

Yerington City Council Meeting
August 28, 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, Matthew Galvin and Frank Pizzo
City Manager Robert Switzer
City Attorney Chuck Zumpft
City Clerk Sheema D. Shaw
Public Works Director Jay Flakus
Building Official Joel Brown
Grants Administrator Angela Moore

Absent: Chief of Police Darren Wagner

Guests: Mr. Jim Sanford, Ms. Chantae Lessard, Ms. Jessica Halterman, Lyon County Sherriff Brad Pope, Deputy Mitch Brantingham, Mr. Rick Christian, Mr. Dave Snelgrove, Mr. Dave DeGrendele and Ms. Deb DeGrendele

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 and no comments were made at this time.

Agenda Approval

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

Minutes

Mayor Garry stated the minutes from prior meeting dated July 24, 2023 would be approved as presented unless there are any corrections or objections. Mayor Garry stated no objections were made at this time and the minutes from prior meeting dated July 24, 2023 was approved as presented.

Review Bills Previously Submitted for Payment

Bills, Salaries and Vouchers:

Accounts Payable Checks	07/18/2023	37314 through 37327
	07/19/2023	37328 through 37341

	07/26/2023	37353 through 37373
	07/27/2023	37374 through 37383
	08/01/2023	37384 through 37404
	08/02/2023	37405 through 37406
	08/08/2023	37415 through 37451
	08/09/2023	37452 through 37458
	08/14/2023	37459 through 37474
	08/15/2023	37475 through 37481
Payroll Checks	07/24/2023	37342 through 37350
	08/07/2023	37407 through 37413
Payroll Vouchers	07/24/2023	7272301 through 7272325
	08/07/2023	8102301 through 8102322
Transmittal Checks	07/24/2023	37351 through 37352
	08/07/2023	37414
Transmittal Vouchers	07/24/2023	7242301
	08/07/2023	8072301

Mayor Garry stated the bills previously submitted for payment, checks 37314 through 37481 totaling \$981,925.01, would be approved unless there were any objections or corrections. Mayor Garry stated no comments or objections were made at this time and the bills previously submitted for payment were approved unanimously.

New, Renewal and Name Change Business License Applications.

- A. Jose & Jesus Ayala dba Cobra Concrete LLC., Concrete Contracting, 1105 Brown Lane, Fernley, NV 89408 – New
- B. Robert Ramirez dba Supermarket Chapala LLC., Supermarket and Cantina, 30 South Main Street, Yerington, NV 89447 – New
- C. Brian Smith dba Mountain Valley Roofing LLC., Roofing, 120 Star View Lane, Smith, NV 89430 – New
- D. Blake Sartini, Stephen Arcana, Charles Protell and Phillis Gilland dba Sartini LLC., Slot Route Operator, 176 W. Goldfield Avenue, Yerington, NV 89447 – New

Mayor Garry stated the business licenses applications A. through D. would be approved unless there were any objections or corrections. Mayor Garry stated no objections were made and the motion was approved unanimously.

Revoke Business Licenses Due to Non-Payment for the 1st QTR January – March 2023.

- A. Flor Torres dba La Oaxaquena, Mexican & Salvadorian Food Truck, 111 W. Goldfield Avenue, Yerington, NV 89447
- B. Christopher Matthews dba Matthews Aviation, Aircraft Refurbishing, 600 Airport Way, Yerington, NV 89447
- C. Ignacio Vazquez dba Vasquez Lawn Care, Landscaping, 509 Mason Avenue, Yerington, NV 89447
- D. Dolgen Midwest LLC. Db a Dollar General #13997, Retail Store, 181 N. Main Street, Yerington, NV 89447
- E. Mlzraim Macias dba The Friend's Carpet Cleaning and Janitorial Services, 9 N. Nevada Street, Yerington, NV 89447
- F. Priyanka Kumar dba Damelfly Improvement LLC. Db a DaBella, Residential Remodeling, Re-roofing, Siding, Windows, Bath Replacement, 6490 S. McCarran Blvd. Blg A. STE 2, Reno, NV 89509
- G. Kenneth Williams dba Kenneth Williams, Electrical Contractor, 525 W. Baseline Rd., Mesa, AZ 85210
- H. Marvin Arellano dba Marv's Heating & Air Conditioning LLC., Heating & Air Conditioning, P.O. Box 472, Yerington, NV 89447
- I. C. McGregor, C. Bex, D. Steffey, & D. Strickland dba Sierra Nevada Pressure Washing LLP., Building Restoration, 15 Penrose Dr., Yerington, NV 89447
- J. Richard Anderson dba Oasis Automotive Specialties LLC., Mobile Automotive Repair, 3355 Beverly Drive, Fallon, NV 89406
- K. Josh Burau dba Josh Burau Construction, Contractor-General, 330 Riparian Way, Carson City, NV 89701

