

Yerington City Council Meeting
August 10, 2020 at 10:00am – City Hall

The regular meeting of the Yerington City Council was held in the Council Chambers and via Zoom.com due to COVID-19 and Social Distancing Guidelines enacted by Governor Sisolak at 10:00 a.m. with the following present:

Mayor John J. Garry (Council Chambers)
Council Members Jerry Bryant, Selena Catalano, Shane Martin and Terceira Schunke (Via Zoom)
City Manager Robert Switzer (Via Zoom)
City Attorney Chuck Zumpft (Via Zoom)
Chief of Police Darren Wagner (Council Chambers)
Administrative Director/Interim City Clerk Sheema D. Shaw (Via Zoom)
Deputy Clerk/Grants Administrator Angela Moore (Via Zoom)

Absent: Public Works Director Jay Flakus

Guests: Mr. Crowder and Mr. Beaton with the Boys & Girls Club of Mason Valley, Mr. Bean with Q & D Construction, Mr. Van Dyne with Farr West Engineering and guests present via Zoom and Facebook Live.

Meeting called to order and roll call reported. The Pledge of Allegiance was led by Mayor Garry.

Mayor Garry opened the meeting stating that the Council Chambers are now open for public gatherings and meetings. We are also livestreaming on Facebook.

Mayor Garry stated that City Manager Switzer will be acting as the host and will accept the public into the meeting. If the public has any questions or comments, please call the front desk at (775) 463-3511 or email the Administrative Director/Interim City Clerk at sheema@yerington.net.

Mayor Garry stated that he will call each member of the council, in order for him or her to vote on each agenda item. Public comments will be taken after each agenda item.

Public Participation

Mayor Garry asked for public comments, with a wait time of two minutes, and no comments were made at this time.

Agenda Approval

Mayor Garry stated absent any objections, the agenda would be approved as presented, there were no objections and the agenda was approved as presented.

Minutes

Mayor Garry stated absent any objections, the minutes of July 13th, 17th, and 27th, 2020 regular meeting would be approved as presented.

City Attorney Zumpft stated a correction to the minutes of July 17th, 2020 to rephrase the paragraph about the Council Chambers being open.

Mayor Garry stated that the minutes of July 13th, 17th, and 27th, 2020 regular meetings would be approved as corrected.

Discussion and Approval to Award the Bid for the City of Yerington Water/Sewer Project.

City Manager Switzer stated the City of Yerington Water and Sewer Project will be financed through the USDA Rural Development and is the largest infrastructure project. The City Council will be considering to approve the Water and Sewer Project bids. Farr West Engineering, who collected the bid responses and will also be presenting the winning bid. Q & D Construction is also online to present.

Mayor Garry will entertain a brief presentation from both parties, Mr. Matt Van Dyne with Farr West Engineering and Mr. Jeff Bean with Q & D Construction.

Mr. Van Dyne with Farr West Engineering stated this is an important project and a big milestone for the City of Yerington and the USDA. Farr West Engineering received three qualified bids for this project with Q & D Construction being the lowest bidder. Farr West Engineering performed the internal due diligence reviews along with the USDA and the State required reviews. The State did approve all the reviews and supported an award for this project. Farr West Engineering has worked with Q & D Construction before and has a great track record. As the contract was written, the award will be awarded on the base bid amounts and will also consider the bid alternatives. The project will be bigger than what is presented within the bid documents.

City Manager Switzer stated a question was sent by email from Ms. Hillary O'Connell from Apex Utility Services. Is it ethical or appropriate to have the contractor inspect their own work or is it standard to have a third party inspect the work?

Mr. Van Dyne stated that Q & D Construction will not be inspecting their own work. Farr West Engineering will be providing two full time inspectors on site at all times. The USDA and NDEP requires the project to be signed off and certified by the engineer on record. Resumes have to be submitted to the State and the City for approval. All inspectors for Farr West Engineering have been approved by the USDA and the benefits includes Farr West Engineering being involved in the day to day of the project.

Councilman Bryant stated that three bids were received and he would like more information on the other two bidders. What deterred the City from the other two bidders? Mr. Van Dyne stated the three bids received were Q & D Construction, Aimes Construction and Harbor Company. This project is federally funded and still complies with the State of Nevada bidding laws which exceeds the \$100,000 threshold for a public open

bid, the law is to take the lowest responsible and responsive bidder. Which Q & D Construction provided the lowest bidder. To award the project, water and sewer funds are separated by the USDA and each base bid needed to be within those amounts. Q & D Construction met all requirements including the bid amounts. Aimes Construction met one bid amount but was too high on the water bid amount. Harbor Company was the highest bidder and exceeded both bid amounts. All three contractors are qualified to do the work but the factor was based on the lowest bidder within the base amounts.

Councilman Bryant stated that Q & D Construction is out of Sparks, Nevada and a quicker response time will be provided. Mr. Van Dyne stated yes, that is correct. Aimes Construction is out of Utah and Harbor Company is out of Las Vegas.

