

May 28, 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 George Dini
Council Members Selena Catalano, John Garry, Larry Reynolds 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, David Ray, Amy Alonzo of the Mason Valley News, Joseph Page and Jeff Page Lyon County Manager

Agenda Approval

Councilwoman Schunke made a motion to approve the agenda as presented, seconded by Councilwoman Catalano and passed unanimously.

Public Participation

Mayor Dini introduced Joseph Page, this year's winner of the City of Yerington's Scholarship.

Mr. Joseph Page addressed the council and thanked them for helping him take the next step in his education. Mr. Page stated that next fall he will be attending Oregon State University where he will study in hopes of becoming a hospital administrator.

Councilwoman Catalano stated that after reviewing the applications Mr. Page's stood out with his accomplishments and meeting all of the requirements 100%.

Council members congratulated Mr. Page and wished him the best in his future studies and endeavors.

Minutes

Councilwoman Catalano made a motion to approve the minutes of May 3, 2019 Special meeting and the May 13, 2019 regular meeting, seconded by Councilwoman Schunke and passed unanimously.

Business Licenses

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

- A. Bodec, Inc., Electrical Contractor, 90 East 1300 South Price, UT 84501, Mobile-New Single Project.
- B. Burdick Excavating Co. Inc., Civil Engineering, 5 Brown Dr., Mound House, NV 89706, Mobile-New
- C. Mason Valley Heating & Cooling, Heating & Cooling Repair & Service, 400 N. Main St. #C, Yerington, NV 89447- New

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

Revoke Business Licenses Due to Non-Payment for 1st Quarter January – March 2019.

- A. Matthews Aviation 600 Airport Way, Yerington, NV 89447
- B. El Mundo Latino, 42 N. Main Str. Yerington, NV 89447
- C. Carmen's Mexican Restaurant, 112 S. Center St. Yerington NV 89447

- D. Granite Construction, P.O. Box 2087 Spars, NV 89432
- E. Christopher Askey, 559 Mason Ave. Yerington NV 89447
- F. Eden Home Health, 911 Mountain Street Carson City, NV 89703
- G. Paramount Utility Corporation, 27 Affonso Drive Carson City, NV 89706

Councilman Garry made a motion to revoke Business Licenses due to non-payment for the 1st quarter January – March 2019, seconded by Councilman Reynolds. Mayor Dini asked for public comments, there were no comments and the motion carried unanimously.

Public Hearing: Tentative Budget for Fiscal Year Ending June 30, 2020.

There were no public comments and no action was taken

Final Budget for Fiscal Year Ending June 30, 2020

Councilwoman Schunke asked if we were able to get any quotes for the mini excavator. Public Works Director Flakus stated that he has not received any quotes, the numbers he came up with were speaking with a sales person trying to get a concept on the cost. Once the budget is approved and we are into July he will speak with the City Manager to discuss the process to go to bid.

Councilwoman Catalano stated that she would like us to look in the local area first. Public Works Director Flakus stated that he will send letters to vendors.

City Manager Switzer stated that he has made two changes to the budget. City Manager Switzer stated that the amount under assessed valuation increased by approximately \$3,000 which satisfies the Department of Taxation that we match their estimate on the property tax valuation.

City Manager Switzer stated that upon further analyses of the police department salaries, wages and employee benefits it was bumped up a total of \$43,000. \$21,000 in wages and \$22,000 in benefits. City Manager Switzer stated that with the need for additional police officers he felt it prudent to increase those two line items.

Councilwoman Schunke made a motion to approve the Final Budget for Fiscal year ending June 30, 2020 with the two corrections as outlined by City Manager Switzer, this budget contains one fund including Debt Service, requiring property tax revenues totaling \$290,293. This budget contains 5 governmental fund types with estimated expenditures of \$2,291,791 and 2 proprietary funds with estimated expenses of \$2,549,287, with the general fund tax rate for FY 2019-2020 is 0.4044, seconded by Councilwoman Catalano. Mayor Dini asked for public comments, there were no comments and the motion carried unanimously

Offer From SkyFiber to Pay the City of Yerington \$6,000 for the Antenna Apparatus Attached to the Yerington Water Tank.

City Manager Switzer stated that we originally sent SkyFiber a billing of \$14,000 for the equipment located on our water tower. Mr. Switzer stated that he had made a counter offer of \$8,000 and they have now countered that offer with an offer of their own for \$6,000 and they will dismantle and remove their equipment.

City Manager Switzer stated that we can accept this offer or we can counter this current offer or we can go through a legal process, which could bring additional cost to the city. SkyFiber has taken advantage of a situation where they got free power and a space with no rent.

Councilwoman Catalano asked if we could take down the equipment. Public Works Director Flakus stated that we have not touched anything at this time and therefore do not have any liability.

Mayor Dini stated that we have provided them space and they are offering us 40% of what they owe.

