

ITEM

#10



REPORT TO: Mayor and City Council Agenda Item # 17
REPORT FROM: Robert Switzer, City Manager

FINANCIAL IMPACT: \$69,356.00	CURRENTLY BUDGETED YES: <input checked="" type="checkbox"/> NO: <input type="checkbox"/>	FUND/ACCOUNT Fixed Asset Acquisition Fund
---	--	---

ACTION REQUESTED: Consent Ordinance Resolution Motion Receive/File

AGENDA ITEM: For Possible Action For Discussion Only
Discussion/Approval of a Bid Quote From Cashman Equipment for the Purchase of a Mini-Excavator in the amount of \$69,356.00

Brief:
Approval of this action will allow staff to execute the bid quote for a Caterpillar mini-excavator for public works activities

FY19-20 Yerington Nevada Mini-Excavator Bid Tab

	POWERPLANT		ELECTRICAL		OPERATOR		STANDARD EQUIPMENT		ADDITIONAL EQUIPMENT		QUOTE AMOUNT
	40.2 HP Tier 4	NOT SPECIFIED	CAB w/ HVAC	DZR, QUICK CON	BREAKER, THUMB						
Bobcat E45 T4 Contact: Bobcat of Reno 2282 Larkin Circle Reno, NV 89431 775-393-3923	NO	?	OK	OK	OK	OK				\$68,103.62	
CAT 304E2 C Contact: Cashman Equipment 600 Glendale Avenue Sparks, NV 89431 775-842-3890	OK	OK	OK	OK	OK	OK				\$69,356.00	
John Deere 50D Contact: Pape Machinery 1255 Spice Island Drive Sparks, NV 89431 775-353-0440	NO	NO	NO	OK	OK	OK				\$76,540.28	
Yanmar VIO50-6A Contact: Shafer Equipment 955 Greg Street Sparks, NV 89431 775-331-7772	NO	?	NO	?	OK	OK				\$64,321.00	

Public Bid Opening: 10:00 am 10/30/2019 Yerington City Hall
 Machine Selection: 10:00 am 11/12/2019 Yerington City Hall

Declined to Bid: Mason Valley Equipment (Yerington and Wellington, NV)
 Sonsray Machinery (Sparks, NV)

No Response: Renner Equipment (Yerington, NV)



ITEM

#11



Wayne Workman
Superintendent

LYON COUNTY SCHOOL DISTRICT AND
THE CITY OF YERINGTON



YERINGTON Nevada



Darren Wagner
Chief of Police

MEMORANDUM OF UNDERSTANDING

**LYON COUNTY SCHOOL DISTRICT AND YERINGTON POLICE DEPARTMENT
RESOURCE OFFICER PROGRAM**

July 1, 2019-June 30, 2021

MEMBERS:

**Lyon County School District
25 E. Goldfield Avenue
Yerington, NV 89447
Ph: (775) 463-6800 • Fax: (775) 463-6808
Contact: Wayne Workman, Superintendent**

And

**City of Yerington
102 South Main Street
Yerington, NV 89447
Ph: (775) 463-3511 • Fax: (775) 463-2284
Contact: Darren Wagner, Chief of Police**

I. PURPOSE

The purpose of this Memorandum of Understanding (MOU) is to delineate roles and responsibilities of participating agencies in establishing and operating a School Resource Officer (SRO) Program for the Lyon County School District (LCSD). The aim of the SRO program is to play an important role in maintaining and increasing safety at schools and in neighboring communities. This instrument serves to build mutual respect and trust between the LCSD and the Yerington Police Department (YPD) while delineating specific roles and responsibilities.

II. OVERVIEW

The LCSD and YPD have historically enjoyed partnerships built on a foundation of shared goals and objectives, which are approached in a constructive and positive manner, and achieved through open communication. ~~While placing law enforcement officers in schools without adequate SRO training carries a risk of contributing to a "school to prison pipeline" process where students are arrested or~~

~~cited for minor, nonviolent behavioral violations and then diverted to the juvenile court system, we recognize that this approach wastes community resources and can lead to academic failure and greater recidivism rates for these students.~~

The placement of an SRO on a school campus does not preclude such officer from exercising their discretion from enforcing the letter and the spirit of the law. The SRO can and will work in conjunction with the school officials to resolve student conflicts whenever possible that might utilize internal school practices.

Therefore, we believe that the implementation of a SRO program will foster an environment that creatively tackles problems through mutual trust and cooperation, and may be able to achieve a number of positive outcomes including, but not limited to:

- A partnership of law enforcement, schools, and community groups to gather and analyze useful and timely information thereby creating a problem-solving approach to issues of crime and fear of crime in schools, and in accordance with applicable privacy laws.
- An increased ability of law enforcement, schools, and community groups to work together in developing innovative, systemic, long-term approaches to reducing and preventing different kinds of crime in and around schools and preventing unnecessary law enforcement involvement in non-criminal student misbehavior. Measurable outcomes may be determined by implementing strategies focused on targeted crimes, thereby improving the quality of life for those affected (students, teachers, school personnel, and parents), promoting a safer environment that is conducive for learning, and decreasing the fear of crime and violence among students, school employees, and the surrounding community.
- An increased understanding of how to effectively interact with youth through coordinated training on topics such as basic childhood and adolescent development and age-appropriate responses, disability and special education issues, conflict resolution and de-escalation techniques, bias-free policing including implicit bias and cultural competence, restorative justice techniques, and working with specific student groups, including traditionally minority and underrepresented student groups.
- An increased understanding of an SRO's roles and responsibilities, including an understanding that school code of conduct violations and routine discipline of students remains the responsibility of school administrators and that law enforcement actions (such as arrest, citations, ticketing, or court referrals) are only to be used as a last resort for incidents that involve criminal behavior or when it becomes necessary to protect the safety of students, staff and the public from the threat of immediate harm.
- An increased ability through coordinated training for schools and law enforcement agencies to properly train and respond to school safety threats and other emergencies.

III. DUTIES OF PARTICIPATING MEMBERS

A. Yerington Police Department

- **Action.**

1. Provide one (1) Category I Nevada Peace Officer Standards Trained (POST) officer to be assigned to the following geographical school area:
 - Yerington
 2. Provide input for program goals and objectives.
- **SRO Activities.**
 1. Handles requests for calls for service in and around assigned schools.
 2. Conducts comprehensive safety and security assessments.
 3. Develops emergency management and incident response systems based on the National Incident Management System (NIMS) and the four phases of emergency management: mitigation/prevention, preparedness, response, and recovery.
 4. Develops and implements safety plans or strategies.
 5. Integrates appropriate security equipment/technology solutions, including incorporating crime prevention through environmental design (CPTED) as appropriate to enhance school safety.
 6. Responds to unauthorized persons on school property.
 7. Serves as liaisons between the school and other law enforcement agencies, investigative units, or juvenile justice authorities when necessary and consistent with applicable civil rights laws and privacy laws.
 8. Serves as a member of a multidisciplinary school team to refer students to professional services within both the school (guidance counselors or social workers) and the community (youth and family service organizations).
 9. Builds relationships with juvenile justice counselors to help connect youth with needed services.
 10. Develops and expands crime prevention efforts for students.
 11. Develops and expands community justice initiatives for students.
 12. Instructs an evidenced-based approved curriculum intended to immunize age appropriate students against delinquency, youth violence and bullying.
 13. **SRO will not be responsible for requests to resolve routine discipline problems involving students.**
 - **Equipment.**
 1. YPD will provide the following for each SRO:
 - All personal protective equipment.
 - Vehicle.
 - **Maintain Records.**
 1. SRO will document and provide statistical data as required.
 2. SRO will be designated as a "school official" for purposes of student educational records in regards to the Family Educational Rights and Privacy Act (FERPA).
 - **Financial Responsibility.**

1. Serve as an employee of YPD for the purposes of payroll, retirement and other benefits accounting and acquisition.
2. Provide continuing education to maintain POST certification.

