

Yerington City Council Meeting
August 9, 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, and Shane Martin
City Manager Robert Switzer (Via Telephone)
City Attorney Chuck Zumpft
Public Works Director Jay Flakus
Chief of Police Darren Wagner
City Clerk Sheema D. Shaw
Building Official Joel Brown
Grants Administrator Angela Moore

Absent: Councilwoman Terceira Schunke

Guests: Mr. Matt Van Dyne, Ms. Kristi Thompson, Mr. David Ray, Mr. Travis Crowder, Mr. Dave DeGrendele, Ms. Deb DeGrendele, Mr. Ken Jacobsen, and Mr. Greg Pollock

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

Public Participation

Mayor Garry asked for 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.

Minutes

Mayor Garry stated the minutes of July 26, 2021 regular meeting would be approved as presented unless there are any objections or corrections. No corrections were made and the minutes of July 26, 2021 were approved as presented.

New, Renewal and Name Change Business License Applications

A. Michelle Debra Jackson dba Hemlock Tattoo Studio, Tattoo Studio, 120 Bovard St. Yerington, NV 89447 - New

- B. Andrew Peake & Greg Pollock dba Battle Born Hydro Cleaning, RV Tank Cleaning, 815 W. Bridge St. Sp. O Yerington, NV 89447 – Mobile - New
- C. Lawrence Allen Brown dba Greenfield Project Development Services, LLC, Consulting for NV Copper, 101 Brassie Ct. Yerington, NV 89447 - New

Councilman Bryant stated his concern with the business license for Battle Born Hydro Cleaning, RV Tank Cleaning would be what they plan to do with the disposal and if any concerns are present from the Public Works Department. Public Works Director Flakus stated a conversation has not been discussed about the disposal with Battle Born Hydro Cleaning. The company cannot use a public RV dump for the disposal. Mayor Garry stated the businesses licenses would be approved as presented with a discussion on disposal with Battle Born Hydro Cleaning. No objections were made and the business licenses were approved as presented with a discussion on disposal with Battle Born Hydro Cleaning.

Approve a Boundary Line – The Applicants, the Lyon County School District and the David H. Fulstone and Angelina M. Fulstone 1978 Trust are Proposing to adjust a common property line between their two Parcels in Support of the Future Location of the New Boys and Girls Club of Mason Valley Daycare Center Located at 230 North Main Street. The Two Subject Parcels Owned by the Applicants are Located within the City of Yerington and are as Described in Grant Bargain and Sale Deeds

Mayor Garry stated the Yerington Planning Commission did approve of the boundary line adjustment.

Councilman Bryant stated with the new stop light on Pearl Street and Main Street, does the Boys and Girls Club expect more traffic for the daycare facility. Does the Boys and Girls Club planning to add additional crosswalks. Mr. Travis Crowder, director of the Boys and Girls Club stated traffic for the daycare will be on the back side of the property in the alleyway and the children will not be crossing Main Street. Councilwoman Catalano asked if the parking issue was resolved. Mr. Crowder stated an increase in parking spaces will be given for staff and parents due to the larger property.

Councilman Bryant made a motion to approve the boundary line adjustment for the Boys and Girls Club of Mason Valley Daycare Center as presented, seconded by Councilwoman Catalano. Mayor Garry asked for comments, no comments were made and the boundary line adjustment for the Boys and Girls Club of Mason Valley Daycare Center was approved unanimously.

Approve a Special Use Permit Application for Daycare Center Located at 230 North Main Street.

Mayor Garry stated the Yerington Planning Commission did approve of the Special Use Permit application.

Councilwoman Catalano made a motion to approve a Special Use Permit application for the Daycare Center located at 230 North Main Street, seconded by Councilman Martin. Mayor Garry asked for comments, no comments were made and the Special Use Permit application was approved unanimously.

Approval of Resolution 2021-04; A Resolution of the City Council of Yerington, Nevada Providing for the Transfer of the City's 2021 Private Activity Bond Volume Cap to the Nevada Rural Housing Authority; and Other Matters related thereto.

Mayor Garry stated the action is performed on an annual basis to transfer an amount of \$191,417.55 from the City of Yerington to the Nevada Rural Housing Authority.

Councilman Bryant stated the money will stay local and helps provide assistance for housing in our specific area.

Councilman Bryant made a motion to approve of Resolution 2021-04; a Resolution of the City Council of Yerington, Nevada providing for the transfer of the City's 2021 Private Activity Bond Volume Cap to the Nevada Rural Housing Authority; and other matters related thereto, seconded by Councilwoman Catalano. Mayor Garry asked for comments, no comments were made and Resolution 2021-04 was approved unanimously.

Approve a Cooperative Agreement for Election Services Between the City of Yerington and Lyon County.

City Clerk Shaw stated the agreement will provide additional help and Lyon County will waive the fees for the election services. Councilwoman Catalano stated the election services will be in good hands with Lyon County.