City Attorney Zumpft stated that the equipment was installed without an agreement with the city. The \$14,000 that we calculated is based on research by the City Manager to see what might be market rate. Looking back we should not have let it be installed. The amount is not worth litigation.

Councilman Garry stated that he is outraged that a billing for \$14,000 has been countered to \$6,000; however, we do not have an agreement, this is not a winning situation and we should accept the \$6,000 and put this behind us.

Public Works Director Flakus stated that they were providing service to Lyon County School District and the Yerington Paiute Tribe; however, they lost that contract and are no longer provide those services.

Councilman Reynolds made a motion to accept an offer from SkyFiber to pay the City of Yerington \$6,000 for the antenna apparatus attached to the Yerington water tank, seconded by Councilman Garry. Mayor Dini asked for public comments, there were no comments

Councilwoman Catalano and Councilwoman Schunke voted nay. Mayor Dini voted in favor and the motion carried 3 to 2.

Agreement Between the City of Yerington and Farr West Engineering for a Preliminary Engineering Study to Review the Weed Heights Sewer Basis of Design Developed by Atlantic Richfield Consulting Engineer in the Amount of \$25,000

City Manager Switzer stated that in March we met with representatives regarding the Weed Heights sewer system tying into our wastewater system, we will bill this amount back to Atlantic Richfield. Mayor Dini asked what if the offer is not accepted. City Manager Switzer stated that the funds would then come from our sewer fund.

City Manager Switzer stated that the only other options Weed Heights has is to tie into another system; however, their volume is prohibitive or they would have the option to build their own system.

Mayor Dini asked how many houses will they want to hookup. City Manager Switzer stated that at this time there are about 200 homes; however, they have the potential for 500.

Mayor Dini stated that as part of the negotiations we should be told how many potential new houses they will want to hookup. Mayor Dini stated that he has concerns regarding overtaxing our current system. This is a big ticket item and it needs to be part of the negotiations.

City Manager Switzer stated that we know we can handle the effluent as long as it is not too excessive as we are currently at half capacity for our wastewater system. We do want to contract with our engineer so we have control of the design.

Councilman Reynolds asked if we would charge them per residence. Public Works Director Flakus stated that we will charge at the rate for single family residence. Public Works Director Flakus Weed Heights is our neighbors; however, if we let Weed Heights tie into our system we are helping them, this is our system and our engineer should complete the design.

City Manager Switzer stated that the first meeting where they tried to say they were doing us a favor was a negotiating point. They are in a position where we are the only option for this project.

Councilman Garry made a motion to approve an agreement between the City of Yerington and Farr West Engineering for a Preliminary Engineering Study to review the Weed Heights sewer basis of design developed by Atlantic Richfield Consulting Engineer in the amount of \$25,000, seconded by Councilwoman Catalano. Mayor Dini asked for public comments, there were no comments and the motion carried unanimously.

Amendment #2 of the Owner-Engineer Agreement Between the City of Yerington and Farr West Engineering, Modifying the Payment Allocations to the Engineer for the Waterline Project

City Manager Switzer stated that the next two items on the agenda are for the USDA project. This item is for the water line and the next item on the agenda is for the sewer portion.

City Manager Switzer stated that the amendments are similar and as part of the agreement for the preconstruction phase that the contractor awarded would do the staking for this project.

City Manager Switzer stated that rather than the awarding contractor doing the staking, it would be done by Farr West Engineering and in return it would reduce our need to pay upfront \$350,000. That would move it from the design phase to the construction phase meaning that the cost would be reimbursed from the USDA loan.

Councilman Garry made a motion to approve amendment #2 of the Owner-Engineer agreement between the City of Yerington and Farr West Engineering, modifying the payment allocations to the engineer for the waterline project, seconded by Councilwoman Schunke. Mayor Dini asked for public comments, there were no comments and the motion carried unanimously.

Amendment #2 of the Owner-Engineer Agreement Between the City of Yerington and Farr West Engineering, Modifying the Payment Allocations to the Engineer for the Sewer line Project

Councilman Garry made a motion to approve the amendment #2 of the Owner-Engineer agreement between the City of Yerington and Farr West Engineering, modifying the payment allocations to the engineer for the sewer line project, seconded by Councilwoman Schunke. Mayor Dini asked for public comments, there were no comments and the motion carried unanimously.

Invest up to Three-Million Dollars in the Local Government Pooled Investment Fund (LGIP)

City Manager Switzer stated that at the last meeting council requested that he investigate other options to invest available funds. LGIP is a way for the city to invest unrestricted cash.

City Manager Switzer stated that currently we are making nothing in interest on the \$8-million in our account. We can put \$3-million in at 8 a.m. today and take it out tomorrow if needed and earn the current rate with no penalties or fees.

City Manager Switzer stated that LGIP follows every NRS statute that has to do with local government investing money.

