

Yerington City Council Meeting
February 22, 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: Mr. David Ray, Mrs. Amy Miller with Northern Nevada Development Authority (NNDA), Mr. Eric Anderson with Bighorn Consulting, Mr. Ken Jacobson, Mr. Frank Pizzo, Mr. Ron Hoard, Mr. James Mikudik, Ms. Donna Short, Mr. Dave DeGrendele, Mrs. Deb DeGrendele, and Fire Chief Draper.

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

Public Participation

Ms. Donna Short stated she had some concerns including:

- Trash and lack of trash cans at Veteran's Park
- Suggested no use of pesticides when weed spraying
- Beautification needs to be applied to the City and the Airport
- The removal of the cattails in the pond at Mountain View Park

Mayor Garry stated the City has a Public Works Committee and the committee will then bring the issue to City Council for final approval. Mayor Garry asked for any other comments and no comments were made at this time.

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. Mayor Garry stated agenda item number nine will be the next discussion item due to time constraints.

Possible Approval to use Covid-19 Funding for the Yerington Food Bank to Purchase and Install a Carport for Drive-thru Distribution of Food items to the Community.

Mr. Frank Pizzo represents the Yerington Food Pantry and he was present to provide a presentation. The Food Pantry is in need of items with bids provided. The Food Pantry has helped about four hundred families per week. An issue currently is no coverage to protect the food and the workers from the elements. A bid was received from Mr. Everett Triplett for a carport. A bid was also received from Mr. Skip Hayden for concrete work under the carport and to patch the leak on the roof. Mr. Pizzo stated a family's size varies by number and he has submitted the bids to the City. Mr. Pizzo stated this opportunity is a big plus to the City and also the community. The Yerington Food Pantry and community desperately needs the help.

City Manager Switzer stated a memo was provided to City Council. The City's staff have reviewed the proposal and would suggest one of several actions to be approved:

1. Purchase a carport only in the amount of \$3,250.00
2. Purchase a carport and concrete pad in the amount of \$9,450.00.
City Manager Switzer stated this option does qualify for COVID funding grant money the City has received.
3. No action at all

Mayor Garry stated he would like to praise the Yerington Food Bank for the work that is performed there and applauds all the work put in and the time spent for the community.

Councilman Bryant stated it appears the Food Pantry is working in a tight space. Mr. Pizzo stated the concrete pad for the carport would make it easier to have the community drive-thru the event. The carport provides coverage to the food, the workers, and the community. Zach's Tree Service dumped their tree trimmings in the driveway for the community. Councilman Bryant stated he notices the cars on Bridge Street getting backed up and how Mr. Pizzo plans to alleviate that issue. Mr. Pizzo stated the Food Pantry has that issue pretty well dialed in and people are in and out quickly.

Councilwoman Catalano asked if the location for food pick up is currently where it is now. Mr. Pizzo stated the location will not block Bridge Street and the community will not use that area to back up. Mr. Pizzo stated the community will come in from West Street and will continue all the way through. Councilwoman Catalano asked if the food distribution is where the U-HAUL trucks used to be and who owns the property where the Yerington Food Pantry is. Mr. Pizzo stated Ace Hardware owns the property and the Yerington Food Pantry has permission from the owner to make these changes. The owner of the property has given Mr. Pizzo a letter of recommendation. Mr. Pizzo also stated no rent is collected from the Yerington Food Pantry for the use of the property.

Councilwoman Catalano asked the City Attorney Zumpft if anything else is necessary besides the letter of recommendation, to construct a building cover. City

Attorney Zumpft stated a letter of recommendation is not sufficient alone. Councilwoman Catalano stated to Mr. Pizzo to talk to Ace Hardware in order to acquire more than the letter of recommendation. Councilman Bryant stated since the project will be funded through the CARES Act funding, he would recommend approval.

Mayor Garry stated he wouldn't usually entertain an agenda item like this, but COVID funds are available and he fully supports it.

Councilwoman Schunke stated most people who help at the Food Pantry volunteer and the community is in a better place because of the Food Pantry.

Councilwoman Catalano stated the Food Pantry is a blessing and the community would be in dire need if we didn't have the workers to provide to the community.

City Attorney Zumpft stated the Food Pantry needs approval to build with a permit or permits.

Councilman Bryant made a motion to approve up to \$9,450.00 to fund the carport and the concrete pad to help support the Yerington Food Pantry contingent on getting all the legal documents, seconded by Councilman Catalano. Mayor Garry asked for comments, no comments were made at this time and the motion carried unanimously.

Minutes

Mayor Garry stated the minutes of February 8, 2021 regular meeting would be approved as presented unless there are any objections or corrections. No corrections were made and the minutes of February 8, 2021 were approved as presented.

