

September 24, 2018

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 and Larry Reynolds
City Manager Dan Newell
City Attorney Chuck Zumpft
Chief of Police Darren Wagner
Interim City Clerk Sheema Shaw
Public Works Director Jay Flakus

Absent: Councilwoman Terciera Schunke

Guests: Amy Alonzo of the Mason Valley News, David Ray and Vivien Wilkinson

Agenda Approval

Councilman Garry made a motion to approve the agenda as presented, seconded by Councilman Reynolds and passed unanimously.

Minutes

Councilman Reynolds made a motion to approve the minutes of September 10th, 2018, seconded by Councilman Garry and passed unanimously.

Business Licenses

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

- A. Darold Mehlhaff dba Deluxe Step and Rail Inc., Contractor, 1995 Tampa Street, Reno, NV 89512 - New
- B. George McMillan dba George McMillan Painting Limited Liability, Painting Contractor, 918 E. Sahara, Las Vegas, NV 89104 - New
- C. Justin Oleson dba Cementation USA Inc., Contracting Support Services For Underground Mine Development, 10150 Centennial Pkwy Ste. 110 Sandy, UT 84070 - New
- D. Jenifer Cheri Rios dba Rios Ranch Organic, Grow Hay and Deliver, 2588 State Route 208, Smith Valley, NV 89430 - New
- E. Barbara Menesini dba Specialty Snackers, Online Subscription Box, 733 E. Bridge St. Yerington, NV 89447 - New

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

City of Yerington Waste Water Treatment Plant Sludge Removal Project Bid

City Manager Newell stated that the low bid for this project came in at \$357,420.00 and that will take care of all four ponds. The high bid came in at \$420,000.00. City Manager Newell stated that we have the permit and are ready to go.

Mayor Dini asked why the bid was so low. City Manager Newell stated that some companies do not want the work and they will bid high. Public Works Director Flakus stated that we were lucky to get two bids.

Councilman Reynolds asked where the sludge would be transported. City Manager Newell stated that it would be transported to poverty flats. Mayor Dini asked if there would be an odor. City Manager Newell stated that the sludge will be disked in to the land every day and the odor should not be an issue.

Councilman Reynolds asked if we had the funds for this project in this year's budget. City Manager Newell stated that the funds would come from the sewer budget. It is an operational cost that must be done. City Manager Newell stated that this process should be done every 7 to 10 years.

Public Works Director Flakus stated that this is a requirement of us from the Nevada Department of Environmental Protection (NDEP). We are hoping that the smell is not as much of an issue; however, we have acquired some equipment that will help us analyze the effluent a lot quicker than we use to. In six months we should have enough data to tell where a spike in the system is occurring.

Councilwoman Catalano asked how the sludge would be hauled. City Manager Newell stated that it would be in enclosed trucks. Councilwoman Catalano asked how long the project would take. City Manager Newell stated that it would take approximately six weeks.

Councilman Reynolds made a motion to approve the City of Yerington Waste Water Treatment Plant sludge removal project bid from Clean Harbors Environmental Services in the amount of \$357,420.00, seconded by Councilwoman Catalano. Mayor Dini asked for public comments.

Ms. Vivien Wilkinson asked if the sludge would be dumped near residential homes. City Manager Newell stated the sludge would be dumped in the foothills away from residential homes.

Mayor Dini asked for further comments, there were no comments and the motion carried unanimously.

Special Use Permit Application: Pony Express Village, located at 821 W. Bridge Street is requesting a Special Use Permit to sell recreational vehicles at that location

Councilwoman Catalano asked if the owner of the property, Robert McMinn, was in attendance today. Public Works Director Flakus stated that he had spoken with him a while ago and was not sure why he was not in attendance: however, he was not told him that he needed to attend.

Mayor Dini asked what the main concerns of the Planning Commission were. Public Works Director Flakus stated that the Planning Commission was concerned it would look like a used car lot. Public Works Director Flakus stated that the RV's in question look like little houses. The Planning Commission limited them to 5 display models. Public Works Director Flakus stated that an RV is something that is titled by the Department of Motor Vehicles and is considered personal property. Public Works Director Flakus stated that these tiny homes have a license and are not taxed as real property.

Councilwoman Catalano asked if Mr. McMinn has already received his license to sell mobiles and if he is bonded. Public Works Director Flakus stated that he is currently licensed; however, he was not sure about being bonded, but he would check into it.

Councilwoman Catalano asked if Mr. McMinn is looking to place these RV's on his property. Public Works Director Flakus stated that Mr. McMinn has many steps in front of him before he can have an RV Park, it is his intent to have an RV Park; however, it will need to go through the Planning Commission first.

Public Works Director Flakus stated that Mr. McMinn is marketing and selling a product he does not have the authority to put into his mobile home park; however he will apply to have a RV park. Mr. McMinn has been told that if he would like to add an RV park there will be an engineer involved.

Public Works Director Flakus stated that this agenda item allows for the sale of the RV's at the location. The next item on the agenda will be for the Special Use Permit.