Mayor Garry stated business licenses A. through K. would be revoked due to non-payment for the 1st QTR January – March 2023. Councilman Bryant asked if there were any updates on the payments. City Manager Switzer stated there has not been a made as of this morning. Mayor Garry stated no objections were made, business licenses A. through K. were revoked due to non-payment for the 1st QTR January – March 2023 and the motion was approved unanimously.

Approve a request from Rotary to repaint the paw prints on Pearl Street for the school pride Homecoming. The paw prints would be painted the week before the homecoming date of September 22, 2023.

Mr. Jim Stanford with Rotary provided a presentation to City Council requesting permission to repaint the paw prints along Pearl Street before the homecoming event in mid-September. This activity is a huge pride booster and the plan in the future is to repaint the paw prints every year before homecoming with City Council approval. Mayor Garry stated some concerns have already been addressed with this idea and he is on board with this. Councilman Bryant stated that he appreciates Mr. Sanford and Rotary.

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

Read in Full Ordinance No. 23-01, Bill No. 426. An ordinance formalizing a Development Agreement between the City of Yerington and Grand Estates Phase 2 for the development of a sewer distribution system.

City Manager Switzer stated Mr. Dave Snelgrove will be presenting the Grand Estates Phase 2 Project and provide a presentation. In order for City Council to approve of the development agreement, an ordinance needs to be in place.

Mr. Snelgrove with CFA provided a presentation stating that Phase 2 was never constructed and the approval has since expired. The tentative map has been approved adding a public utility improvement with a lift station with sewer system improvements as well. Within the development agreement, the language of the sewer privilege to connect fees shall be capped at the current rate of \$3,800.00 per lot during the four-year tentative map approval period was removed. Lyon County did approve of the language to remove the connect fees. Councilman Galvin asked if approval has been received from the property owner off of Silverado. Mr. Snelgrove stated the easements are not yet finalized. The field next to the subdivision had concerns with certain time periods within the year and the disruption of the field crops. Public Works Director Flakus stated the City maintains and operated the system for Lyon County. Councilman Galvin asked if the plan is to add modular homes to the plots. Mr. Snelgrove stated the plan right now anticipates for modular homes but stick built houses could be put in as well.

Councilman Bryant made a motion to approve agenda item number eight as presented, seconded by Councilman Pizzo. Mayor Garry asked for comments. Mr. Dave DeGrendele stated it is good to see the development finally starting up but needs to make sure there are plenty of safe costs in order for the other people on the City's system to not pay for this in the future. Mayor Garry asked for comments, no further comments were made at this time and the motion was approved unanimously.

Approve the City of Yerington FY 2023-2024 Debt Management Policy.

