

Yerington City Council Meeting
November 9, 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 (Council Chambers), Selena Catalano (Council Chambers) and Shane Martin (Via Telephone)
City Manager Robert Switzer (Via Zoom)
Chief of Police Darren Wagner (Council Chambers)
City Attorney Chuck Zumpft (Via Zoom)
City Clerk Sheema D. Shaw (Council Chambers)
Deputy Clerk/Grants Administrator Angela Moore (Council Chambers)

Absent: Public Works Director Jay Flakus and Councilwoman Terceira Schunke

Guests: Mr. Eric Anderson with Big Horn Consulting, Ms. Amy Miller with the Chamber of Commerce and the Northern Nevada Development Authority (NNDA), and Mr. Matt Van Dyne with Farr West Engineering

The meeting was called to order and roll call was reported by Mayor Garry. 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. The City is 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 City Clerk Shaw 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 comments with a wait time of two minutes and no comments were made at this time from the public.

Agenda Approval

Mayor Garry stated the agenda would be approved as presented unless there are any objections or corrections. No objections or corrections were made at this time and the agenda was approved as presented.

Minutes

The minutes of October 26, 2020 regular meeting to be approved at the next City Council meeting on December 14, 2020.

New, Renewal and Name Change Business License Applications

- A. David Prado dba Round Table Pizza, Pizza Restaurant, 174 W. Goldfield Ave. Ste. B Yerington, NV 89447 – Renewal after being revoked
- B. Neil DeLucenay dba Northstar Energy Management Nevada, LLC, Solar Operations & Maintenance, 51 Rio Robles San Jose, CA 95314 – New Single Project
- C. Angel G. Espitia Jr. dba Ocean Breeze Cleaning and Handyman Service, Cleaning and Handyman, 634 Hwy 95A East Yerington, NV 89447 – New
- D. Joshua Hargrave dba Powerhouse Retail Services, LLC, Commercial General Contractor, 812 S. Crowley Rd. Ste. A Crowley, TX 76036 – New Single Project
- E. Weston Espinoza dba Paragon Wall Systems, Inc., Drywall and Painting, 600 S. Taylor St. Fallon, NV 89407 – New Single Project
- F. Don Blunt dba Blunt Farms, Inc., Storing and Curing Hemp, 130 State Route 339 Yerington, NV 89447 - New

Councilman Bryant asked if all safety concerns have been resolved by the Fire Department in regards to Blunt Farms' business license. City Manager Switzer stated that the Fire Department has signed off regarding the safety concerns and approved of the business license for Blunt Farms.

Mayor Garry stated the business licenses would be approved unless there are any objections. No objections were made at this time and the business licenses were approved as presented.

Approve a Master Service Agreement and Sierra Flex IT Services Addendum with Sierra Computers to Provide Network Equipment for a one-time fee of \$1,225.00 and an Agreement for IT Services in the amount of \$1,200.00 per Month for the Yerington Police Department.

City Manager Switzer stated Sierra Computers does provide our current IT services as well as the same service to the Police Department. City Manager Switzer stated Sierra Computers will continue their IT services in the amount of \$1,220.00 a month with a one-time charge in the amount of \$1,225.00 for network equipment.

Councilman Bryant asked if Lyon County will be replacing services for the Police Department. City Manager Switzer stated that is correct. City Hall, Public Works and services to the Police Department will be provided.

Councilman Bryant asked if the City of Yerington could check locally instead of contracting a computer company out of Reno, Nevada. City Manager Switzer stated we could try, but is not aware of any computer services available within Yerington. City Manager Switzer also stated he is not aware of any deficiencies with Sierra Computers. Councilman Bryant stated this agreement is just shy of around \$3,000.00 and how long would the agreement be for? City Manager Switzer stated the agreement would be for the next year and is on an annual basis.

City Clerk Shaw stated the agreement used to be one document with all details combined but now the agreement would be a service agreement and a maintenance agreement. City Manager Switzer confirmed this agreement would be for one-year period.

Councilman Bryant would like to move forward with this agreement but hopefully in the future to bring this agreement locally. Councilwoman Catalano stated within Yerington, internet is available locally but does not have IT services to work on computers.

Councilman Bryant made a motion to approve a Master Service Agreement and Sierra Flex IT Services Addendum with Sierra Computers to provide network equipment for a one-time fee of \$1,225.00 and an agreement for IT services in the amount of \$1,200.00 per month for the Yerington Police Department, seconded by Councilwoman Catalano. Mayor Garry asked for comments, no comments were made at this time and the motion carried unanimously.

Approve a Master Service Agreement and Sierra Flex IT Services Addendum with Sierra Computers for Monthly IT Services for \$1,600.00 per Month for the City of Yerington.

