



14 East Goldfield Avenue, Yerington, Nevada 89447
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The City of Yerington is an Equal Opportunity Provider

YERINGTON CITY COUNCIL
MEETING AGENDA
MONDAY December 13, 2021-10:00 A.M.-CITY HALL
14 E. Goldfield Avenue, Yerington NV 89447

1. Meeting called to order and roll call reported and Pledge of Allegiance.
2. Public Participation/Comments: Public comments(s) shall not be restricted based on content or view point – No action will be taken

Comments not exceeding three (3) minutes in length will be accepted from the general public in attendance. If any are made, there may be discussion upon those comments. No vote, decision, or action may be taken upon matters raised under this item until it is formally placed on the agenda. **Comments during Discussion Items will not be accepted from the General Public.** “Section 7.05 of the Nevada Open Meeting Law Manual indicates that the Public Body may prohibit comment if the content of the comments is a topic that is not relevant to or within the authority of the Public Body or if the content of the comments is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering with the rights of other speakers”.

3. For Possible Action: Review and Approval of Agenda.
NOTICE RE: NRS 237: When the City Council approves this agenda, it also approves a motion ratifying staff action taken pursuant to NRS 237.030 *et seq.* with respect to items on this agenda, and determines that each matter on tonight's agenda for which a Business Impact Statement has been prepared does impose a direct and significant economic burden on a business or directly restrict the formation, operation or expansion of a business, and each matter which is on tonight's agenda for which a Business Impact Statement has not been prepared does not impose a direct and significant economic impact on a business or directly restrict the formation, operation or expansion of a business.
4. Official Oath/Swearing-In of Matthew J. Galvin as Council Member.
5. For Discussion and Possible Action: Discussion and Approval of the Minutes of November 8, 2021 Regular meeting and December 3, 2021 Special Meeting.
6. For Discussion and Possible Action: Discussion and Approval of New, Renewal and Name Change Business License Applications.
 - A. Sarabhjeet Kaur, dba Yerington Vape & More, Retail Vape Store, 4 N. Main St., Yerington, NV 89447-New
 - B. Robert Fuentes Rodriguez and Maria Yesenia Limon, dba El Superior Restaurant, LLC., Restaurant and Liquor Services, 121 W. Bridge St., Yerington, NV 89447-New Owners

- C. Shelley L. Waldaias, dba Shelley L. Waldaias, Professional Counseling Services,
607 Sandy Ave, Yerington, NV 89447-New
7. For Discussion and Possible Action to Revoke Business Licenses Due to Non-Payment for 3rd Quarter, July – September 2021.
- A. Bernancio Guzman, dba Shorty's Yard Service, Yard Services, 359 Hwy 339, Yerington, NV 89447
 - B. Daniel D Dunn, dba D Dunn Drilling, Drilling Consultation, PO Box 72, Yerington, NV 89447
 - C. Magda A.S. Farren, dba Trinity Services Group, Inc., Food Services Provided to the Jail, 477 Commerce Blvd, Oldmare, FL 34677
 - D. Timothy and Mona Wearin, dba Wearin Brush Cutting & Tractor Supply, LLC., Forestry Mulching, Brush Cutting, Land Clearing, Fuel Reduction, and Defensible Space, 16 E Lemos LN, Yerington, NV 89447
 - E. Corey Honeycutt JR., dba Do-It-2-It, LLC., Handyman Services, PO Box 20971, Carson City, NV 89721
 - F. José Antonio and Jesús Ayala, dba Cobra Concrete, LLC., Concrete Contractor, 1105 Browne Ln, Fernley, NV 89408
 - G. Levi Stotts, dba Hammerhead Construction, LLC., Construction, PO Box 1058, Yerington, NV 89447
 - H. Larry T. Smith, dba Action Tractor Services, Handyman Services, 16 E. Lemos Ln, Yerington, NV 89447
8. For Discussion Only: Lyon County Manager, Jeff Page, will give a report on the current activities in Lyon County.
9. For Discussion Only: Travis Crowder, Chief Executive Officer, of the Boys & Girls Club of Mason Valley will give a presentation and update on the CDBG Grant obtained by the City of Yerington for the Club.
10. For Discussion and Possible Action: Discussion and Possible Action to Approve the Audit Report for Fiscal Year Ending June 30, 2021 as Presented by Sciarani & Company.
11. For Discussion and Possible Action: Discussion and Possible Action to Recognize June 19th of each year as "Juneteenth," a paid Holiday for eligible employees, and add to Section 6.1.1, "Holidays Designated" in the City of Yerington Personnel Policy Manual. The President of the United States declared by proclamation, June 19th a legal holiday.
12. For Discussion and Possible Action: Discussion and Possible Action on charging organizations and groups for clean-up of the James Sanford Community Center after a scheduled event, and direct staff to provide a report of relevant costs.
13. For Discussion and Possible Action: Discussion and Possible Action on awarding additional water infrastructure work under Bid Alternate 2 by Q & D Construction as part of the current and ongoing Water/Sewer project in the estimated amount of