Recommendation from the Yerington Planning Commission to Approve a Special Use Permit. Peri and Peri, LLC Intends to Construct Eleven (11) Additional Housing Units and Two (2) Laundry Facilities at 54 N. Hwy 95A, APN 001-561-07.

Mr. Eric Anderson with Bighorn Consulting was present to give a presentation about the special use permit for Peri and Peri, LLC. The final phase for labor housing, which was approved by City Council back in 2014. The location for the labor housing is ideal because it is in close proximity to the sheds. The labor housing uses City water and sewer.

Mr. Anderson stated per Fire Chief Draper, new fire hydrants need to be installed to achieve OSHA requirements. The request of the special use permit is for the labor housing and the laundry facilities. Peri and Peri, LLC is looking to build four of the housing units this year. A drainage plan was developed to protect the stormwater drainage. Included within the drawing are landscaped areas and common areas for the laborers. The area to the east is for a pick up and drop off zone for the workers. Also, within the drawing, shows a parking area to be provided to for the full occupancy of the workers. Peri and Peri, LLC secured an easement on McCloud Street off of Highway 95A.

Councilwoman Schunke asked how many additional laborers do you anticipate in each building. Mr. Anderson stated one hundred and twenty laborers per building, per OSHA requirements. Peri and Peri, LLC will provide the workers with an open area to have bunk beds.

Councilwoman Catalano asked if Peri and Peri, LLC will be relocating employees or are the employees additional. Mr. Anderson stated they employees are additional. Councilman Bryant stated that's a lot of people in one spot.

Chief of Police Wagner stated transportation would be the biggest issue, but does not see a problem. Peri and Peri, LLC also has their own security to handle issues that may arise.

Mr. Anderson stated the labor housing will only be occupied four months out of the year for the seasonal laborers. Mayor Garry asked if the labor housing can only be used for the laborers. Mr. Anderson stated yes and per all the standards of OSHA.

City Manager Switzer stated the agenda item is not an approval to built but to continue with the special use permit, which the Planning Commission did approve.

Councilwoman Schunke made a motion to approve a special use permit to Peri and Peri, LLC constructing eleven additional housing units and two laundry facilities at 54 N. Hwy 95A, APN 001-561-07, seconded by Councilwoman Catalano. Mayor Garry asked for comments, no comments were made at this time and the motion carried unanimously.

Recommendation from the Yerington Planning Commission to Approve a Reversion to Acreage by the Applicant George R. Dini and Deborah M. Dini Revocable Trust. Applicant has Submitted a Reversion to Acreage Application for Parcels 001-101-20 and 001-111-10.

City Manager Switzer stated the Dini Revocable Trust applied for a reversion to acreage pertaining to two parcels. The Planning Commission reviewed the application and also approved. Mr. and Mrs. Dini would like to make a revision to two parcels by converting to one parcel. The property will then be utilized as a garage or a workshop. A residential or R1 zone, requires a reversion to acreage application to make any changes to a property.

Councilwoman Catalano made a motion to approve a reversion to acreage by the applicant George R. Dini and Deborah M. Dini Revocable Trust. Applicant has submitted a reversion to acreage application for parcels 001-101-20 and 001-111-10, seconded by Councilwoman Schunke. Mayor Garry asked for comments, no comments were made at this time and the motion carried unanimously.

Possible Approval on Quote from Marraccini's Plumbing, Heating and Cooling, Inc. for a Water Heating System not to Exceed \$6,000.00.

City Manager Switzer stated one issue with the new City Hall, originally the building was occupied by the National Guard for the soldier's use and the boiler is about five hundred gallons. The boiler would cost a lot of money to heat on a regular basis for a staff of eight to ten. City Manager Switzer would recommend to approve a smaller hot water system. The first option is the tankless system, which is on demand water. The second option is the 50-gallon tank system, seen in a business or residential building. The costs are about the same for both systems. City Manager Switzer would recommend the tankless system. Marraccini's Plumbing, Heating and Cooling, Inc. would cap off most of the showers unless the community has a wide emergency. In an emergency situation, Marraccini's Plumbing, Heating and Cooling, Inc. would have the ability to open the showers and boiler very quickly.

Councilman Bryant made a motion to approve a tankless water system not to exceed \$6,000.00, seconded by Councilman Martin. Mayor Garry asked for comments, no comments were made at this time and the motion carried unanimously.

Possible Approval of a Quote from Marraccini's Plumbing, Heating and Colling, Inc. to Replace the Heating/Cooling Unit on top of the Gym for a Total Price of Twenty-Four Thousand Ninety-Six Dollars (\$24,096.00) to be Paid From CARES Act Funding.

City Manager Switzer stated a memo was provided to City Council. The City has made numerous service calls and no parts are available for this type of unit. Marraccini's Plumbing, Heating and Cooling, Inc. had to piece together some components to keep the unit running. City Manager Switzer stated he came into the gym one morning to check the temperature for an event later that afternoon, the temperature was only at 53 degrees. City Manager Switzer would recommend purchasing a new unit, with installation and a crane included within the proposal.