Mayor Dini stated that it sounds like a good idea, it is a little risky to put in \$3-million and it makes him a little apprehensive. City Manager Switzer stated that he has spoken with Jim Sciarani of Sciarani and Co. and he has given his full approval.

Councilman Reynolds asked if it was FDIC insured. City Manager Switzer stated that they are not FDIC insured; however, they have an investment advisor and can only invest in certain fixed income environments.

Councilman Garry asked what other entities used LGIP. City Manager Switzer stated that Lyon County does.

Mayor Dini asked what determines the \$3-million amount. City Manager Switzer stated that our needs may fluctuate so the amount would vary.

Councilman Garry made a motion to approve Investing up to Three-Million Dollars in the Local Government Pooled Investment Fund (LGIP), seconded by Councilman Reynolds. Mayor Dini asked for public comments, there were no comments and the motion passed unanimously.

City Manager Switzer stated that Civic Plus requires us to update our website as of July 31st. Currently we are paying the \$4,100 annually. The proposal today is to use wordpress and create our own website. It is one of the largest sites in the world. City Manager Switzer stated that there are a number of cities and counties that use this system. The cost will be \$300 to \$500 a year.

Councilman Reynolds made a motion to create a new City of Yerington Website Via WordPress.com, seconded by Councilman Garry. Mayor Dini asked for public comments, there were no comments and the motion carried unanimously.

Pay a Quote from Walker River Mechanical Corp. for \$11,160.00 for the Removal of the City of Yerington's Package Unit from the Firehouse Roof and Install on the Southside Flat Roof of the City's Building

Chief Scott Draper of the Mason Valley Fire Department addressed the council and stated that this building was built in 1926. From the hallway back belongs to the fire department, as does the parking lot.

Chief Draper stated that the city received a grant to put in the current heating and air conditioning system approximately 8 years ago. Unfortunately since this system was installed it has caused leaks to the firehouse.

Chief Draper stated that the fire department has contracted with Walker River Mechanical to move the city's system from the roof of the fire house to the roof of City Hall. The city will be out of a heating and cooling system for about two days.

City Manager Switzer stated that they did approach another company but they were unable to give a quote.

Councilwoman Catalano made a motion to pay a quote from Walker River Mechanical Corp. for an amount not to exceed \$11,160.00 for the removal of the City of Yerington's package unit from the firehouse roof and install on the Southside flat roof of the city's building, seconded by Councilwoman Schunke. Mayor Dini asked for public comments, there were no comments and the motion carried unanimously.

Review Bills Previously Submitted for Payment

Bills, Salaries and Vouchers:

Accounts Payable Checks	5-2-2019	30901
	5-6-2019	30902
	5-7-2019	30909 through 30931
	5-13-2019	3099 through 30949
	5-13-2019	30950 through 30951 VOID
	5-15-2019	30952 through 30957
Payroll Vouchers	5-6-2019	5091901 through 5091920
	5-20-2019	5231901 through 5231924
Payroll Checks	5-6-2019	30903 through 30907
	5-20-2019	30958 through 30963
Transmittal Vouchers	5-6-2019	5061901
	5-20-2019	5201901
Transmittal Checks	5-6-2019	30908
	5-20-2019	30964, 30965

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

Public Participation

There was no public participation.

Department Reports

City Attorney Zumpft stated that City Manager Switzer may have resolved the issue with Highlands Wireless regarding the tower and the County tower will not be an issue. City Attorney Zumpft stated that there is an issue with the right-of-ways for the water and sewer project that they hope to have resolved soon. City Attorney Zumpft stated that it seems that private property goes onto the NDOT highway. City Manager Switzer stated that this is very unusual.

Chief Wagner stated that both Tahoe's are done, the only thing we are waiting on is the vinyl graphics. He will be working with Hazen Adams of Lyon County to have them configured in terms of the internet.

Chief Wagner stated that his officers are still at the Sheriff's office and John Fielding continues to work on the information center.

Public Works Director Flakus stated that:

- Broadway Well is on line.
- We currently have 5 seasonal employees.
- We are having an issue with fire hydrants getting smashed and trying to recover the cost.
- We are doing some crack sealing training and continue to paint the streets.

City Manager Switzer stated that he continues to work with City Attorney Chuck on the Water Ordinance. Cameras have been installed at Goldfield. We have posted the opening for a police officer on Indeed. We have created a schedule for work at the new police department and a timeline to finish that project.

Councilman Garry stated that the City of Yerington lost a respected member of our community, Eddy Snyder. Mr. Snyder had just celebrated his 66th wedding anniversary with his bride. Services are to be held June 1st and they anticipate 400 to 500 people to be in attendance.

Mayor Dini stated that Mr. Snyder was 93 years old and an icon of the community. He will be missed.

There being no further business the meeting was adjourned.

Mayor of the City of Yerington

ATTEST:

Administrative Director/Interim City Clerk