\$1,475,583.70, including estimated engineering services cost of \$74,000. Due to a limit on USDA funding and increases in material costs, an area bounded by Bridge St., South St., Center St., and West St. was excluded from the original project. Subsequently, the City received ARPA funds which can be utilized for the additional project work. Current balance in the ARPA fund is \$2,177,110.32.

14. For Discussion and Possible Action: Discussion and Possible Action to Approve a Recommendation by the Yerington Planning Commission – Annexation – The owners of the following parcel are requesting annexation into the City of Yerington, Nevada. The City has received a signed Petition to Annex from the property owner and wishes to annex the following parcel per Nevada Revised Statutes 268.670:

APN	Property Owner	Acres	Zoning		Master Plan Density
			Current	Proposed	
014-471-17	Robert L and Joanne McMinn	25.27	C2	C2	Commercial

15. For Discussion and Possible Action: Discussion and Possible Action to Approve a Recommendation by the Yerington Planning Commission – Master Plan Amendment – The City of Yerington wishes to include the following parcel into their Master Plan with the Designated districts subject to approval of annexation (item #14 above) in accordance with Title 10 of the Yerington City Code:

APN	Property Owner	Acres	Zoning		Master Plan Density
			Current	Proposed	
014-471-17	Robert L and Joanne McMinn	25.27	C2	C2	Commercial

16. For Discussion and Possible Action: Discussion and Possible Action to Approve a Recommendation by the Yerington Planning Commission – Zone Change – The City of Yerington wishes to designate the parcel number listed below with the proposed zoning designation in accordance with Title 10 of the Yerington City Code:

APN	Property Owner	Acres	Zoning		Master Plan Density
			Current	Proposed	
014-471-17	Robert L and Joanne McMinn	25.27	C2	C2	Commercial

17. For Discussion and Possible Action: Discussion and Possible Action to Approve a Recommendation by the Yerington Planning Commission: Parcel Map Application. Robert L and Joanne A McMinn ET AL, submitted a Parcel Map Application for Lyon County Parcel #014-471-17, Located at 1001 Goldfield Ave. to Create Three Separated Parcels.

18. For Discussion and Possible Action: Discussion and Possible Action to Approve a Special Use Permit Application. Whispering River Ranch RV Park LLC Submitted a Special Use Permit Application for Lyon County Parcel #014-471-17 Located at 1001 Goldfield Ave. to Build and Operate an RV Park.

19. For Discussion and Possible Action: Discussion and Possible Action for Approval to allocate \$14,000 from the Water Fund for a state-required Water Conservation Plan, and contract with Farr West Engineering for the work.
20. For Discussion Only: Discussion only on the current FS-10 Financial Statement from July to November 2021.
21. For Discussion and Possible Action: Discussion and Possible Approval of the Bills Previously Submitted for Payment.
22. Department Reports and City Manager Reports, Council Comments – No Action will be Taken.
23. Public Participation/Comments: Public Comment(s) Shall not be Restricted Based on Content or View Point – No Action Will be Taken.

This is a tentative schedule for the meeting. The presiding officer reserves the right to take items in a different order to accomplish business in the most efficient manner, and may combine two or more agenda items for consideration. Items may be removed from this agenda or delayed for later discussion.

Copies of all documents discussed herein may be attained at City Hall, 14 E. Goldfield, Yerington, Nevada 89447.

NOTICE TO PERSONS WITH DISABILITIES: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the City Clerk at 775-463-3511 in advance so that arrangements may be made.

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at: http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Mail your completed complaint form or letter to the U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410; or fax to (202) 690-7442 or email at program.intake@usda.gov.

I, Sheema D. Shaw, do hereby certify that the foregoing agenda was duly posted December 8, 2021 at the Yerington City Hall and www.yerington.net

Supporting materials regarding this agenda is available at www.yerington.net or contact Sheema D. Shaw at (775) 463-3511.



City Clerk