Councilwoman Catalano asked if the project will stay on a timeline or will there be delays with staffing? Mr. Van Dyne stated that once the notice of award is completed, the next step is the contracting and pre-construction phase. Scheduling and timelines will be provided and no concerns are present with Q & D Construction.

Mr. Bean, Vice President of Q & D Construction stated they look forward to building this project and providing a better infrastructure for Yerington. Mr. Bean stated regarding the schedule, a slow start will be present at first and is part of the design. Once more items are in place, Q & D Construction can start ramping up the project. The project will be attacked with a plan and a process.

Councilwoman Catalano asked if an outline can be provided to the Mayor and City Council in order to follow the progress on the project. Mr. Van Dyne stated Farr West Engineering will receive a schedule which will show the entire project and the initial plan. Between every three to four weeks, schedules will be updated and be provided to the City. Farr West Engineering can also attend the meetings to provide updates to City Council, if they wish. Councilman Bryant would like an update provided once a month, if possible.

Councilman Bryant made a motion to approve awarding the bid to Q & D Construction, seconded by Councilwoman Schunke. Mayor Garry asked for comments, waited two minutes, there were no comments and the motion carried unanimously.

Discussion and Approval of an Application for the Community Block Development Grant (CDBG) for the Boys and Girls Club of Mason Valley for \$125,000.00.

City Manager Switzer stated a discussion began about two weeks ago with the Boys & Girls Club of Mason Valley. They approached the City to augment a hybrid system of schooling and left a gap to students to continue a structured education. The Boys & Girls Club of Mason Valley requested to the City to submit a CDBG grant focused on child care. The City stepped in to apply the application needs and act as the recipient to include a sub-recipient being the Boys & Girls Club of Mason Valley.

A presentation was provided from Deputy Clerk/Grants Administrator Angela Moore. The total estimated cost of the project will be in the amount of \$154,000.00 with CDBG funding in the amount of \$125,000.00 under the urgent need category. The total

local in-kind amount is set at \$10,000.00 for administration costs and \$1,500.00 from donations to the Boys & Girls Club of Mason Valley. State funding from the Children's Cabinet includes the total amount of \$10,000.00. The type of project is community service with an emphasis on public health and safety. The pre-school program will benefit three to five-year old's with a total benefit to three to eighteen-year old's. The project will start in September 2020 with CDBG funding starting in October 2020. The scope of work includes help in funding for staffing, supplies, personal protective equipment (PPE) and technology. The application for the CDBG-CV project is due by the end of this week.

Councilwoman Catalano stated the funding being requested from CDBG was prior to the CARES Act funding in the amount of \$465,000.00 for these reasons. Deputy Clerk/Grants Administrator Angela Moore stated the funding from the CARES Act will not be used in the Yerington area and only in the Silver Springs and Dayton areas.

A presentation with a shared screen was provided from Mr. Travis Crowder and Mr. Nick Beaton with the Boys & Girls Club of Mason Valley. Mr. Crowder stated the CDBG funds and CARES funds are split up between municipalities. The Lyon Counties CARES Act funding is specifically to be used for entities outside of the cities; to be used for sites in Dayton and Silver Springs. The result to secure funding for the Dayton and Silver Springs areas details the funding from the CARES Act specifically.

Councilman Bryant asked Deputy Clerk/Grants Administrator Angela Moore, since the City is applying for this grant the funding is targeted to only apply to the Yerington site? Deputy Clerk/Grants Administrator Angela Moore stated yes, the City is the recipient of the funding but the Boys & Girls Club of Mason Valley is the sub-recipient and the funding will go to the Club in this case.

Councilwoman Catalano stated the Boys & Girls Club of Mason Valley is a definite asset to the community.

Mr. Crowder prepared a presentation. The number one piece of the project is the pre-school program with short-term as well as long-term effects. The Lyon County School District decided to no longer provide a pre-k program within the school this year due to the pandemic. The need to increase and continue the pre-school program will be year-round and grow the program to a couple of classes per day. The funding for this program would be about \$40,000.00 and the Boys & Girls Club of Mason Valley received a grant which funded them through the summer. The program included two classes of eight children each, which filled up very fast. The funding includes costs for supplies, staffing and PPE expenses. The Boys & Girls Club of Mason Valley will cover the remaining costs with CARES Act funding from the Children's Cabinet, which needs to be spent by December 31, 2020. CDBG funding will carry over to 2021 and will be very helpful to fund this program the full year. Some children do not have the necessary technology and this new learning curve will require access to technology. The technology labs currently are limited and more technology is going to be needed. Expanded hours for staffing to include year-round, extending from three to four hours per day to eleven hours per day instead. The fundraiser, the Night in the Country was cancelled this year, which had a huge impact on the Boys & Girls Club of Mason Valley.

Councilman Bryant made a motion to approve the application to the Community Block Development Grant (CDBG) for the Boys & Girls Club of Mason Valley in the amount of \$125,000.00, seconded by Councilwoman Schunke. Mayor Garry asked for comments, waited two minutes, there were no comments and the motion carried unanimously.