Councilwoman Catalano made a motion to approve a cooperative agreement for election services between the City of Yerington and Lyon County, seconded by Councilman Martin. Mayor Garry asked for comments, no comments were made and the cooperative agreement for election services was approved unanimously.

Approve a City of Yerington Cross-Connection Control Program Mandated by the Federal and State Government that Ensures Businesses, Apartments, and Churches Installed and Inspect Backflow Prevention Devices at the Parcel Levels.

Mayor Garry stated City Attorney Zumpft created the Cross-Connection Control Program to result in a Policy Act for the City of Yerington.

Councilman Bryant asked how many businesses will be impacted by the Cross-Connection Control Program. Public Works Director Flakus stated about two hundred businesses. Councilman Bryant asked if a relief program will be available. Public Works Director Flakus stated the program is mandated by the federal government is not optional. The City will help people finance the program. Councilwoman Catalano asked if the program includes the hospital. Public Works Director Flakus stated yes, anyone who is in danger of contaminating the water system.

Councilman Bryant asked if City Council is approving the mandate. City Attorney Zumpft stated no, City Council will be approving a policy. Councilman Bryant asked City Clerk Shaw to set up a meeting or tutorial for the businesses that will be impacted. City Attorney Zumpft asked how many businesses are currently compliant. Grants Administrator Moore stated about fifteen businesses are compliant.

Public Works Director Flakus stated businesses are required to install the devices and provide annual inspections of the devices to the City. The City has about seventeen backflow prevention devices. The City needs to send out letters to the businesses with a timeframe for compliance.

Councilwoman Catalano suggested to table the approval of Cross-Connection Control Program and to first set up a meeting for businesses to ask any questions. Public Works Director Flakus stated Nevada Division of Environmental Protection (NDEP) will not let the City continue not mandating the policy.

Mayor Garry stated the Cross-Connection Control Program will be tabled and the City will set up an educational meeting for the businesses to ask questions about the policy.

Presentation by Farr West Engineering on the Discussion of a Water/Sewer Utility Rates Study.

Mr. Matt Van Dyne with Farr West Engineering made a presentation to discuss the Water and Sewer Utility Rate Study. Ms. Kristi Thompson, also with Farr West

Engineering will help present the presentation of the rates. Mr. Van Dyne stated Farr West Engineering has been working with City Manager Switzer and Grants Administrator Moore for the past year on the Rate Study. In 2016, the rates were looked at with the United States Department of Agriculture (USDA) with an assessment review of the finances regarding the water and sewer utilities. The Rate Study includes the Capital Improvement Projects (CIPs) and is forecasting all the projects over the next ten years. The presentation provides a full rate study with alternatives and options on where the City wants to go.

Mr. Van Dyne stated the utility rates funds the utilities for both water and sewer. The rate study includes:

1. Management and Administration costs
2. Treatment for power and chemicals
3. Pumping for power and pump maintenance
4. Maintenance for treatment and infrastructure
5. Permitting and Water Quality Sampling to comply with state requirements
6. Capital Improvements for replacement, maintenance, and upgrades of infrastructure

Mr. Van Dyne stated the sewer utility serves about 1,345 residential customers and about 251 commercial customers. Farr West Engineering recommends Sewer Alternative 2B for all projects with the Waste Water Treatment Plan (WWTP) Upgrade project with financing. The proposed rates include a rate increase for CPI in the amount of 2.5% and a volume charge for commercial customers. Starting in fiscal year 2022, the increase will go from \$43.16 to \$48.98.

Ms. Thompson stated the water utility serves about 2,323 for total customers on the City's water system. Farr West Engineering recommends Water Alternative three for all CIP projects with no phase two for the City-wide Water Rehabilitation. The proposed rates include a rate increase for CPI in the amount of 2.5%, a pumping charge for each service area, and Crystal Clear loan repayment. Starting in fiscal year 2022, the increase will remain the same with the only change with the pumping fees. Crystal Clear will go from \$51.50 with a \$1.00 meter replacement fee to \$58.55.

Mayor Garry thanked Mr. Van Dyne for the detailed presentation of the rates.

Mr. David Ray, citizen of the City's Crystal Clear water system would like to discuss Crystal Clear's quality of water and increases at an open meeting. Mayor Garry stated Mr. Ray's comment and concerns will be put under consideration.

Approve an Extension of Lease Between the City of Yerington and Mr. David Goodin for Yerington Municipal Airport Hangar No. 500.

Mayor Garry stated the Extension of Lease for Mr. Goodin regarding the Yerington Municipal Airport Hangar No. 500 would be approved as presented unless there are any objections. No objections were made at this time and the Extension of Lease for Mr. Goodin regarding Yerington Municipal Airport Hangar #500 was approved unanimously.

Approve a Lease Between the City of Yerington and Anthony Howard for Yerington Municipal Airport Hangar No. 400.