City Manager Switzer stated the requirement for the City per Nevada Revised Statutes (NRS) needs to approve of the declaration of the policy and the long-term debt. The Debt Management Policy addresses future projects including the Public Works project. For the assessed valuation an amount of given of \$204,085,803.00. A \$3.66 legislature tax limit was provided with the City's current tax rate set at \$0.4044. The City of Yerington has an approximate population of about 3,423 with no general obligation debt. Within the debt sales policy statement, the City will utilize the open market of competitive bids to finance all major projects. The final document was submitted to the tax department on August 1, 2023 and it was approved. An amount of \$400,116.00 will be paid for the interest of the Water and Sewer Project through the United States Department of Agriculture (USDA). The Water and Sewer Project will be closed out soon and the forty-year loan will then start. A five-year capital improvement plan provides a list of projects including funding from the Federal Aviation Administration (FAA). Road maintenance will be a big project with a plan to buy or lease a street sweeper with the Regional Transportation Commission (RTC) funds. Confirmation was received from Lyon

County District Attorney Stephen Rye that the ability to buy or lease a street sweeper is not approved. The Kiss and Drop Project is set an amount of \$598,000.00 with inflation, the cost has increased now to about \$675,000.00. Street maintenance throughout the year will be performed but a budget of about \$350,000.00 through RTC funding. Reconstruction of East Goldfield Avenue will be completed as well. The Indebtedness Report provides the total debt for the City. The interim debentures and the USDA Rural Development (RD) loan is set at \$32,830,000.00. An amount of \$1,067,670.00 per year will be paid for the service over a forty-year period. The amortization schedule with all the amounts are also within this report. Each year the amortization schedule will need to be provided and how the City's payments are laid out to be paid monthly until the year of 2063. The future utility rates are modified based on the amortization schedule with the increases which is a condition of the loans.

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

Approve a quote adding the Yerington Municipal Court as a user on Jury selection software currently in use by the Third Judicial District Court for \$8,900.00.

City Manager Switzer stated per the request of the Municipal Court Judge, a software program was requested for installation within the Yerington Municipal Court. Many changes have occurred over the years with jury trials for domestic violence cases and the new software program would provide improvement with how the court currently functions.

City Clerk Shaw stated other options were discussed but the selection was based on that the City would not capture all users within the system and this would be the best option. Councilman Bryant asked if the fees would be a one-time cost. City Manager Switzer stated the user license fee is possibly a one-time fee and he is unsure of the other fees. Councilman Bryant stated the recurring fee would probably be the minimum cost and would not be budgeted. City Manager Switzer stated the money would come from contingency funds.

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

Approve a recommendation from the Yerington Planning Commission; Rick Christian of Denson Surveying, Inc., on behalf of Bethann & Clark Stanford is proposing a reversion of acreage application with APN 001-032-08 & 001-032-35.

Mr. Rick Christian with Denson Surveying made a presentation to City Council. The boundary line adjustment is for the parcels to the south with the remaining north half of the lot to be incorporated.

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

Approve installation of speed bumps on South Whitacre Street.

City Manager Switzer received a request by residents south of Bridge Street about the issues of speeding on Whitacre Street. Speed bumps were requested for the City to purchase and install between Bridge Street and South Street on Whitacre Street. Public Works Director Flakus stated the main issue is between Bridge Street and Bovard Street. Councilman Galvin stated the issue with speed bumps before is that they didn't work. Public Works Director Flakus stated a more permanent option would be a gutter option. Councilman Galvin requested more police presence for an attempt to come up with the simplest and lowest cost option to reduce people from speeding.

Mayor Garry stated Ms. Linda Rolston, a community member within that neighborhood received sixty signatures to request the speed bumps. Councilman Galvin stated the temporary speed bumps are not the best option at this time. City Manager Switzer stated the City decided not to put in speed bumps at the school and the City should put in something more permanent. Public Works Director Flakus stated he will request a quote for permanent speed bumps if City Council wishes. Mayor Garry asked the costs of the permanent speed bumps. Public Works Director Flakus stated they are about \$423.00 each. Councilman Galvin recommended a three-way stop on Whitacre Street and Bovard Street. Public Works Director Flakus stated that action will need City Council approval and would be about \$500.00 each. Councilman Bryant stated additional options with costs would be a benefit. There are other streets that are worse like West Street at the end of the La Piñata Mall. City Manager Switzer stated approval from the Nevada Department of Transportation (NDOT) would be required. A consensus of the Council can be given with the permitting process through NDOT. Public Works Director Flakus stated the City has the ability to pursue those issues unless it is in NDOT Right-Of-Way (ROW). A quote for this action would be about \$5,000.00.

