

January 10, 2020

The special meeting of the Yerington City Council was held at the Boys & Girls Club of Mason Valley, 140 N. main Street, Yerington NV 894479:00 a.m. with the following present:

Mayor John Garry
Council Members Jerry Bryant, Selena Catalano and Terceira Schunke
City Manager Robert Switzer
City Attorney Chuck Zumpft
Public Works Director Jay Flakus
Administrative Director/Interim City Clerk Sheema D. Shaw

Absent: Councilman Shane Martin Chief of Police Darren Wagner

The meeting was called to order at 9:00 a.m. by Mayor John Garry.

Public Participation

There were no members of the public in attendance.

Strategic Planning Session

City Manager Switzer stated that a strategic plan is a plan with a purpose, with defined goals and objectives. A strategic plan is not a wish list. We will not be so specific as to ask if we need a new dump truck or police car, those are equipment items that we may need down the road.

City Manager Switzer stated that we can talk about those things and he is hoping for a free-wheeled discussion on ideas, thoughts and different ways of approaching things. They might be a little out there; however, we should consider all ideas from everyone.

City Manager Switzer stated that the City lacks a mission statement. A mission statement is a statement of purpose, or it could be a long-term plan.

Mayor Garry asked if we currently had a plan. City Manager Switzer stated that in a research of the files at City Hall, there was none to be found; however, if we can find one, it is past time to update.

City Manager Switzer stated that we do not need to adopt one; however, it is a move in the right direction.

Public Works Director Flakus stated that USDA has a full disclosure that should be on our letterhead and forms. Interim City Clerk Shaw stated that in the past, she had spoken with Lisa Goodfellow at the USDA and she had stated that the city only needed to add the short statement "The City of Yerington is an equal opportunity provider". Interim City Clerk Shaw

stated that as a few years have passed since that conversation she would check with Cheryl Couch at the USDA and see if any changes needed to be made.

City Manager Switzer stated that we should have a strategic planning meeting at least once a year and focus on a 3 to 5 year plan. It is a time we can plan policy and financially if needed. We can also create some goals to enhance the quality of life.

City Manager Switzer that part of strategic planning is to do an analysis of some things that all of us have observed or know about the city. City Manager Switzer stated that SWOT is an acronym for **S**trengths, **W**eaknesses, **O**pportunities and **T**hreats.

STRENGTHS:

City Manager Switzer stated that strengths are things that are internal to the city such as staffing, financial condition of the city and the infrastructure.

City Manager Switzer opened the discussion on Strengths. The strengths that came from the group discussion are as follows:

- All City Staff
- Equipment
- Facilities
- Willingness to change (examples: addition of hemp dispensary and growth)
- Strong community support (example: community help with sandbagging homes)
- Family values (community support with baseball games and other events)
- Geographical location of the city (Yerington is located “on the way to”)
- Good aquifer
- Scope of land and boundaries
- Financials (General Fund has an ending balance of \$750,000, we are in good shape)
- Strong Civic Organizations
- Strong businesses
- Farming community

City Manager Switzer stated that while we are in good shape financially at this time; the water and sewer project will have shovel to the ground in a few months and we need to begin the process to get a construction loan for the project. The USDA will pay off the construction loan and then we will go on a 40-year repayment period.

City Manager Switzer stated that we have not adjusted our rates for inflation overtime as they affect us. Over the next few months we will be looking at all of our rates for everything, i.e. business licenses to utilities and have discussions on impact fees in the future. We do not have anything built into our fees for any annual adjustment by the Consumer Price Index (CPI) to cover the cost of doing business. As an example, the cost for chemicals for our water treatment plant have gone up, but we have nothing built into our fees to cover this increase. We do not

have impact fees for new housing. More housing equals more use of our roads, police protection, and added use of our water and sewer facilities, again, we have no way to recoup the cost to the city.

WEAKNESS

City Manager Switzer stated that weaknesses can be exactly opposite of the strengths. As an example, equipment that is depreciating.