Councilman Garry made a motion to approve a Special Use Permit application for Pony Express Village, located at 821 W. Bridge Street, a Special Use Permit to sell new recreational vehicles only, not to exceed 5 models at that location, seconded by Councilman Reynolds. Mayor Dini asked for public comments, there were no comments and the motion carried unanimously.

Special Use Permit Application: Pony Express Village, located at 821 W. Bridge Street is requesting a Special Use Permit to continue to operate a Mobile Home Park as required by Yerington City Code, Title 9, Chapter 4

Public Works Director Flakus stated that anyone with a mobile home park must have an active special use permit. Public Works Director Flakus stated he will be speaking with the other mobile home parks in town and updating all of their permits.

Public Works Director Flakus stated that part of what makes Mr. McMinn's property a mobile home park is that the streets are not city legal. The streets are not wide enough, there is no on street parking and there are no fire engine turnarounds. The streets in Mr. McMinn's park are private.

Councilman Garry asked about the water and sewer on the property. Public Works Director Flakus stated that their water and sewer are paid the same as a residential home. When the RV park comes along Mr. McMinn will come and try to work a deal on water and sewer. Mayor Dini stated that it is important to note as we have the water and sewer project coming up and there will be no "freebees" as we need to pay the debt.

Councilman Reynolds made a motion to approve the Special Use Permit application: Pony Express Village, located at 821 W. Bridge Street is requesting a Special Use Permit to continue to operate a Mobile Home Park as required by Yerington City Code, Title 9, Chapter 4, seconded by Councilwoman Catalano. Mayor Dini asked for public comments, there were no comments and the motion carried unanimously.

Review Bills Previously Submitted for Payment

Councilman Garry stated for the record that the City had reimbursed him for costs to attend trainings during the League of City's conference. Councilman Garry stated that those training were canceled and his payment will be refunded to him. Once he receives the payment, he will reimburse the city.

Bills, Salaries and Vouchers:

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|-------------------------|--------------------------|--|
| Accounts Payable Checks | 09-05-2018 09-10-2018 | 29876 through 29894 29900 through 29940 |
| Payroll Vouchers | 09-10-2018 | 9131801 through 9131820 |
| Payroll Checks | 09-10-2018 | 29895 though 29898 |
| Transmittal Vouchers | 09-10-2018 | 9101801 |
| Transmittal Checks | 09-10-2018 | 29899 |

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

Public Participation

Ms. Vivien Wilkinson addressed the council and stated that she is concerned about the water at the cemetery. Ms. Wilkinson stated that the tap has no water.

Public Works Director Flakus stated that there is a 5-horse powered and a 2-horse powered pump at the cemetery. The 5-horse powered pump, which is for the cemetery failed. The estimate to replace it is \$15,000. The 2-horse powered pump was reconfigured so some water can fill the tank; however, it is not up to the task of such a large area.

Public Works Director Flakus stated that when he discussed the issue with City Manager Newell they came up with the possibility of running city water for less.

City Manager Newell stated that he has spoken with Walker River Irrigation District (WRID) and he will take it to his board for approval.

Mayor Dini stated that it is a process and reminded everyone that the cemetery does not belong to the City.

Ms. Wilkinson thanked everyone for the information and stated that the cemetery looks very nice.

Department Reports

City Attorney Zumpft reported that we have received a resolution from the Yerington Paiute Tribe regarding the water and sewer project and it is under review at this time.

Chief Wagner reported that they just completed their annual NCIC audit and received a 100% on the evaluation. Chief Wagner stated that complaints are up on traffic issues.

Chief Wagner reported that he would need to go with Non-Post applicants for further recruitment at this time.

Public Works Director Flakus reported we have purchased an I.D. machine and will be creating ID cards for all city employees. The Police Department will also use the machine for solicitor cards, sex offenders and ex-felon registration.

Councilwoman Catalano asked when the new building for the Boys and Girls Club would be completed. Public Works Director Flakus stated that he was not sure; however, Pearl Street would be closed 8:30 a.m. to 2:30 p.m. one week from today for paving and concrete.

Councilman Garry asked how the new front desk was coming along. Public Works Director Flakus stated that his department is scrambling with many projects at this time.

City Manager Newell reported that we are moving forward with the relocation of the Police Department to the Information Center.

Interim City Clerk Shaw reported that she is moving forward with the archiving of documents and she would have a report on the 2019 elections by the next meeting.

Councilman Garry stated that natural disasters are in the news once again. The California fire budget has approximately 11-million dollars left in it after the season and they were looking to increase it by 231-million dollars. Councilman Garry stated that with flood being the issue in our area, how could we be better prepared.

Councilman Garry stated that he has noticed that Parra's restaurant acquired a commercial trash bin and have built the fence around it as required.

Councilman Garry reported that he had attended the League of City's conference and thoroughly enjoyed it. It was recommended that if you want to do the most good for your city you should have someone on the national league. It is a good way to find out about funding available for the city.

Councilwoman Catalano reported that she also attended the League of City's conference and enjoyed it.

Mayor Dini apologized for not being able to attend the conference; however, other commitments kept him in Yerington. Mayor Dini was pleased some of the council was able to attend.

There being no further business the meeting was adjourned.

Mayor of the City of Yerington

ATTEST:

City Clerk & Clerk to Council