B. Lyon County School District

- **Action.**

1. From July 1, 2019 through June 30, 2020: provide funding ~~up to~~ not to exceed \$30,000.00 annually in one payment and within 30 days after this agreement has been ratified by both parties for one (1) Category I Nevada Peace Officer Standards Trained (POST) officer to be assigned to the following geographical school area:

- City of Yerington

2. Provide SRO reporting guidance for the assigned school(s).
3. Provide input for program goals and objectives.
4. Identify focused needs for the school.

- **Activities.**

1. Approves curriculum and schedule for approved evidence-based youth program instruction taught by SRO.
2. Provide data and information necessary for YPD to complete all reporting requirements.

- **Equipment.**

1. Provide work space and computer access for the assigned SRO.
2. Provide support equipment for any assigned classroom lecture and instruction.

- **Financial Responsibility.**

1. Reimburse the City of Yerington for one (1) Category I Nevada Peace Officer Standards Trained (POST) officer for actual wages and benefits earned not to exceed \$30,000.00 annually.
2. Reimburse City of Yerington for wages earned with all pre-approved school related assignments in excess of 84 bi-monthly hours at \$55.00 per hour.
3. Should YPD be unable to fill the SRO position for all or part of the school year, the City of Yerington shall reimburse the LCSD all unexpended funds on a prorated basis.

IV. INFORMATION SHARING

Information will be shared between the LCSD and YPD in accordance with applicable member policies, the Family Educational Rights and Privacy Act of 1974 (FERPA), the Health Insurance Portability and Accountability Act of 1996 (HIPAA), civil rights, and state laws.

V. SUPERVISION RESPONSIBILITY AND CHAIN OF COMMAND FOR THE SRO.

1. SRO consults with the school site principal during assigned school workdays and reports directly to the YPD Chief of Police.
2. SRO is jointly evaluated by the school site principal and the assigned YPD Chief of Police, quarterly for the first year, and then on an annual basis thereafter.
3. The selection of the SRO will be a joint effort between YPD and LCSD officials to ensure that the appropriate person is selected and that the program is successful.
4. At the discretion of the YPD Chief of Police, should an emergency situation occur off-campus, the SRO may be directed to respond during school hours.

VI. TERM

This MOU will become effective upon the approval by all parties, with a prescribed end date of June 30, 2021. The parties will determine continuance as needed. Either party may terminate this MOU by giving written notice of such intent to the other party at least thirty (30) days prior to such termination. Should YPD terminate this agreement early, the City of Yerington shall reimburse the LCSD all unexpended funds on a prorated basis.

VII. INDEMNIFICATION

All members to this MOU agree to indemnify and hold harmless the other parties for any damages or injuries sustained as a result of participation in this program. Any recompense for injury or personal loss shall be strictly borne by the member in whom that respective individual is employed. This MOU must comply with the provisions and processes contained in NRS 277.180. Each party agrees to indemnify the other for any damages to the other party resulting from their conduct.

VIII. SIGNATURES

The persons executing this MOU on behalf of their respective entities hereby represent and warrant that they have the right, power, legal capacity and appropriate authority to enter into this agreement on behalf of the entity for which they sign.

 John Garry
 City of Yerington - Mayor

 Date

 Neal McIntyre
 Lyon County School Board Trustee - President

 Date

 Darren Wagner
 City of Yerington - Chief of Police

 Date

Wayne Workman
Lyon County School District - Superintendent

Date

ITEM

#12

APN(s):001-661-01

The undersigned hereby affirms that this document, including any exhibits hereby submitted for recording does not contain the personal information of any person or persons (Per NRS 239B.030)

**RECORDING REQUESTED BY:
WHEN RECORDED MAIL TO:**

Land Resources
NV Energy
P.O. Box 10100 MS S4B20
Reno, NV 89520

GRANT OF EASEMENT

CITY OF YERINGTON, a political subdivision of the State of Nevada, ("**Grantor**"), for One Dollar (\$1.00) and other good and valuable consideration - receipt of which is hereby acknowledged - and on behalf of itself and its successors and assigns, grants and conveys to Sierra Pacific Power Company, a Nevada corporation, d/b/a NV Energy ("**Grantee**") and its successors and assigns a perpetual right and easement:

1. to construct, operate, add to, modify, maintain and remove communication facilities and electric line systems for the distribution and transmission of electricity above ground and underground, consisting of poles, other structures, wires, cables, bollards, pole-mounted transformers, anchors, guys and other equipment, fixtures, apparatus, and improvements ("**Utility Facilities**"), and service boxes/meter panels, cabinets, bollards, and other equipment, fixtures, apparatus, and improvements ("**Additional Utility Facilities**") upon, over, under and through the property legally described in Exhibits A & A1 attached hereto and by this reference made a part of this Grant of Easement ("**Easement Area**");
2. for ingress and egress to, from, over and across the Easement Area for the allowed purposes defined in numbered paragraph 1 above and for all other activities permitted by this agreement;
3. to remove, clear, cut or trim any obstruction or material (including trees, other vegetation and structures) from the surface or subsurface of the Easement Area as Grantee may deem necessary or advisable for the safe and proper use and maintenance of the Utility Facilities or the Additional Utility Facilities within the Easement Area.

Grantee will be responsible for any damages, proximately caused by Grantee negligently constructing, operating, adding to, maintaining, or removing the Utility Facilities and/or the Additional Utility Facilities, to any tangible, personal property or improvements owned by Grantor and located on the Easement Area on the date Grantor signs the Grant of Easement. However, this paragraph does not apply to, and Grantee is not responsible for, any damages caused when Grantee exercises its rights under numbered paragraph 3 above.

APN(s): 001-661-01
RW#1095-2019
Proj. #3004237474
ProjectName:E-Y HILL TOWER-F/P-COMM-E-LYONCOUNTY
GOE_DESIGN_OH_UG (Rev. 8/2017)

Grantor covenants for the benefit of Grantee, its successors and assigns, that no building, structure or other real property improvements will be constructed or placed on or within the Easement Area without the prior written consent of Grantee, such structures and improvements to include, but not be limited to, drainage, trees, bridges, signage, roads, fencing, storage facilities, parking canopies, and other covered facilities. Grantee and Grantor must document Grantee's consent by both signing Grantee's standard, recordable use agreement. Grantor retains, for its benefit, the right to maintain, use and otherwise landscape the Easement Area for its own purposes; provided, however, that all such purposes and uses do not interfere with Grantee's rights herein and are in all respects consistent with the Grantee's rights herein, Grantee's electrical practices, and the National Electrical Safety Code. Grantee may use this easement to provide service to any of its customers.

To the fullest extent permitted by law, Grantor and Grantee waive any right each may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this Grant of Easement. Grantor and Grantee further waive any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

[signature page follows]

APN(s): 001-661-01
RW#1095-2019
Proj. #3004237474
Project Name:E-Y HILL TOWER-F/P-COMNI-E-LYON COUNTY
GOE_DESIGN_OH_UG (Rev. 8/2017)

NV Energy

W.O. 3004237474
CITY OF YERINGTON
APN: 001-661-01

EXHIBIT "A" EASEMENT

A portion of the south ½ of the southeast ¼ (S ½ SE ¼) of Section 24 and the east ½ (E ½) of Section 25, Township 13 North, Range 25 East, M.D.M., Lyon County, Nevada; situated within that Parcel of land described as Parcel I of a Record of Survey in support of a Parcel Map waiver for the City of Yerington, recorded as File Number 542177 on October 12, 2015 Official Records of Lyon County, Nevada.