City Manager Switzer stated this agenda item is similar to the previous item regarding the Master Service Agreements. The City of Yerington is currently paying for services from Sierra Computers in the amount of \$1,600.00 per month. This agreement would need to be approved in order to extend the agreement with no current fiscal impact on the City. The agreement will also extend to the new City Hall and will be the new location for services from Sierra Computers.

Councilman Bryant made a motion to approve a Master Service Agreement and Sierra Flex IT Services Addendum with Sierra Computers for monthly IT services for \$1,600.00 per month for the City of Yerington, seconded by Councilwoman Catalano. Mayor Garry asked for comments, no comments were made at this time and the motion carried unanimously.

Approve a Recommendation from the Planning Commission for a Special Use Permit Application. The Boys & Girls Club of Mason Valley Submitted a Special Use Permit Application for APN 001-113-01, Located at 119 N. Main St.

City Manager Switzer stated Mr. Eric Anderson with Big Horn Consulting will also be providing a presentation. The Boys and Girls Club of Mason Valley purchased the

property and will be building a childcare facility, which does require a special use permit. The Planning Commission did approve of the special use permit for the Boys and Girls Club of Mason Valley and is offering a recommendation for approval from City Council.

Mr. Eric Anderson with Big Horn Consulting stated the Boys and Girls Club for a childcare center. A special use permit is required by code for a new childcare facility. Within the application, a variance request of up to twenty percent variance on a setback. Per zoning regarding a setback, the code states up to twenty feet with twenty percent variance, this allows a sixteen-foot setback. The Boys and Girls Club of Mason Valley is trying to maximize the 2,500 square foot, single story building and the footprint with parking is sufficient. The plans are in compliance with the City of Yerington's code.

Mayor Garry asked how many staff might or will be working at any one-time? Mr. Anderson stated between four to six staff members will be working at one-time. There are three rooms that will be used for different age groups with a nurse on staff and will be in compliance with the State licensing requirements. Mayor Garry asked about parking. Mr. Anderson stated per City code, one parking space is needed per five children. There are thirty-five children and seven parking stalls will be provided. Boys and Girls Club staff will possibly need to park across the street and the parents would be using the parking lot to pick up the children. Mr. Anderson stated the original specifications was to work with Dollar General but they did not want to use their parking for the childcare facility. The Boys and Girls Club of Mason Valley will use the parking lot just for childcare parking and not at Dollar General to park or within the alley way.

Councilman Bryant wants to thank the Boys and Girls Club staff and state that childcare is very much needed right now. Councilman Bryant's main concern is the increased foot traffic that would take place along Main Street. All three centers of the Boys and Girls Club will be across the street from one another. A possible crosswalk light should be placed by Financial Horizons Credit Union to avoid the worst circumstances and to keep the children safe. Mr. Anderson stated the daycare will have infants and toddlers. Based on licensing requirements, the Boys and Girls Club of Mason Valley does not anticipate having the young kids crossing the street and the same for the teen center coming to the daycare facility. Councilman Bryant stated he appreciates the efforts but this is going to happen. A suggestion of increased patrols or enforcement by the City would be appreciated. Mayor Garry suggested extra enforcement or a crossing guard to help the children would be great.

Councilwoman Catalano made a motion to approve a recommendation from the Planning Commission for a special use permit application for the Boys and Girls Club of Mason Valley for APN 001-113-01 located at 119 N. Main St., seconded by Councilman Bryant. Mayor Garry asked for comments, no comments were made at this time and the motion carried unanimously; absent Councilwoman Schunke's vote.

Approve a Recommendation from the Planning Commission of a Zone Change Application. Eric & Jessica Stanger have Submitted a Zone Change Application for APN 001-011-40 Located at 190 Goldfield Ave. Par 2 to Change from C1 to C2 Zoning.

City Manager Switzer stated this agenda item was brought before the Planning Commission for the desire of a used car lot, which a C2 zoning will allow that type of activity. The Planning Commission did recommend approval of this action for a zone change.

Councilman Bryant stated the intention to change the zone is for Wild West Chevrolet to acquire this property. Councilman Bryant is employed by Wild West Chevrolet as the General Sales Manager and suggested to excuse himself. City Attorney Zumpft asked Councilman Bryant if he owns any shares with Wild West Chevrolet, Councilman Bryant stated no. City Attorney Zumpft stated Councilman Bryant is able to vote on this matter.

Mayor Garry stated a recommendation from the Planning Commission of a zone change application for Eric and Jessica Stanger for APN 001-011-40 located at 190 Goldfield Ave. Par 2 to change from C1 to C2 zoning would be approved as presented unless there are any objections or corrections. No objections or corrections were made at this time and the agenda was approved as presented.

Approve a Recommendation from the Planning Commission of a Master Plan Amendment Application. Eric & Jessica Stanger have Submitted a Master Plan Amendment Application for APN 001-011-40 Located at 190 Goldfield Ave. Par 2 to Change from Limited Commercial District to General Commercial District.

