this last weekend with about sixty in attendance and thank you to Officer Coombs for attending. A K-9 fundraiser will take place during the Main Street Car Show and will provide a nine-hole golf course for children.

Mayor Garry stated tomorrow is the primary voting date and also Flag Day. Patriotism needs to be renewed each and every day with the 78th anniversary of D-Day coming up. Mayor Garry stated his title should be extended and he has hung a portrait of a Civil War General within his office, General Henry Yerington.

There being no further business, the meeting was adjourned at 11:55 a.m.

Mayor of the City of Yerington

ATTEST:

City Clerk of the City of Yerington