An easement, 15 feet in width, lying 7.5 feet on each side of the following described centerline:

COMMENCING at the South ¼ Comer of said Section 24;

THENCE, along the east line of said Parcel 3 as shown on Parcel Map for Frade Ranches, Inc. recorded in the Official Records of Lyon County on May 27, 2016 as file number 551038, North 0°27'18" East, 2.64 feet and the **POINT OF BEGINNING**;

THENCE South 89°27'23" East, 315.06 feet;

THENCE North 06°58'55" East 241.04 feet to the terminus of this description;

The sidelines of said easement are to be extended or truncated to meet at angle points and to terminate on the west boundary line of the Grantor.

Together with the right to install guy and anchor facilities at poles required, to support said poles. Said facilities to extend not more than 20 feet from poles so supported.

Above Easement contains 8,342 square feet of land, more or less.

See Exhibit "A-1" attached hereto and made a part thereof.

The Basis of Bearings for this description is said Parcel Map recorded as file number 551038.

Prepared by Doug Larson, P.L



Page 1/1

(EXHIBIT A-1)

FRADE RANCHES INC.
APN: 001-671-09
PAR 3 PM 551038

CITY OF YERINGTON
APN: 00 1- 661- 01
PAR 1 R/S 542177
EASEMENT AREA:
8 , 3 42 SQ. FT. ±

N0.27'18 "E
2.64'

N6.58'55"E
241.04

S89.27'23"E
315.07'

N

SCALE: 1 " = 500'

1 15.00'

No-27'18"E

2.64'

S89°27'23"E
315.06'

P.0.8 .

DETAIL

SCALE: 1" = 150'

NV Energy

6100 NEIL RD.
RENO, NV 89511
775-834-4011

EXHIBIT MAP

EASEMENT
CITY OF YERINGTON
APN# 001-661-01

T 13 N.. R 25 E.. S. 24 AND 25 M.D.M.
YERINGTON LYON COUNTY NEVADA

11/04/2019

1 OF 1

K: \Su,veyl\CS\1_Cse_Cod\Z - CSE- Arch\el 3004237474- Y Hilli Comm \dwg\ 3004237 -474- Y Hilli Comm dwg <dl20 502> 06Nov19- 06: 46

ITEM

#13

October 17, 2019
Mr. Neal Falk
Minden Lawyers, LLC
990 Ironwood Dr #300
Minden, NV 89423

Dear Mr. Falk,

It was a pleasure speaking with you earlier today. Below is a proposal to auction off the previously discussed 1944 Beechcraft Airplane.

About:

Stremmel Auctions Inc. (SAI) was founded in Reno in 1977. We have auctioned off every conceivable asset possible and are the original auction contractor for the City of Reno and State of Nevada. Our auctions are structured to get top dollar for each asset with absolutely no grief for the consignor. We have recently been featured in Rollingstone, LA Times, Chicago Tribune, NY Times and The London Telegraph. Former auctions include:

- Mapes Hotel & Casino
- Riverside Hotel
- Duncan Bay Boat Slips
- Reno Auto Auction
- Street Vibrations Motorcycle Auction

Auction Process:

Stremmel Auctions can perform and execute both live and online auctions. Once the type of sale is established, Stremmel Auctions will begin the cataloging process which includes; cleaning, photographing, researching and describing the asset in detail. Upon completion, the catalog will be published online where it will be marketed through our extensive mailing list, personal contacts, pertinent companies and individuals, collectors, enthusiasts, social media and print marketing. All is done adhering to a feasible budget to maximize results. The plane will be sold as-is, where-is and without reserve. We guarantee, under UCC Code, fair market value. Fair market value being defined as "what a willing seller will sell to a willing buyer, under a non-duress situation, and properly promoted." Upon completion, SAI is responsible for collection of funds and supervises the removal of property. Within 10 days of the auction, consignors will receive a detailed summary of the auction as well as payment.

Proposal:

Auction Date: Saturday, December 7th, 2019

Auction Time: 10:00 AM PST

Auction Preview: Friday, December 6th, 2019, and by appointment. Images and detailed information will be available online, one week from acceptance of an official proposal.

Buyer's will have seven days to remove the airplane, unless otherwise agreed upon with SAI. Removal will be done at buyer's expense and liability.

Consignors will be held harmless of any material defect, known or unknown and will bear no upfront costs.

Expenses:

We propose a commission of 20% of the gross sale plus expenses. Expenses will be deducted from the total and are not to exceed one thousand dollars (\$1,000). All expenses will be evidenced by third party receipts. Advertisement is included in the expenses.

To make the proposed deadline, time is somewhat of the essence and the sooner we would be able to start working and advertising, the better.

Please let me know if you have any questions or concerns. I look forward to speaking with you soon.

All the best,

Hudson Stremmel
Stremmel Auctions
(775) 997-3612

ITEM

#14



102 South Main Street Yerington Nevada 89447
PHONE: 775 463-3511 Website: www.yerington.net FAX: 775 463 2284
The City of Yerington is an Equal Opportunity Provider

November 20, 2019

Sent via Certified Mail Return Receipt Requested

Mr. John Mouchou
1970 W 6th Street
Reno, NV 89503

Re: Your Aircraft Tail No. N41780

Mr. Mouchou:

NOTICE OF INTENT TO DISPOSE OF ABANDONED PROPERTY

I am the deputy city attorney for the City of Yerington and the Yerington Municipal Airport (collectively "Yerington"). Pursuant to NRS 118C.230 and the Notice of Entry of Judgment dated October 16, 2019, I write to inform you that Yerington intends to dispose of your abandoned aircraft identified by Tail Number N41780.

After the expiration of fourteen (14) days from the date of this writing, Yerington shall commence the disposal process by auction sale. Should you wish to retrieve and remove your aircraft from Yerington's premises, you must do so prior to the expiration of the aforementioned fourteen (14) days. Please advise Yerington City Manager Robert Switzer in writing as to your intentions, if any.

Should you elect not to retrieve and remove your aircraft, Yerington shall proceed to sell your aircraft by auction. Reasonable costs associated with the storage and sale of your aircraft, along with any other outstanding utility charges and/or taxes due to Yerington, shall be paid from the auction sale proceeds. The remaining net sale proceeds shall be delivered to you by U.S. Mail.

Very truly yours,

Neal C. Falk, Esq.

NCF:tls

ITEM

#15



REPORT TO: Mayor and City Council Agenda Item # 22
 REPORT FROM: Robert Switzer, City Manager

FINANCIAL IMPACT:
None

CURRENTLY BUDGETED
 YES: NO:

FUND/ACCOUNT

ACTION REQUESTED: Consent Ordinance Resolution Motion Receive/File

AGENDA ITEM: For Possible Action For Discussion Only
 Discussion/Approval of Process/Procedure to Reserve the Buck Aiazzi, Neil Herrin, Pat Peeples, and Reviglio Fields

Brief:

Per prior Council discussion, staff is proposing a process for reserving baseball/softball fields for the upcoming seasons. The first component will be a meeting with all affected parties in January where any issues that arise can be discussed and resolved. The City will provide both regular league game applications and tournament play applications with a requirement of season league play schedules so that fields are not being overbooked. The second component is control over City buildings including concession stands. The proposal is to re-key all locks and City staff will open/close the structures.