City Manager Switzer stated this recommendation amends the current Master Plan, which the City maintains for the different zoning areas from limited to general commercial district and to have this action occur at this location.

Mayor Garry stated a recommendation from the Planning Commission of a Master Plan Amendment application for Eric and Jessica Stanger for APN 001-011-40 located at 190 Goldfield Ave. Par 2 to change from limited commercial district to general commercial district would be approved as presented unless there are any objections or corrections. No objections or corrections were made at this time and the agenda was approved as presented.

Discussion on the Reallocation of Unexpected Coronavirus Funds.

City Manager Switzer stated the City received about \$592,000.00 in Coronavirus Relief funding. The staff provided a budget to City Council detailing the allocation. Public Relief Assistance was allocated in the amount of \$100,000.00 for residents within the city limits to assist with personal bills directly related to the Coronavirus. Up to \$1,200.00 would be available to the residents if relief is needed and the City would pay the bills directly. A brief update was provided about 3 weeks ago to City Council from City Manager Switzer. Currently, no applications have been approved to date and no valid applications have been submitted. Southwest Gas is offering a program that will give to agencies including the City that are behind on gas bills. Southwest Gas sent the City a list of

customers who need assistance with only four people needing the assistance. Of the four customers, only two within the city limits and the City will be helping those people. Some deadlines coming up regarding the funding are December 1st, for equipment purchases that helps mitigate Coronavirus issues as it relates to the City. December 30th, purchases for services to help with Coronavirus mitigation. City Manager Switzer asked what should the City do with the unexpended Coronavirus amount of about \$100,000.00? The City staff had a meeting and several approaches were brought up to help expend these funds. Number one is an Air Purification System at the new City Hall to be installed within the current HVAC system in the amount of about \$15,000.00 to \$20,000.00. This system will purify the air within the building, help with smoke mitigation, kill viruses and other viruses as well. City Manager Switzer stated absent any applications turned in by December 11th, approval from the State of Nevada was received and hazard pay was given the okay to move forward, if desired. How the hazard pay would be applied and what level would be needed would be determined later on, but the City could consider.

Councilwoman Catalano asked how the City is getting the word out to the public regarding the Public Relief Assistance. City Clerk Shaw stated flyers and information was given to the Senior Center, the Boys and Girls Club of Mason Valley, and the Food Pantry. City Clerk Shaw urged to please send people in the City's direction for assistance and information was shared as well with the Chamber of Commerce.

City Manager Switzer stated the City of Yerington posted information on the City's website and also on the City's Facebook page. A press release was issued outlining the scope and the program to the residents of the City of Yerington.

Councilman Bryant suggested to enhance the air purification at the new City Hall with appropriate air flow. City Manager Switzer stated those funds will be available but the City will only be in the current City Hall for only about six to eight weeks longer.

City Manager Switzer stated the City will be presenting an official agenda item at the first and only meeting in December to seek direction from the City Council.

Approve Amendment No. 2 of the Agreement Between the City of Yerington and Farr West Engineering for Professional Services for the Yerington Indian Colony Sewer Rehabilitation Project.

City Manager Switzer stated the City is anticipating agenda items regarding the Water and Sewer Project for any unanticipated issues or changes. As the project progresses, the agenda item reflects an amendment for the Indian Colony for engineering services by Farr West Engineering. Mr. Matt Van Dyne is present if any further direction is needed.

Mr. Van Dyne stated the background for the amendment is for the engineering portion that was not able to be submitted for reimbursement until now. To satisfy the amendment, the United States Department of Agriculture (USDA) has approved for funds appropriate to reimburse the extra work for engineering. A substantial amount of work

needed to be overcome with Bureau of Indian Affairs (BIA) permits, which is the reason for the additional work. Easements within the Colony for infrastructure was additional work as well and all these components were not anticipated, but the BIA did require all the steps. The BIA permitting process has been complete for about two years now. An amendment towards the City's project was needed to perform construction staking and survey. This agenda item is a continuance of the approval for the City's project, but could not bring forward the amendment until after the opening bid and a contractor was awarded. The USDA has given the City the green light to move forward and Mr. Van Dyne is happy to answer any questions.

City Manager Switzer stated for clarification, this agenda item is for the sewer portion of the project. The next agenda item is for the water portion of the project.

Councilman Bryant stated for the sewer final design portion, an amount of \$41,938.92 states it was overbudget, will a credit be added to make up for the under-budget portions? Mr. Van Dyne stated the differences in costs that have not been spent and items that still need to be spent or tasks that have not been completed. The bidding assistance was submitted as an amendment about a month and a half ago. Councilman Bryant asked if the final design preliminary portion is completed? Mr. Van Dyne stated the final design preliminary portion still has a project management component ongoing and will continue until the end of the project. The sewer side has about \$1,000.00 remaining and is pretty much complete and spent. The water side has about \$126.00 remaining and is pretty much completed.

