

**Yerington City Council Meeting**  
**January 25, 2021 at 10:00am – City Hall**

The regular meeting of the Yerington City Council was held in the Council Chambers with social distancing guidelines in place with the following present:

Mayor John J. Garry  
Council Members Jerry Bryant, Selena Catalano, Terceira Schunke and Shane Martin  
City Manager Robert Switzer  
City Attorney Chuck Zumpft  
Chief of Police Darren Wagner  
Public Works Director Jay Flakus  
City Clerk Sheema D. Shaw  
Grants Administrator Angela Moore

Absent: None

Guests: Fire Chief Scott Draper with the Mason Valley Fire Department, Mr. David Ray, Mr. Ken Jacobsen, and Mr. James King

The meeting was called to order and roll call was reported by Mayor Garry. The Pledge of Allegiance was led by Mr. David Ray.

Mayor Garry opened the meeting stating that the Council Chambers are now open for public gatherings and meetings.

**Public Participation**

Mayor Garry asked for comments, no comments were made at this time from the public.

**Agenda Approval**

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

**Minutes**

Mayor Garry stated the minutes of January 11, 2021 regular meeting would be approved as presented unless there are any objections or corrections. Corrections were made and the minutes of January 11, 2021 were approved as corrected.

Approval to Sale the Former City Hall Located at 102 S. Main Street, Yerington Nevada to the Yerington/Mason Valley Fire Protection District.

City Manager Switzer stated that the prior City Hill located at 102 South Main Street shared a parking lot with the Mason Valley Fire Department. The parking lot parcel is owned by the Mason Valley Fire Protection District. The City owns one parcel and the Mason Valley Fire Department owns another parcel, that share a common wall. The City was added as co-owner of the parcel owned by the Mason Valley Fire Protection District.

City Manager Switzer stated the City has a few options, the City could list the property and sell it on the market as a zone C2 listing with no legal parking. Over the decades, the Mason Valley Fire Protection District loaned the parking lot to the City. The relationship has been positive over the years and decades. One issue relates to the property at 11 Pacific Street with APN number 001-222-17. The City of Yerington is a co-owner for the property because of the common wall between the prior City Hall and the Mason Valley Fire Protection District property. A discussion was held with elected officials and a decision was made that once the City vacated to property, the City will either sell, donate or transfer the property to the Mason Valley Fire Protection District. The property does not have parking rights with the building, which limits the use as a commercial building. The Mason Valley Fire Protection District is eager to transform the prior City Hall property into a museum. City Manager Switzer stated the City would like to transfer the property to the Mason Valley Fire Protection District and this action would greatly benefit the community.

Fire Chief Draper stated the Mason Valley Fire Protection District's main goal is to preserve the history of the City of Yerington. The building was built in 1927 as a City Hall and a Fire Station. Fire Chief Draper would like to restore the building before 2027 with the Fire Department history and before the centennial celebration. The Mason Valley Fire Protection District would not like to see another commercial business to use the prior City Hall.

Councilwoman Catalano asked Fire Chief Draper if the fire truck located at the Lyon County Museum would be transferred to the prior City Hall for display. Fire Chief Draper stated no, the fire truck will not be transferred. The Mason Valley Fire Protection District's building was built in 1954. The City of Yerington bought a 1954 Pontiac Chief ambulance. The Mason Valley Fire Protection District will be restoring the ambulance and would like to put it on display at the property of the prior City Hall.

Councilman Bryant asked if City Council would be fine doing a transfer to the Fire Department at no cost with a clause stating the property would revert back to the City if the Mason Valley Fire Department no longer had a use for it.

City Attorney Zumpft stated the City does not have any mortgage obligations with the property. City Manager Switzer stated the City of Yerington has no financial obligations towards the property, but the current utility bills.

Councilwoman Catalano stated the property was originally purchased by the City of Yerington at a cost of \$1.00, correct? City Manager Switzer stated he is unsure of the original purchase price, but does have copies of the deeds showing a \$1.00 transfer.

Councilwoman Catalano stated once the transfer takes place, the City would be removed as the co-owner of 11 Pacific Street. City Manager Switzer stated that is correct.

Mayor Garry stated the City of Yerington has a great relationship with the Mason Valley Fire Department and the transfer should be made available to the Fire Department in the amount of \$1.00 with the City clear from the books.

City Manager Switzer stated the relationship has extended out to the new, current City Hall building with the Mason Valley Fire Department helping the City with the move. Chief Draper has also completed some work within the new City Hall building with the trim around the new, front customer service window.

Mayor Garry stated the Mason Valley Fire Department will also be helping with the landscaping at the new City Hall property. Chief Draper stated the landscaping is in the process. Councilwoman Schunke stated the property started at the Fire Station and should end as the Fire Station.