City Manager Switzer opened the discussion on Weakness. The weakness's that came from the group discussion are as follows:

- Location (difficult to take a day off work to see Doctor, etc.)
- Medical (specialists, lack of programs for medical and elderly)
- No jobs
- Lack of economic diversity (Yerington is agricultural, governmental and mineral based)
- Fragile economy
- Community Direction (What direction does the community want to go in)
- Grocery Store (competition)
- Drug use (SRO program may help with this issue)
- Crime rate & public safety (Need a stronger police presences – never see one on the streets)
- Improved relationship between Police and County Sheriff's office
- Clearly marked vehicles for Police
- Speeding on local streets (danger to citizens and children – Police presences needed on streets)
- Lack of impact fees
- Destination location. (Sports Complex, camping grounds, bring in tourism and become a destination)
- Career path for employees (continue training)

Public Works Director Flakus asked why we have a police department. \$900,000 a year, one-third more than the budget for the Public works department. Public Works Director Flakus stated that his department is out there every day working hard. City Manager Switzer stated that six months ago he thought that we would be negotiating with the Sherriff's department for a contact.

Public Works Director Flakus stated that it is a valid question; it comes back to the question of why are we here. It comes back to we want more control and therefore we brought in a city council, mayor and city manager so that we can take those funds from the county and have our own operation and control. But if your population does not change from 2000 to 2010 and then it does not change from 2010 to 2020, is it smart to spend 1-million dollars on a police department.

Public Works Director Flakus stated that if we should decide somewhere down the road to combine our police with the Sheriff's department we can do that respectfully and without being the bad person. If we combined with the Sheriff's department, would someone have shown up at your house to take care of that dog on the loose and would it have cost 50 cents on the dollar for someone that did not show up.

Councilman Bryant stated that he is in favor of us having a police department and the reason is that he would like to see growth in our community; however, not growth with the current amount of issues. With a police department, we are in a better position to control any issues.

Councilman Bryant stated that there is room to have better return and if we do not see a return then it becomes a valid question. Public Works Director Flakus stated that we are paying a premium for that service, are we getting that.

Councilwoman Catalano stated that she is in agreement with Councilman Bryant, she see's growth in Yerington and the need. Councilwoman Catalano stated that it is the first responders that put their lives on the line for us.

Councilwoman Catalano stated that they do need to understand that this is not Mayberry and you cannot sit around and wait for something to happen, they need to be out on the streets to prevent it. Councilwoman Catalano stated that Chief Wagner does not have an easy job and he can only work with what he has. Councilwoman Catalano stated that we do need a police department; however, they do need to get their act together and do their job.

City Manager Switzer stated that there is always room for improvement. City Manager Switzer stated that when he met with the county they were not ready to commit to having anyone in the area and the reason is the outlying areas. Lyon County Comptroller Josh Foli had stated that they could not take it for less that \$1-million.

Mayor Garry stated that he appreciated Public Works Director Flakus's question. This is an open discussion and ideas should be brought forth. We need to be prepared to answer any question asked of us and justifying our police department is a fair question and should be looked at periodically.

Mayor Garry stated that perhaps we could get the reserve office program going. There is a possibility that there are members in the community that would be willing to serve 15 hours a week.

Public Works Director Flakus stated that another item to consider is impact fees. Building impact fees that could go directly to public safety.

City Manager Switzer stated that is correct, we do not have impact fees to cover the growth and more needs of our services. We should have those fees and rais rates in order to keep up with the cost.

OPPORTUNITIES

City Manager Switzer stated that opportunities are external things. Things in the environment, things that we have outside of our direct control, as an example; increased economic activity. While it may not be something we have control of, it can be something we can take advantage of.

City Manager Switzer opened the discussion on opportunities. The opportunities that came from the group discussion are as follows:

- Mines (gives an opportunity to grow and bring in housing)
- Proximity to Tri-Center
- Room for Development (buildable land)
- Airport
- USDA Parkway (will overflow to Yerington)
- Events (baseball, Night in the Country, Tuff Mudder, Zipline)

There are opportunities for the community in tourism and sports events. Perhaps a complex that would have more baseball & softball fields, tennis courts, soccer field.

THREAT

City Manager Switzer stated that threats are also external, such as legislative mandates that can have an effect on how we operate as a city.

City Manager Switzer opened the discussion on threats. The threats that came from the group discussion are as follows:

- Security (must lock up homes, cars, crime rate has increased)
- Teacher to Student ratio
- Job opportunities (qualified people, need trade schools & training)
- Long term drought affecting the water supply
- Mines closing
- Economy depending on mines
- Change in technology (example: airport fuel terminal)
- Traffic control (street lights needed at the four corners)
- Crosswalks needed (Maverick and True Value)
- More Crime
- People relying on Government Assistance

Mayor Garry official adjourned the meeting at 11:25 a.m.

Mayor of the City of Yerington

ATTEST:

Administrative Director/Interim City Clerk