Councilman Bryant made a motion to approve Amendment No. 2 of the agreement between the City of Yerington and Farr West Engineering for professional services for the Yerington Indian Colony Sewer Rehabilitation Project, seconded by Councilman Martin. Mayor Garry asked for comments, no comments were made at this time and the motion carried unanimously; absent Councilwoman Schunke's vote.

Approve Amendment No. 2 of the Agreement Between the City of Yerington and Farr West Engineering for Professional Services for the Yerington Indian Colony Water Rehabilitation Project.

Mr. Matt Van Dyne stated this agreement is about the same explanation as the previous but the water side is a little bit higher because of the Nevada Division of Environmental Protection (NDEP) permitting. Farr West Engineering received approval from NDEP about three and a half years ago for this project as a stand-alone project, not including the Colony portion. The NDEP required to cancel the permit, reapply for new a permit with a second review and corrections needed to make towards the Colony portion of the project. Additional permitting and redoing the NDEP process for approval caused the increase in the water portion compared to the sewer portion.

Councilwoman Catalano made a motion to approve Amendment No. 2 of the agreement between the City of Yerington and Farr West Engineering for professional services for the Yerington Indian Colony Water Rehabilitation Project, seconded by

Councilman Bryant. Mayor Garry asked for comments, no comments were made at this time and the motion carried unanimously; absent Councilwoman Schunke's vote.

Review Bills Previously Submitted for Payment

Bills, Salaries and Vouchers:

Accounts Payable Checks	10/21/2020	32885 through 32920
	10/27/2020	32921 through 32940
Payroll Vouchers	11/02/2020	11052001 through 11052020
Payroll Checks	11/02/2020	32941
Transmittal Vouchers	11/02/2020	11022001
Transmittal Checks	11/02/2020	32942

Mayor Garry stated the bills previously submitted for payment would be approved as presented unless there are any objections. No objections were made at this time and the bills previously submitted for payment were approved unanimously.

Public Participation

Ms. Amy Miller with the Northern Nevada Development Authority (NNDA) stated Lyon County did receive a grant from the Community Development Block Grant (CDBG) for the Walker River Economic Corridor Plan, which includes the City of Yerington. Preliminary meetings will be held this week and Ms. Miller will be reaching out to the community and businesses. This plan includes an economic development plan for Smith Valley, Yerington and Hawthorne. Mayor Garry asked City Manager Switzer if we are on board with this plan. City Manager Switzer stated yes, we are on board with this action and have supported the application process.

Councilman Bryant stated about a year ago, an agenda item was brought before City Council for an annual fee to NNDA and the process is starting.

Ms. Miller stated she is currently working on a certified set within the city limits for the Walker River Economic Corridor Plan. Ms. Miller does not currently have any parade applications for the Parade of Lights, please share the Facebook post.

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

Department Reports

Chief of Police Wagner stated a new hire for the Police Department will start a week from today, Eric Mendoza. Mr. Mendoza graduated from the Police Academy with a category one certificate and is also bilingual. Councilman Bryant verified that the Police Department is currently staffed at seven officers.

City Manager Switzer stated we continue to progress forward with remodeling the new City Hall. A crew of four individuals were hired to install sheetrock and drywall, with other activities including electrical work. All furniture has been purchased and the City is hoping to have it all completed by the first of the year. The Federal Aviation Administration (FAA) Master Plan work is moving along as well. Farr West Engineering is the firm working on the Master Plan for the Airport. The Water and Sewer Project is currently working on Mountain View Drive. An issue arose with Southwest Gas and relocating gas lines. The concern was if the City or Southwest Gas were responsible to pay to have the gas lines relocated. Southwest Gas is responsible to relocate those lines and pay for the relocation. The Interim Financing Bonds were approved and at the end of this week we will know of the amounts that will be rated. At the first City Council meeting in December, we are hoping to attend at the new City Hall in the gymnasium, in person. City Manager Switzer stated the heating system was updated a couple of years ago and will be sufficient for the meeting. The City will only turn on the utilities when the gymnasium is in use.

Mayor Garry stated before the next City Council meeting, Veteran's Day and Thanksgiving are approaching. Always be thankful to our veterans and what they do for our nation, the City is grateful to them. Thanksgiving is for giving gratitude and a special thank you to the City staff. Mayor Garry is grateful to the Public Works Department for everything that they do including the Water and Sewer Rehabilitation Project, snow removal, the new City Hall renovation, and replacing all the lights on Main Street.

There being no further business the meeting was adjourned.

Mayor of the City of Yerington

ATTEST:

City Clerk of the City of Yerington