Mayor Garry asked for comments. Mr. DeGrendele stated the extra apartments that were built on South Street is causing Whitacre Street to be used a lot more and the route should be changed to avoid all of the traffic going that way. A suggestion was given to install one speed bump on Whitacre Street. Public Works Director Flakus suggests that Whitacre Street and South Street should have the same improvements. The City's goal is to have compliance with all roads within the city limits. City Manager Switzer suggests staff to report at a future meeting with the updated costs of this project.

Mayor Garry stated the agenda item was tabled at this time and staff will collect quotes for stop signs and speed bumps for future City Council approval.

Approve advertising a Solicitation of Bids per N.R.S. 332.065 for the complete reconstruction of East Goldfield Avenue from Main to Oregon Streets including new

sidewalk, curb, gutter and water detention areas. The City has received two estimates ranging from \$441k to \$1.027 million.

City Manager Switzer requests for the City to solicit bids from Main Street to Oregon Street with detention ponds, curb, gutter and sidewalks. Mayor Garry supports this agenda item and would solve most of the drainage issues by the ball fields. City Manager Switzer stated complete curb, gutter and sidewalk would be on the north end with curb, gutter and sidewalk from the corner of Main Street to Joe Parr Alley on the south end. The City is hoping the Lyon County School District (LYSD) will partner with the City to install the remaining curb, gutter and sidewalk on the rest of the south end of East Goldfield Avenue.

Public Works Director Flakus stated there are a lot of issues to solve on this road. LYSD is too far north but the City cannot force for the property owners to get on board. This project would solve a lot of problems but the most important one is the intersection of Main Street and East Goldfield Avenue that reflects on the City which would add a lot of value in the aesthetics coming into town. City Manager Switzer stated all of the old sidewalks would be torn out and new ADA compliant sidewalks would be going in. Part of the engineering takes the slope and directs most of the water to the north end which would be a great improvement to the road. Councilman Bryant asked about the dirt pocket area right behind Reviglio Field. Public Works Director Flakus stated a parking lot could be created but the empty lot has not been designed yet.

City Manager Switzer requested action to move forward, solicit bids, open bids and determine the best or lowest bidder then bring back to City Council for final approval.

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

Approve a Professional Services Agreement with Armstrong Consultants, Inc. providing engineering services for a multi-year taxiways and aprons rehabilitation project for the Yerington Municipal Airport in the amount of \$165,835.00.

City Manager Switzer stated earlier this year, the City solicited quotes for the airport projects to receive grant money from the federal government for engineering services. The project is to replace and rehabilitate the taxiways and aprons in front of the hangars. This money is over a four-year period and the City did select Armstrong Consultants for the engineers on this project. The east side of the taxiways will be completed first then the west side apron. Councilman Pizzo asked if the paving will be addressed by the restaurant. City Manager Switzer stated no, that area will need to be completed by the City or another grant could be available that the City could apply for.

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

Approve a Cooperative Agreement between the City of Yerington and Nevada Department of Transportation in the amount of \$598,000.00 for the construction of a pedestrian safety area adjacent to the Yerington Elementary school grounds, commonly termed as the “Kiss and Drop” project. The funds for this project have been approved by Congress through the earmark process, and the City is now ready to proceed with the next steps to move the project forward.

City Manager Switzer stated the City is very generous to Congress to pass these funds to the City. NDOT will be the administrator of the funds and the process will be on a reimbursement basis. Councilman Galvin asked if the school is on board with this. City Manager Switzer stated yes, between Oregon Street and California Street. Public Works Director Flakus stated the City asked the LYSD directly if they wanted to move forward with this project and they said yes. The playground on the southern end of the Yerington Elementary School (YES) will be the target area. The plan was created in 2015 and the project would benefit the children of the community. Councilman Bryant added realistically it is for the safety of the children. Mayor Garry stated the City is mutual partners on this project with LYSD but once the appropriations funding was approved the full project would have been covered. Flakus there is nothing about the LYSD within the agreement in order to move faster. The plan has been reduced because the total project cost was increased due to inflation. Councilman Bryant asked about the time frame. City Manager Switzer stated the City will keep pushing to keep the project moving forward.