ITEM

#16



REPORT TO: Mayor and City Council Agenda Item # 23
REPORT FROM: Robert Switzer, City Manager

FINANCIAL IMPACT:
\$1,500.00

CURRENTLY BUDGETED
YES: NO:

FUND/ACCOUNT
Public Works

ACTION REQUESTED: Consent Ordinance Resolution Motion Receive/File

AGENDA ITEM: For Possible Action For Discussion Only
Discussion/Approval to Limit the Hours of Field Lights for Buck Aiazzi, Neil Herrin, Pat Peeples, and Reviglio Fields

Brief:

Currently, there is no policy which limits the hours of operation for our field lights. Leaving lights on beyond usage by athletic teams results in wasted resources for the City in higher electrical costs and can disturb adjoining property owners. The staff proposal is to limit field lights to no later than 10:30PM from Daylight Standard Time change in the spring to October 31st of each year. We can install either preset or wi-fi enabled switches to turn on or off lights.

ITEM

#17

STRATEGIC PLANNING

What is Strategic Planning for a City?

Strategic planning is an institution-wide effort through which a Local Government authority establishes directions and creates strategic initiatives that mobilise limited resources to fulfil the Local Government's mission, to achieve its goals, and to take maximum advantage of trends in the internal and external environment. Through strategic planning, Local Governments can take advantage of their opportunities and deal with their challenges.

The need for organisations to plan for their future has never been in doubt. Planning is in fact becoming more inevitable considering the unpredictable and dynamic environment in which organisations exist today. Strategic planning is now in vogue and embraced by virtually every type of organisation: big or small; public or private; profit oriented or non-profit oriented etc. as a means of providing a road map for setting targets and achieving same in the future. The idea of strategic planning is even more important to Local Governments due to so many challenges facing them particularly the unstable nature of their sources of revenue and the dire need to serve their people at the grassroots (Maishanu, M.M., 2019).

Time Frame: 3-5 years

City of Yerington Vision: (Example); "Yerington will be the model for safe and beautiful neighborhoods, a vibrant economy, and exceptional recreational, cultural, and educational opportunities."

City of Yerington Mission Statement: (Example): "Deliver exceptional services and promote a high quality of life for residents, visitors, and businesses."

City of Yerington Core Values (Example):

- We exhibit personal integrity with every decision.
- We serve by leading and lead by serving.
- We show a high level of respect and concern for our co-workers and customers.
- We encourage creativity and innovation to improve our effectiveness.
- We learn and grow in a progressive work environment.
- We excel through desire, determination, and dedication.

Pre-Strategic Session Exercises:

What are 3 internal strengths you believe Yerington has at this time:

What are 3 internal weaknesses you believe Yerington has at this time:

What are 3 external opportunities you believe Yerington has at this time:

What are 3 external threats you believe Yerington has at this time:

ITEM

#18

PROOF OF
PUBLICATION

STATE OF WISCONSIN SS.
COUNTY OF BROWN

YERINGTON/CITY OF
102 S MAIN ST

YERINGTON NV 89447

Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper of general circulation published in Reno, Washoe County, State of Nevada. Notice was published in the Mason Valley News/Leader Courier in the county of Lyon, state of Nevada. Mason Valley News is published in cooperation with the Reno Gazette Journal between the date: 11/13/2019 - 11/13/2019, for exact publication dates please see last line of Proof of Publication below.

YERINGTON PLANNING COMMISSION
MEETING AGENDA
NOVEMBER 18th 2019 at 4:00 PM - CITY HALL

1. Meeting called to order, roll call reported and Pledge of Allegiance.
2. For Possible Action: Review and Approve the Agenda.
3. For Possible Action: Approve the Planning Commission Minutes of October 14th, 2019
5. For Possible Action: Election of Planning Commission Officers
6. For Possible Action: Approve appointment of a Planning Commission Secretary
7. For Possible Action: Special Use Permit Application. The applicant, Southern NV Fire Protection/ Blunt Farms, intends to dry and process agricultural hemp at 130 State Route 339, APN 001-451-02.
8. For Possible Action: Special Use Permit Application. Renewal of Existing Special Use Permit for Pony Express Village LLC, APN 001-231-28.
9. Discussion Only: Review of the City's Master Plan

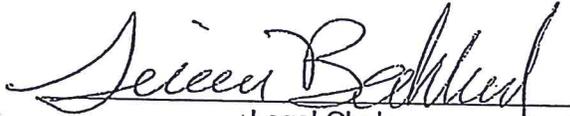
I, Jesslyna Cochrane, do certify that the foregoing agenda was duly posted November 13th 2019 at the following locations: Yerington City Hall, Yerington Post Office, Lyon County CourtHouse and the Lyon County Administrative Complex. For questions or supporting materials regarding this agenda, please contact Jessy Cochrane at (775) 463-3511.

Jessy Cochrane, Planning Commission Secretary

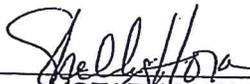
No. 3884683

November 13, 2019

11/13/19


Legal Clerk

Subscribed and sworn before me this
13th of November 2019.


NOTARY PUBLIC RESIDING
AT STATE OF WISCONSIN
COUNTY OF BROWN

Notary Expires: 8-25-23

SHELLY HORA
Notary Public
State of Wisconsin

Ad#:0003884683

P O : 11/18 Meeting

of Affidavits -1

This is not an invoice



YERINGTON PLANNING COMMISSION

STEVE DOUGLAS, PRESIDENT
ROBERT ARIGONI, VICE PRESIDENT
TRAVIS CROWDER
ERIC BODENSTEIN
JOAN BLAKE
ELMER BULL
LACEY PARROTT

YERINGTON PLANNING COMMISSION MEETING AGENDA NOVEMBER 18th 2019 at 4:00 PM – CITY HALL

1. Meeting called to order, roll call reported and Pledge of Allegiance.
2. For Possible Action: Review and Approve the Agenda.
NOTICE RE: NRS 237: When the Planning Commission approves this agenda, it also approves a motion ratifying staff action taken pursuant to NRS 237.030 et seq. with respect to items on this agenda, and determines that each matter on this agenda for which a Business Impact Statement has been prepared does impose a direct and significant economic burden on a business or directly restrict the formation, operation or expansion of a business, and each matter which is on this agenda for which a Business Impact Statement has not been prepared does not impose a direct and significant economic impact on a business or directly restrict the formation, operation or expansion of a business. Public Comment on any item not on this agenda, and pertinent to the Planning Commission, will be received during the Public Participation/Comment portion of this meeting. This presiding officer will invite public comment pertaining to those matters on today's agenda during the planning commission's consideration of each individual matter, and before action, if any, is taken. Public comment is limited to three (3) minutes per person, per item, unless additional time is permitted, by the presiding officer.
3. For Possible Action: Approve the Planning Commission Minutes of October 14th, 2019
4. For Possible Action: Election of Planning Commission Officers
5. For Possible Action: Approve appointment of a Planning Commission Secretary
6. For Possible Action: Special Use Permit Application. The applicant, Southern NV Fire Protection/ Blunt Farms, intends to dry and process agricultural hemp at 130 State Route 339, APN 001-451-02.
7. For Possible Action: Special Use Permit Application. Renewal of Existing Special Use Permit for Pony Express Village LLC, APN 001-231-28.
8. Discussion Only: Review of the City's Master Plan

This is a tentative schedule for the meeting. The board reserves the right to take items in a different order to accomplish business in the most efficient manner and they may combine two or more agenda items for consideration. Items may also be removed from this agenda or delayed for later discussion.