Mayor Garry stated the lease for Mr. Howard regarding Yerington Municipal Airport Hangar No. 400 would be approved as presented unless there are any objections. No objections were made at this time and the lease for Mr. Howard regarding the Yerington Municipal Airport Hangar No. 400 was approved unanimously.

Approve a Catastrophic Leave Sharing Program for Full-time Employees.

City Clerk Shaw stated a pot or bank will be open for employees to donate time into the program but employees cannot donate time to a specific employee. The employee needs to have at least one hundred and twenty hours on the books to be a donor to the program, which the employee then can receive up to four weeks. The program will help the employee or employees who do not have the full seven weeks of leave on the books. A approval process is required and will be accessed by the City of Yerington's staff.

Councilwoman Catalano made a motion to approve a Catastrophic Leave Sharing Program for full-time employees, seconded by Councilman Martin. Mayor Garry asked for comments, no comments were made and the Catastrophic Leave Sharing Program for full-time employees was approved unanimously.

Approve a One Hundred Dollar (\$100.00) "Repeat Fee for Master Planned Development Review/Inspection" to the City of Yerington's Fee Schedule.

Building Official Brown stated many governments charge a repeat fee for the Master Plan program. Mayor Garry asked if the fees would go towards a builder. Building

Official Brown stated the plans would need to be resubmitted but the City would only charge a fee in the amount of \$100.00. Councilman Bryant stated the agenda item is approved, when will the fees be in effect. Building Official Brown stated whenever City Council wishes.

Councilman Bryant made a motion to approve a \$100.00 repeat fee for Master Planned Development Review/Inspection to the City of Yerington's Fee Schedule, seconded by Councilman Martin. Mayor Garry asked for comments and no comments were made and the \$100.00 repeat fee for Master Planned Development Review/Inspections to the City of Yerington's Fee Schedule was approved unanimously.

Approve a Memorandum of Understanding Between Lyon County and the City of Yerington for IT Services for One Year.

Mayor Garry stated the Lyon County Board of Commissioners have approved of the memorandum between Lyon County and the City of Yerington for IT services for one-year.

Councilman Bryant made a motion to approve a Memorandum of Understanding (MOU) between Lyon County and the City of Yerington for IT services for one-year as presented, seconded by Councilwoman Catalano. Mayor Garry asked for comments, no comments were made and the MOU was approved unanimously.

Review Bills Previously Submitted for Payment

Bills, Salaries and Vouchers:

Accounts Payable Checks	7/27/2021	34014 through 34025
	7/28/2021	34026 through 34034
	8/03/2021	34035 through 34052
	8/04/2021	34053 through 34058
Payroll Checks	7/29/2021	34006 through 34011
Payroll Vouchers	7/29/2021	7292101 through 7292124
Transmittal Checks	7/26/2021	34012 through 34013
Transmittal Vouchers	7/26/2021	726202101

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

Department Reports

Chief of Police Wagner stated the Police Department is very busy. Councilman Bryant requested to address suspicious activity around Mountain View Park and the ball fields for vandalism. The Skate Park and Veteran's Park now have damage from vehicles. Councilwoman Catalano suggested patrolling the areas. Chief of Police Wagner stated staffing is important to perform patrolling areas. Councilman Bryant stated he chased off three different vehicles, which were all untagged.

Public Works Director Flakus stated a hazardous material incident occurred at the Water Treatment Plant (WTP) last week. Reports were submitted to the state but was not sent to City Council. The Movies in the Park will be hosting a movie night this weekend and the Boys and Girls Club Car Show. The following weekend is Fair and Rodeo. Councilwoman Catalano asked if the information will be available on the City's website. City Clerk Shaw stated she is unsure, but will double check into the concern. Public Works Director Flakus stated the restrooms at Veteran's Park was a perfect placement. Mayor Garry asked how the cleanup will be managed. Public Works Director Flakus stated he has no doubt that there was a mess because Ms. Nance Park had a lot of help regarding the Movies in the Park.

City Clerk Shaw stated the City has scheduled to have the new sound system installed by the end of September.

Councilman Bryant asked about the lights at Mountain View Park. Public Works Director Flakus stated the timers should be set on timers and will manually shut off on after midnight. The timers will be checked today and will change the time to manually shut off the lights. Councilman Bryant asked to have the Public Safety or Public Works Committee meeting scheduled. Public Works Director Flakus stated a Public Works Committee meeting should definitely be scheduled soon.

Councilwoman Catalano stated the Lyon County Kids Day at the park was a hit and provided a good interaction with Lyon County. The City does need to make sure that all committee meetings need to be scheduled for everyone to stay on the same page.

Mayor Garry would like to pay his respects to Mr. Coy Williams, owner of Sherry's Stage Stop passed away on August 1st. Mr. Williams will be sorely missed within the community.

Public Participation

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

There being no further business the meeting was adjourned.

Mayor of the City of Yerington

ATTEST:

City Clerk of the City of Yerington