Councilman Galvin made a motion to accept item number fifteen as presented, seconded by Councilman Martin. Mayor asked for comments, no comments were made at this time and the motion was approved unanimously.

Approve a Grant Offer for the Bipartisan Infrastructure Law (BIL) – Airport Infrastructure Grant (AIG) Project No. 3-32-0022-024-2023 for the Yerington Municipal Airport. The purpose of the Grant is to improve the taxiways around the airplane hangars and the asphalt apron on the west side of the main runway. The Grant will run for a four-year period with annual allocations of about \$145,000.00.

City Manager Switzer stated the agenda item is an official grant offer and to hopefully approve to utilize grant monies for about \$145,000.00 each year for a four-year period. City Attorney Zumpft stated City Manager Switzer is authorized to execute all the documents relating to the grant.

Councilman Bryant made a motion to approve agenda item number seventeen and authorize City Manager Switzer to execute all documents in good faith, seconded by Councilman Pizzo. Mayor asked for comments, no comments were made at this time and the motion was approved unanimously.

Public Participation

Mayor Garry asked for comments. Ms. Deb DeGrendele asked for an update the dispensary payments. City Manager Switzer stated he does not have update yet but an update will be provided soon to City Council.

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

Department Reports

Public Works Director Flakus stated the Public Works Department is continuing to pursue the weed complaints. A Public Works Committee meeting will be held this Thursday at Mountain View Park to discuss the current projects. The Public Works Department will be completing the school zone regarding painting the bus zone area and all the crosswalks. A quote was received for about \$45,000.00 from Desert Engineering with a shut down of about two weeks for the raised crosswalks at the school zone. LYSD is moving along with taking over Booth Parr Field with assistance from the City to tear down the existing bathrooms. Mayor Garry thanked Public Works Director Flakus and the Public Works Department regarding the weed condition.

City Manager Switzer stated some enforcement action has been taken regarding the weed issue and some notices have been served. The portions that the Public Works Department will do will be billed to the property owners to pay. The City is working with City Attorney Zumpft's office to complete the transfer of Booth Parr Field. The issues with this field is recording the boundary lines with no real paperwork or records currently available for the field.

City Clerk Shaw stated a notification was received that Highway 339 will be closed tomorrow starting at 7:00 am and will be closed most of the day.

Councilman Pizzo stated he is still experiencing issues with the phone system. An Airport meeting will also be held on August 30, 2023 at 4:00 pm.

Councilman Bryant thanked Public Works Director Flakus and the Public Works Department. The Public Works Committee meeting will determine some time lines regarding the Public Works projects. The odor at the Wastewater Treatment Plant are much less noticeable this year. Within the minutes from other municipalities, reports are provided from the Police Department detailing the trends. With the Miller Lane closure, businesses have noticed that about ten percent of business has increased due to the closure. Councilman Galvin added a lot less accidents have been reported.

Councilman Galvin stated a lot of money has been granted to Lyon County to keep the speed where it's at on Miller Lane, which is positive. Signs can be added on the highway coming into town from Wabuska without NDOT approval.

Mayor Garry thanked Ms. Lori Phillips, Bookkeeper for undertaking the Trunk or Treat event on October 26th between 3:00 pm to 5:00 pm. A carnival will also be at the Boys and Girls Club after the Trunk or Treat event. The Chamber of Commerce would

like to bring a Crab Cook-off for an event on Mother's Day. The new goal for the fireworks on the 4th of July is now set at \$30,000.00 in order to make next years' fireworks show even better. If anyone is interested to work for City government, please apply for City Councilman.

There being no further business, the meeting was adjourned.

Mayor of the City of Yerington

ATTEST:

City Clerk of the City of Yerington