NOTICE TO PERSONS WITH DISABILITIES: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Interim City Clerk at 463-3511 in advance so that arrangements may be conveniently made.

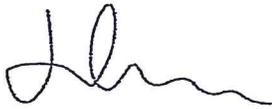
If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at: http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov.

The City of Yerington is an equal opportunity provider

102 S. Main Street Yerington, Nevada 89447

P: 775-463-2729 F: 775-463-0030

...do certify that the foregoing agenda was duly posted November 13th 2019 at the following locations: Yerington City Hall, Yerington Post Office, Lyon County Court House and the Lyon County Administrative Complex. For questions or supporting materials regarding this agenda, please contact Jessy Cochrane at (775)463-3511.



Jessy Cochrane, Planning Commission Secretary

November 18, 2019

The Yerington Planning Commission met in the City Council Chambers at 4:00 pm with the following members present:

President Steve Douglas
Vice President Robert Arigoni
Commissioner Joan Blake
Commissioner Eric Bodenstein
Commissioner Elmer Bull
Commissioner Lacey Parrott
City Attorney Chuck Zumpft (via telephone)
Planning Commission Secretary Jesslyna Cochrane
City Manager Robert Switzer
Public Works Director Jay Flakus

Guests: Don Blunt of Southern Nevada Fire Protection/Blunt Farms and Lucy Rechel

Meeting was called to order at 4:00 pm by President Douglas, rollcall was taken and pledge of allegiance was led by Commissioner Bull.

Agenda Approval

Commissioner Blake made a motion to approve the agenda for the November 18, 2019 meeting as presented, seconded by Commissioner Bull. President Douglas asked for public comments. There were no Public comments and the motion carried unanimously.

Minutes

Commissioner Parrott made a motion to approve the minutes of the October 14, 2019 meeting with the correction of adding Commissioner Parrott, seconded by Vice President Arigoni and the motion carried unanimously.

Election of Board Members

Vice President Arigoni made a motion to keep the board members the same, seconded by Commissioner Bodenstein. President Douglas asked for public comments. There were no public comments and the motion carried unanimously.

Appointment of Planning Commission Secretary

Commissioner Parrot made a motion to keep Jesslyna Cochrane as the Planning Commission Secretary, seconded by Commissioner Blake. President Douglas asked for public comments. There were no public comments and the motion carried unanimously.

Special Use Permit Application. Southern Nevada Fire Protection/Blunt Farms has submitted a Special Use Permit Application to dry and process agricultural hemp at 130 State Route 339, APN 001-451-02.

Mr. Don Blunt addressed the board on behalf of Southern Nevada Fire Protection/Blunt Farms. Mr. Blunt explained how he got into hemp processing along with his future plans for the company. Commissioner Parrott stated Chief Draper has been involved working with Mr. Blunt and has provided the board with a copy of the list of requirements to be up for discussion as a contingency for the special use permit.

Public Works Director Flakus stated he has been involved in the business license process which the business license is contingent on the special use permit.

City Manager Switzer asked will there be any other processing other than drying. Mr. Blunt stated possibly, however, not until next harvest because the equipment is expensive, right now we are just in the drying and storing process.

Vice President Arigoni asked what the process is. Mr. Blunt stated the biomass is extracted. They then extract the oil and that oil is made into an isolate/dissolute which goes into the CBD products. We are going to grow and process our own product so we know the quality. We make a lot of different products, pet products and bath bombs for example. That process takes a lot of time. Once we get there in probably 12-16 months we hope to provide as many as 30 jobs with good benefits.

Commissioner Bull asked are there processes occurring in that building that are associated with Southern NV Fire Protection. Mr. Blunt stated they have already done some inspections out there, he has pretty much let my employees take that over. Are the materials associated with that being stored in that building or is that just for the hemp. Mr. Blunt stated we are doing inspections out of there, we aren't cutting pipe but the building is local for someone to call needing an inspection.

President Douglas asked what the plan for the process of the byproduct of the hemp is. Mr. Blunt stated it is too early at this point, we have no plan. We have some interest with some guys to join forces next year from southern Nevada. He has 250 acres, however, last year he only grew on 50 acres but next year we plan on growing on 100 acres. President Douglas how much byproduct are we talking. Mr. Blunt stated the whole crop is only a few truck loads so maybe only about 5,000 pounds a week if that.

Commissioner Bull asked are you leasing from the Marathon equipment company, Mr. Blunt stated we have a lease to purchase agreement.

Commissioner Bull stated the Fire Marshall listed in his letter that there was a hemp dryer already constructed. He then asked to explain what that is like. Mr. Blunt stated it is one piece pre built that came in on a trailer with gas and electric plumbing to it.

Vice President Arigoni asked are we approving one special use permit or two. President Douglas stated the way the application was submitted and listed on the agenda is to approve a

special use permit for Southern Nevada Fire Protection/Blunt Farms to dry and process. My only concern is we are addressing the drying part of the permit and I would caution when you begin to process there is a whole separate list of requirements, which is addressed in the letter from Chief Draper. This does not open the door for a processing facility right away. The application in front of us is a special use permit with the above named applicants for basically a twostep application to process and dry. We either need to address that issue or re agendized. City Manager Switzer stated if it were passed by the city council it would be good for a year. President Douglas stated next year if you come back and are ready to get the processing started that would be something you could address. Mr. Blunt asked if we are ready sooner could we do it sooner. President Douglas stated if this gets passed, yes because the language is in there you would just have to go through the planning department and the fire review and make sure you're compliant with all the requirements.

Public Works Director Flakus stated because this is a commercial operation we cannot issue a permit before we receive the letter from the Fire Marshal. In this case the business operation of conducting fire inspections is a permitted use under the current zoning so a special use permit is not needed for that, there are two other parts, the drying and processing. No processing can be completed until that equipment has been approved by fire department. Today you are basically approving their ability to dry and store hemp at the location. It is a pretty simple set up but when we did our business inspection we came across the dryer and our building inspector put a pause on that which put us at the stand still while we figure this out.

Commissioner Bull asked if there is a current active business license for the inspection work being done out of there. Public Works Director Flakus stated no, we are held up on that until the facility is where it should be.

Commissioner Bodenstein made a motion to approve the special use permit application submitted by Southern Nevada Fire Protection/Blunt Farms to dry and process agricultural hemp at 130 State Route 339, APN 001-451-02 and submit the letter from Chief Draper dated 11/18/2019 that all 6 items be addressed and signed off by the fire chief prior to any business taking place, seconded by Commissioner Bull. President Douglas asked for public comment. There were no public comments and the motion carried unanimously.

Special Use Permit Application. Pony Express Village, LLC has submitted a Special Use Permit application to renew existing Special Use Permit for Pony Express Village LLC, APN 001-231-28.

President Douglas stated this is to renew an already existing special use permit and that there were a few conditions when we approved it last time. President Douglas asked are they in compliance. City Manager Switzer stated as far as we can tell, he has spoken to Mr. McMinn over varies times over ideas he has for the property, the renewal however, will be for the exact conditions set up by the previous special use permit passed last September by this board. President Douglas stated that was his concern this is our one chance a year to make sure we issued special use permits for different uses that are more evolved and make sure they are following the rules.

Public Works Director Flakus stated there are parcels and he believes now we are renewing the special use permit to operate a mobile home park on the larger parcel. Then there is a commercial parcel up front where council put on the requirement that he can have no more than 5 park models for sale at any given time. City Manager stated this is for the larger parcel.

President Douglas stated it is our job to review it every year and the City's to make sure that the rules of the special use permit are being followed.