Councilwoman Catalano asked if a filtration system will be included to help the spread of viruses. City Manager Switzer stated the existing filtration system will be installed within the new unit.

Councilwoman Catalano made a motion to approve a quote from Marraccini's Plumbing, Heating and Cooling, Inc. to replace the heating/cooling unit on top of the gym, not to exceed \$25,000.00 to be paid from CARES Act funding, seconded by Councilwoman Schunke. 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 news for the Financial Statement have been encouraging since July of last year to July of this year. On page four displayed on the bottom of the page is the financial health of the fund. Revenue over expenditures are in the amount of \$211,284.41 with an ending fund balance in the amount of \$967,165.46, as of January 31st.

City Manager Switzer stated the City is continuing to receive consolidated property tax revenue, at budget or below budget. Figures were received from the State of Nevada with an increase in property tax revenue. City Manager Switzer stated one reason might be because of Nevada Copper coming on board, which helped the City financially. Page sixteen shows the Water Fund at budget with a percentage of 50.4 at the end of January 2021. Fifty-nine percent of the fiscal year has elapsed and the Water Fund is looking strong with ending fund balance in the amount of \$813,289.45 as of the end of January 2021. Page twenty shows the Sewer Fund at budget with a percentage of 52. at the end of January 2021, which is under budget. The Water and Sewer Fund have not been affected because of the interim financing we received for the Water and Sewer Project. The bond sale financed up to \$34 million. The City writes checks against the interim financing. At the end of project by April next year, United States Department of Agriculture (USDA) will fund the City off of the interim financing and the 40-year loan will start at that point. Page twenty-one shows the Fixed Asset Acquisition Fund, which displays revenues from CD's accounts. The fund also shows the payment for the new City Hall building in the amount of \$213,000.00. City Council approved of the phase one project for the new City Hall facility in the amount of 100,000.00. The balance spent is in the amount of \$425,784.52 as of the end of January 2021.

Public Participation

Ms. Short asked how much did the City receive for the CARES Act funding. City Manager Switzer stated about \$591,000.00. Ms. Short asked how much funding is left over. City Manager Switzer stated about \$75,000.00 remaining in CARES Act funding. Ms. Short asked how long does the City get to keep it. City Manager Switzer stated the City has until December 31st of this year to use the amount. Ms. Short asked if the City has to spend it. City Manager Switzer stated yes, or the City will have to write a check to the State of Nevada for remaining funds not used. Ms. Short mentioned she talked to Mr. Ron Hoard with the Food Pantry and Ms. Short suggested the City to offer one of the outside buildings at City Hall to the Food Pantry, free of charge for a drive-thru event.

Mr. Dave DeGrendele stated for the COVID money, the City can always use more vehicles for the Police Department or the Fire Department. Mr. DeGrendele would not advise spending money on private property and the City should receive the money back from the land owner. Mr. DeGrendele stated the discussion from the public should go back to how it was before and offer public participation after each agenda item. City Manager Switzer stated discussion from the public after each agenda item is not required. The only requirement is to have public comments before and after the meeting. Mr. DeGrendele stated he is more apt to share information after each agenda item and the City should ask the public for their input.

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

Department Reports

Chief of Police Wagner stated he would like to provide an update on the vehicle situation. The vehicle was moved to a different body shop because the first shop was not licensed to do the repairs. The new body shops estimate is around \$4,000.00 and the vehicle should be back within two weeks.

City Manager Switzer stated last week, the Federal Aviation Administration (FAA) offered to send the City a grant in the amount of \$13,000.00. The City then applied for the grant within one day. The City also has the Master Plan in the amount of \$300,000.00 with the FAA. A Kiss and Drop event are pushing forward with the Lyon County School District and discussions included a way to provide a better pick up and drop off zones for the children.

City Clerk Shaw stated the City had two committee meetings last week, the Public Works Committee meeting and the Administration Committee meeting. A few items will be making it to City Council for discussion and approval. The Public Safety Committee meeting is scheduled for March 17th at 1:00pm.

Councilman Bryant stated at the Public Works Committee meeting, things went well and he would like to commend Public Works Director Flakus' team. The restrooms at Mountain View Park have been a project because of how the community treats the facility. The City staff has really helped and supported youth sports for the children this year.

Councilwoman Catalano stated if the public does have any questions about how the COVID funding is being utilized, please always ask.

Mayor Garry stated Happy George Washington's birthday today. Mr. Washington was the commander of the revolutionary war forces. If we did not have Mr. Washington, we wouldn't have a nation.

There being no further business the meeting was adjourned.

Mayor of the City of Yerington

ATTEST:

City Clerk of the City of Yerington