City Manager Switzer stated the motion should include the sale of 11 Pacific Street as well as this transaction, being in the best interest of the City of Yerington. City Attorney Zumpft stated the revision clause will take care of the transfer of APN number 001-222-01 and should remove the City from co-owner of APN number 001-222-17, without having to state both APN's. Chief Draper stated the title company would like APN number 001-222-17 within the revision clause to clear the title of the co-owner status.

Councilman Bryant made a motion to approve the transfer in the amount of \$1.00 for APN number 001-222-01 from the City of Yerington to the Mason Valley Fire Protection District with a revision clause. The revision clause states if the Mason Valley Fire Protection District would like to sell the property later on, the property will be reverted back to the City of Yerington. The City of Yerington will be removed from any deeds relating to APN number 001-222-17 and the Mason Valley Fire Protection District will be the sole owner. The motion was seconded by Councilwoman Catalano. Chief Draper stated the Mason Valley Fire Department will make the City of Yerington very proud. Mayor Garry asked for comments, no comments were made at this time and the motion carried unanimously.

Approval for the Park Avenue Right-of-Way Dedication for APN Numbers; 001-171-10, 001-171-16 and 001-171-17.

City Manager Switzer stated the action is for the acquisition of Park Avenue for the use of street access. One parcel is owned by Lyon County and the other parcel is owned by the Nevada Rural Housing Authority. The Right-of-Way details approval from Lyon County and the Nevada Rural Housing Authority to the City of Yerington. City Manager Switzer stated the action today is to acquire the property for the City of Yerington to have

access and rights towards Mountain View Park. The Right-of-Way should be owned by the City of Yerington for maintenance purposes.

Mayor Garry asked if the other parties have agreed to this Right of Way. City Manager Switzer stated he is unsure of the current status, but believes both entities are on board with the process.

Councilman Schunke made a motion for approval of the Park Avenue Right-of-Way Dedication for APN numbers 001-171-10, 001-171-16, and 001-171-17, seconded by Councilman Martin. Mayor Garry asked for comments, no comments were made at this time and the motion carried unanimously.

#### Discussion on the Financial Statement (FS-10) for Fiscal Year 2020-21.

City Manager Switzer stated the City has completed six months of the current fiscal year. On page four states the revenues over the expenditures year to date in the amount of \$184,728.97 having a positive balance. The unappropriated ending fund balance is in the amount of \$940,610.02 for the revenues over the expenditures. On page eight begins the expenditure side of the General Fund. The City should be right at fifty percent for the expenditures, a problem area was found and the percentage should be under 53.2% for administration for City Hall. Mr. Scarani and City Manager Switzer would like to augment the budget by April or May of 2021 relating to the Coronavirus Relief funding, which will be found within the general budget.

Councilman Bryant asked City Manager Switzer of the numbers currently for the expenditures and revenues. City Manager Switzer stated that the expenditures change daily with the end term of the document going to December 31<sup>st</sup>. Councilman Bryant stated the revenues should be between fifty and eighty percent. City Manager Switzer stated the revenues are good. City Manager Switzer also stated for every dollar not budgeted gives City Council the ability to increase the budget, then City Council can come up a decision on the amount.

Councilwoman Schunke asked if the expenses were unexpected. City Manager Switzer stated as of February of last year, the City had no idea of the Coronavirus Relief funding. The funding was provided based on the pandemic and the shut down of the economy. The General Fund expenditures are provided on page eight. On page nine shows the Police Department, the Fire Department, and Municipal Court are all within budget. On page ten details the Airport at a 67.2% and the main reason is the purchase of aviation fuel. The percentage will be reduced as the time goes by and the revenue amount will increase. A return will be given back to the City with the purchase of aviation fuel. On page twelve shows the expenditures versus the budget in the amount of \$882,355.99, which is about 39.9% of the budget. On page fourteen shows the Water Fund with revenues over expenditures year to date in the amount of \$199,838.02, which is a positive balance. On page seventeen shows the Sewer Fund with revenues over expenditures year to date in the amount of \$165,381.62, which is also a positive balance.

Councilman Bryant asked if the current balance does not reflect the \$200,000.00 from the investment pool about a month or two ago. City Manager Switzer stated the last transaction that was added to the investment pool was in the amount of \$1,000,000.00. The balance is not at \$6,000,000.00 plus interest the City is earning. City Manager Switzer stated the amount of \$200,000.00 will be followed up on.