Commissioner Blake stated for a while there was an older trailer that sat there, is he allowed to have that on there. Public Works Director Flakus stated no he cannot, that was on the other parcel. Council has given him permission to sell park models which is something with wheels and titled by the DMV. Public Works director Flakus stated that was not in compliant; however, I don't believe it is still there.

Commissioner Parrott made a motion to approve the Special Use permit renewal for Pony Express Village, LLC APN 001-231-28, seconded by Commissioner Bodenstein. President Douglas asked for public comment. There were no public comments and the motion carried unanimously.

Discussion of the City's Master Plan.

President Douglas stated it is dated 2005 which is would be the last time it was reviewed and updated. City Manager Switzer stated in previous meetings this board has discussed reviewing the master plan. City Manager Switzer stated the master plan should be reviewed and updated every 5-10 years and we are well past that period. We aren't going to take any action today but looking through a few pages there are some changes I see. I think it would be a good idea to begin the reviewing process and update where it's needed.

President Douglas stated it's a great idea so we can stay proactive. One thing that struck him was if you look at the demographics of how much Fernley and Dayton have grown and Yerington only increased minimally. President Douglas stated we need to become more business friendly and more streamlined. He has gotten complaints saying this is the worst place to get a permit. Everyone is faster and everybody gets answers. When people come here to spend money but cannot get a permit or any answers it drives business away.

Public Works Director Flakus stated there is a lot of zoning problems in town that can be fixed. City Manager Switzer stated we have a commercial district that has residential structures in it. We need to make a clear definition of what we want to do with those areas. City Manager Switzer stated we may want to suggest to the council that we improve our downtown business core district as well. See what we can do to help develop business in that core area. Also maybe contemplating certain areas of our residential sections that allow houses of less than 1000 square feet.

President Douglas stated it is going to take a little homework on us to really read though the master plan and mark where we feel changes are needed.

Public Works Director Flakus stated we are looking at a new flood map coming up which will affect the master plan. We have some real zoning challenges as well. City Manager stated one way to approach it might be a work session where everyone can relax and talk freely about the master plan. President Douglas stated I would be willing to do it. City Manager Switzer stated we are also looking at setting up regular monthly meetings because we are seeing an uptick in activity and we will have items to bring before this board.

Public Works Director Flakus stated if we settle on a monthly meeting that would give us the time to meet all the deadlines required before a meeting. City Manager Switzer stated any application has to be brought before the planning commissioner board within 30 days. Public Works Director Flakus stated also action has to be taken within 60 days or it's automatically approved. President Douglas stated it is a great idea.

Vice President Arigoni stated of all the years on this board this is the first time he has seen a special use permit come up again for review and renewal, is that something that is going to become a standard practice now. City Manager Switzer stated yes, if it is in our ordinance we are going to enforce it.

President Douglas asked what the fee for a special use permit is. City Manager Switzer stated \$250. Public Works Director stated that does not even cover our costs. City Manager Switzer stated the council is reviewing our fee schedule.

Commissioner Bodenstein asked if there is a way we could make it where a special use permit is not needed. Public Works Director Flakus stated we would have to create a new zoning, which would also be a master plan amendment.

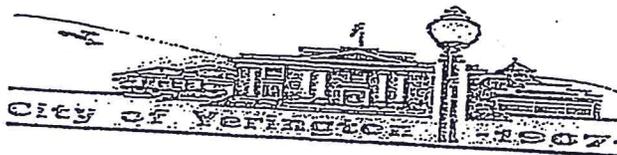
Public Works Director Flakus asked can we bring an item on the next agenda to set a solid monthly meeting date. Then we can tell you by the cutoff is we need to have a meeting or not. City Attorney stated we need to check the charter to see what the date says. City Manager Switzer stated we will check that.

President Douglas asked for public comments, there were none.

There being no further business the meeting was adjourned.

Steve Douglas
Planning Commission President

Jesslyna Cochrane
Planning Commission Secretary



RECEIVED
OCT 16 2010
BY: [Signature]

SPECIAL USE PERMIT APPLICATION
CITY OF YERINGTON
102 S. MAIN STREET
YERINGTON, NV 89447
(775)463-2729

Applicant: Southern NV Fire Protection / Blunt Farms Owner: Marathon Equipment Comp
Address: 130 Highway 339 Address: 2030 Hamilton Place Blvd
City/State/Zip: Yerington NV 89447 City/State/Zip: Chattanooga Tn. 3792
Telephone: 702-525-4262 Telephone: 423-648-5256

LEGAL DESCRIPTION OF PROPERTY

Assessor's Parcel Number: # 001-451-02
If within a Subdivision, Name: Parcel #2 Lot: _____ Block: _____
Street Address of Property: 130 STATE RTE 339 YERINGTON NV
Area of Property (Sq. Ft.): 466,092 Deed Restrictions: Yes [] No [X]
Existing Zoning District: C Ordinance Section Proposed: Commercial
Explanation of Request: TO DRY & PROCESS AGRICULTURAL HOMES

REQUIRED ITEMS FOR APPLICATIONS

1. Plot Plan: Drawn to scale showing property size, locations of existing buildings and proposed buildings, abutting streets and alleys, driveways and property ownerships within 300 feet of the exterior boundaries of the subject property.
2. Application Fee: The fee shall be \$250.00 payable at the time of filing the application. Non-refundable.
3. The Public Works Department will procure a list of names and addresses of property owners within 300 feet of the property listed above and mail notices to all names on the list.
4. Property Tax: Showing taxes are paid current on subject property.

JUSTIFICATION FOR SPECIAL USE PERMIT REQUIRED BY ORDINANCE

AFFIDAVIT

PROPERTY TAX:

I, Lura Panici, hereby
certify that all required property taxes are currently paid on Assessor's Parcel