Discussion and Approval of Airport Hangar #414 Assignment of Lease From the City of Yerington to Brad Higgins.

City Manager Switzer stated late last year, the Civil Air Patrol donated hangar #414 to the City of Yerington. Per the City Ordinance, assignment of leases needs to be brought before the City Council for approval. The City owns the hangar building and the ground under it, but the hangar owner will maintain the building. The lease agreement fee will be for \$0.75 per square foot.

Councilwoman Catalano stated the agreement should state the owner cannot sublease within the contract? City Attorney Zumpft stated yes, within section nineteen of the contract. Councilwoman Catalano stated the owner then needs to come before the City Council for approval. City Manager Switzer stated yes, that is correct and to receive consent from the City Council also.

Councilwoman Catalano made a motion to approve of Airport Hangar #414 Assignment of Lease from the City of Yerington to Brad Higgins, seconded by Councilwoman Schunke. Mayor Garry asked for comments, waited two minutes, there were no comments and the motion carried unanimously.

Discussion and Update on the Yerington National Guard Armory.

City Manager Switzer stated COVID-19 testing was performed at the Armory over the weekend and the numbers or how many were tested have not come back yet.

A new Conveyance Agreement is currently in place and the agreement states for the City to take possession or ownership of the property and building of the Armory. Each month this agreement extends, the amount goes down as to what the City owes for the Armory. The Mayor will be signing the new Conveyance Agreement with the updated amount of \$211,144.82 and the closing date is August 31st. The City started this process nearly a year ago and the amount was close to \$232,000.00 to cover the federal funds with savings to the City of about \$2,000.00 a month. Currently, the City of Yerington is in escrow and the title company is researching to ensure the property has a clear title.

Councilman Bryant asked if the Police Department will be moving to the new building or staying at the current building?

City Manager Switzer stated the Police Department will stay in their current building. The Public Works Department will move into the building and modifications of some of the customer service areas to be done initially.

Additionally, current CARES Act funding was just received this morning and will be used to renovate the new City Hall building to help prevent COVID-19 or any viruses. A finite period of time to spend the funds or a plan to expend the funds is in place and any funds not spent need to be returned.

Mayor Garry stated August 31st should be the final date to close the Armory. City Manager Switzer stated the only issue that could hold this process up would be the title company.

Discussion and Approval of Bills Previously Submitted for Payment

Bills, Salaries and Vouchers:

Accounts Payable Checks	7-21-2020	32569 through 32597
	7-28-2020	32602 through 32621
Payroll Vouchers	7-27-2020	7302001 through 7302024
Payroll Checks	7-27-2020	32598 through 32599
Transmittal Vouchers	7-27-2020	7272001
Transmittal Checks	7-27-2020	32600 through 32601

Mayor Garry stated absent any objections, the bills previously submitted for payment would be approved as presented, no objections were made and the bills previously submitted for payment were approved as presented.

Public Participation

Mayor Garry asked for public comments, waited two minutes, there were no comments made at this time.

Department Reports

City Attorney Zumpft would like to congratulate Mr. Matt Van Dyne on awarding the bidder for the Water and Sewer Project. Mr. Van Dyne has been working many years on this project.

City Manager Switzer stated last Friday, a tour of Nevada Copper was provided and they are looking to ramp back up. Nevada Copper paused their mining, processing operations and are currently working on their infrastructure. Eighty-five employees and contractors are currently working for Nevada Copper. Expected by the end of this year, they are looking to have over 200 employees employed and working.

Over the weekend, an 8-foot-thick electrically cable was thrown down one of the man holes and worked its way into the sewer system. The City was able to locate and track the cable at the main lift station. The cable did not get intertwined with any of the pumps. Two pumps were replaced last year for a cost between \$8,500.00 to \$9,000.00.

The City of Yerington received the first allocation from the CARES Act in the amount of \$295,387.00. This amount is federally funded and needs to be used or fully committed by September 2020 before the second allocation could be requested. All funds need to be spent or planned to be expended by December 30, 2020 and needs to meet all Federal and State guidelines.

Councilwoman Schunke would like to thank the City of Yerington employees, the City Attorney, the City Manager and the Police Department.

Councilman Bryant agreed with Mayor Garry's sentiment that he would like to see everyone back in the Council Chambers. A tournament in town is set to take place this weekend with a busy weekend ahead. Staffing difficulties due the pandemic and to staff permits for weed clean up located at Mountain View Park by the playground equipment. City Manager Switzer stated the weed abatement issue will be looked into.

Mayor Garry stated a constituent called to complain and noted a house that people abandoned with sprinklers running twenty-four hours a day, seven days a week. Public Works Director Flakus contacted a Public Works worker and fixed the issue with a record time of ten minutes. Mayor Garry is grateful that the City of Yerington has business orientated workers.

There being no further business the meeting was adjourned.

Mayor of the City of Yerington

ATTEST:

Administrative Director/Interim City Clerk