#### Review Bills Previously Submitted for Payment

Bills, Salaries and Vouchers:

Accounts Payable Checks	01/12/2021	33218 through 33236
	01/13/2021	33237
Payroll Vouchers	01/11/2021	1142101 through 1142120
Payroll Checks	01/11/2021	33216
Transmittal Vouchers	01/11/2021	1112101
Transmittal Checks	01/11/2021	33217

Councilwoman Schunke made a motion to approve the bills previously submitted for payment, seconded by Councilman Martin. Mayor Garry asked for comments, no comments were made at this time and the motion carried unanimously.

#### Public Participation

Mayor Garry asked for comments, no comments were made at this time.

#### Department Reports

City Attorney Zumpft stated he would like to send congratulations with the new City Hall building.

Mayor Garry stated he will have regular hours on Wednesdays at the new City Hall building all through February.

Chief of Police Wagner stated a patrol vehicle was involved in a traffic incident with no injuries. The vehicle did sustain damages and is being investigated by Lyon County officers. Councilwoman Schunke asked if this the second vehicle involved in an accident recently. Chief Wagner stated no, the accident recently was involving one of the Lyon County vehicles. Another vehicle accident for the Yerington Police Department occurred but occurred over a year apart. Mayor Garry stated he is happy the officer is okay and was not injured.

Public Works Director Flakus stated the time has come to get ready for the ball fields. The City will decide on a meeting date to discuss the dates with the COVID-19 issues that need to be addressed. Some COVID mitigation would include capacity levels on the fields. Just like last year, the City will generate a schedule for use of the different facilities and ball fields. Mayor Garry asked about the new restroom and if it is up and running. Public Works Director Flakus stated the Mountain View Park restroom is closed due to vandalism. The Veteran's Park restroom is almost ready to go, the concrete still needs to be poured around the building to ensure the City has ADA compliance. Mayor Garry asked if any construction issues have arisen regarding the Water and Sewer Project. Public Works Director Flakus stated the Water and Sewer Project is a very challenging project and a lot of issues might arise but the City will get those sorted out. Public Works Director Flakus stated more excitement will happen when the Water and Sewer Project moves to Main Street.

City Manager Switzer stated the City will continue the move including the final items to be installed, a smartboard for digital presentations in the Council Chambers and the audience, with small issues being worked out right now. The City of Yerington's staff has stepped up and City Manager Switzer would like to commend all the employees. City Manager Switzer stated starting this week is the budgetary process and the City will be putting together information. On February 15<sup>th</sup>, the preliminary figures from the State will be provided and the City will know of the funding that will be received for the next fiscal year.

City Clerk Shaw stated the City will be setting up committee meetings in mid-February. The meetings that need to occur are for the Animal Shelter, Planning Commission, Administration, and Public Safety Committee.

Councilwoman Schunke asked about the Animal Shelter donations. City Clerk Shaw stated the donations have come in much higher. The cans for donations are brought in monthly and are being reported to the City of Yerington.

Councilman Bryant asked if the Public Safety Committee meeting can be pushed back to March. Councilman Bryant stated he has been receiving some concerns from the public including the lights at Mountain View Park. A revision to the park hours were changed for the park to be closed at dusk with the lights to turn off. Public Works Director Flakus stated the lights are on a timer to be automatically turned off around 11:00pm, but the timer is not working properly and he will look into the issue. Councilman Bryant stated the City needs to address the street lights for the City and the lights are needed the month in the winter months. Public Works Director Flakus stated any street light is maintained by NV Energy. The City does not have the capability to keep up with those lights. Councilwoman Schunke asked if the street lights are for neighborhoods? Councilman Bryant stated the residences around South Street and how dark the neighborhood is around that area. City Clerk Shaw stated any complaints that are reported to the City are then reported to NV Energy. NV Energy then provides a report to the City of the lights that were fixed and if the job was completed. City Clerk Shaw stated the City does not currently have any complaints of any street lights within Yerington that need to be

replaced or fixed. City Manager Switzer stated a City employee is in charge of keeping a list of any street light outages, then the list is submitted to NV Energy. Councilman Bryant stated he would like complement Public Works Director Flakus. Thank you for your work and the City is lucky to have Public Works Director Flakus. Councilman Bryant stated the Lyon County Board of Commissioners will be hosting a special meeting this Thursday at 8:30am to declare a state of emergency. Councilman Bryant stated at the special meeting, Lyon County will discuss the financial state of emergency relating to the COVID-19.

Mayor Garry would like to include a note of gratitude to the City, the Mason Valley Fire Department, and the department heads for putting in a lot of extra hours for the City's move to the new building. The City is working towards a dedication ceremony for the new City Hall. The new City Hall building will be named after General Robert T. Herbert. Mr. Herbert is aware of this honor and is absolutely honored. The ceremony will be a great historical event for the City of Yerington.

There being no further business the meeting was adjourned.

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Mayor of the City of Yerington

ATTEST:

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City Clerk of the City of Yerington