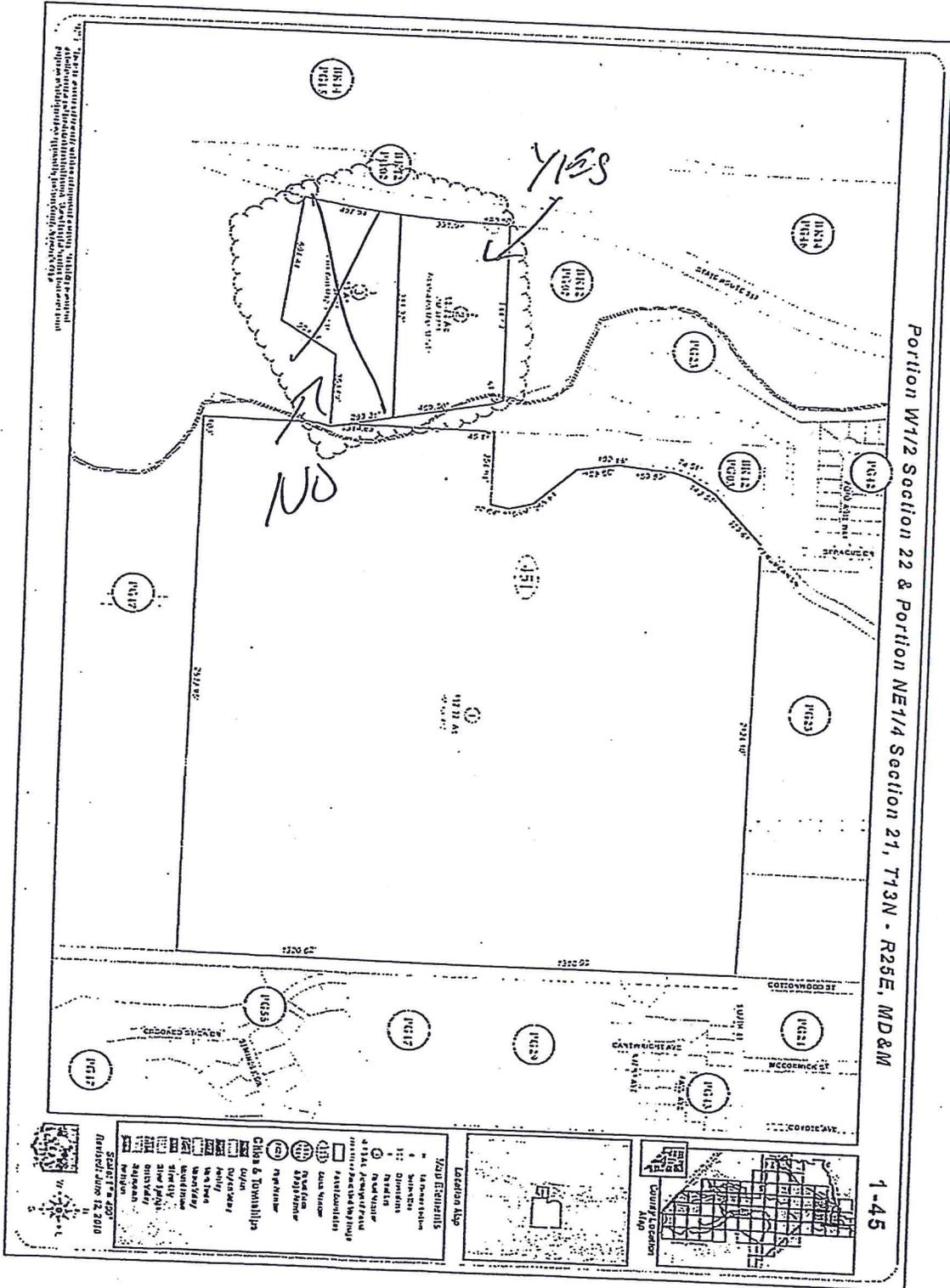
Number(s):

- 01-451-02
- _____
- _____
- _____
- _____
- _____
- _____

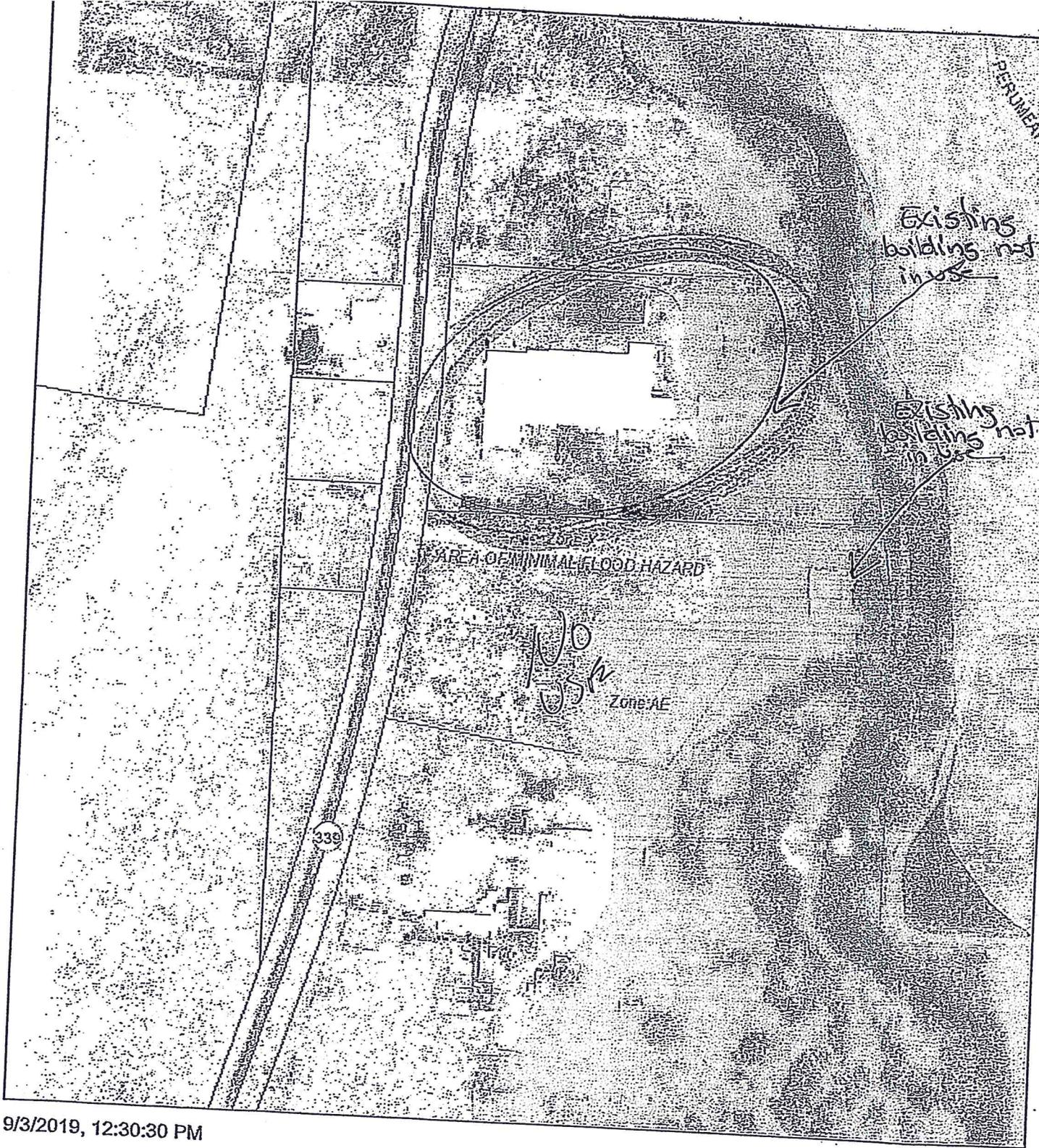
Dated this 15th day of October, 2019.

Lura Panici
Deputy Clerk

EXHIBIT A
DEPICTION OF PREMISES



PERUMEN

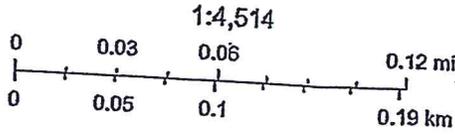


9/3/2019, 12:30:30 PM

Flood Hazard Zones

- 1% Annual Chance Flood Hazard
- Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard

- Area with Reduced Risk Due to Levee
- Cross-Sections
- Street Centerline
- Interstate Route
- US Route



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Lyon County, NV Public Works; Farr West Engineering, Lyon County, NV Public Works

ITEM

#19



SPECIAL USE PERMIT APPLICATION
CITY OF YERINGTON
102 S. MAIN STREET
YERINGTON, NV 89447
(775)463-2729

Applicant: Pony Express Village LLC Owner: Same
Address: 821 W. BRIDGE ST Address: _____
City/State/Zip: YERINGTON, NV 89447 City/State/Zip: _____
Telephone: 775-463-1475 Telephone: _____

LEGAL DESCRIPTION OF PROPERTY

Assessor's Parcel Number: 001-231-28
If within a Subdivision, Name: _____ Lot: _____ Block: _____
Street Address of Property: 300 PERUMEAN LANE PAR 2
Area of Property (Sq. Ft.): _____ Deed Restrictions: Yes [] No []
Existing Zoning District: _____ Ordinance Section Proposed: _____
Explanation of Request: USE PERMIT RENEWAL

REQUIRED ITEMS FOR APPLICATIONS

1. Plot Plan: Drawn to scale showing property size, locations of existing buildings and proposed buildings, abutting streets and alleys, driveways and property ownerships within 300 feet of the exterior boundaries of the subject property.
2. Application Fee: The fee shall be \$250.00 payable at the time of filing the application. Non-refundable.
3. The Public Works Department will procure a list of names and addresses of property owners within 300 feet of the property listed above and mail notices to all names on the list.
4. Property Tax: Showing taxes are paid current on subject property.

JUSTIFICATION FOR SPECIAL USE PERMIT REQUIRED BY ORDINANCE

... shall file a request and shall present evidence to the Planning Commission as defined by all the following:

1. That the use is necessary to the public health, convenience, safety and welfare and to the promotion of the general good of the community, and;
2. That the use of the property for such purposes will not result in material damage or prejudice to other property in the vicinity, and;
3. That all owners of real property within 300 feet of the exterior limits of the property involved, as shown on the latest Assessor's ownership maps, have been notified of the intended use of such property and proposed construction or alteration of any building.

Owner's Certificate

I Robert L. McMinn, Owner in fee of the described property, state that this

application for a Special Use Permit has been made with my full knowledge and consent and the facts stated above are true to the best of my knowledge.

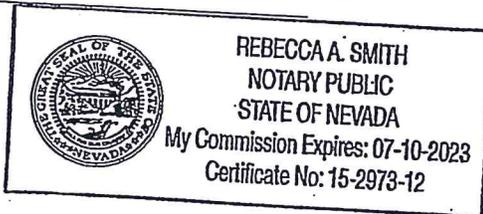
Robert L. McMinn

Signature of Owner

State of Nevada
County of Lyon

Subscribed and sworn to before me this 28th day of October, 2019.

Rebecca A. Smith
Notary Public



Applicant's Certificate

All the facts as stated herein are correct to the best of my knowledge and belief.

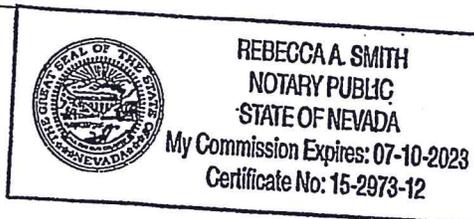
Robert L. McMinn

Signature of Applicant

State of Nevada
County of Lyon

Subscribed and sworn to before me this 28th day of October, 2019.

Rebecca A. Smith
Notary Public



The City of Yerington is an equal opportunity provider

CITY OF YERINGTON
102 S. MAIN STREET
YERINGTON, NV 89447
(775) 463-2729

PLOT PLAN DRAWN TO SCALE: Another map may be submitted for the plot plan, i.e. Assessor's Plat Map, but must be approved at the submittal of the application. Indicate northerly direction on map.

AFFIDAVIT

PROPERTY TAX:

I, _____, hereby
certify that all required property taxes are currently paid on Assessor's Parcel
Number(s):

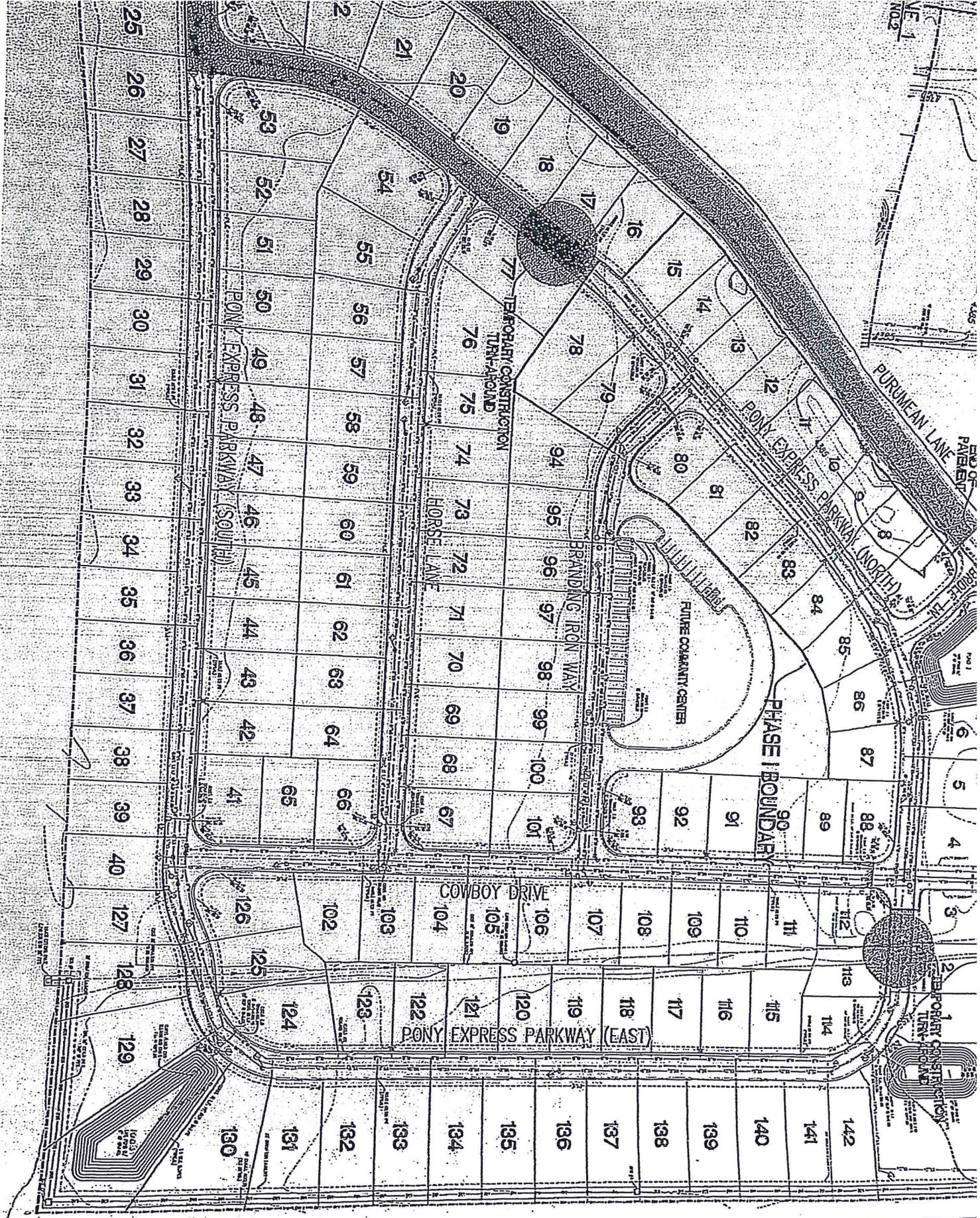
- 001-231-28
- _____
- _____
- _____
- _____
- _____
- _____

Per Computer Per Telephone Call

Dated this 28th day of October, 2019.

Lina Panici

Deputy ~~City~~ Clerk
county



NO.	DATE	REVISION
1	11/15/01	ISSUE FOR PERMITS
2	12/10/01	REVISED PER PERMITS
3	01/10/02	REVISED PER PERMITS
4	02/10/02	REVISED PER PERMITS
5	03/10/02	REVISED PER PERMITS

**PONY EXPRESS VILLAGE
OVERALL UTILITY PLAN**

FARR WEST ENGINEERING
1310 DALWOOD CT.
SPRING VALLEY, NEVADA 89521



SH