



MAYOR  
Ron Smith

CITY COUNCIL  
Donald Abbott, Ward I  
Ed Lawson, Ward II  
Paul Anderson, Ward III  
Charlene Bybee, Ward IV  
Kristopher Dahir, Ward V

CITY ATTORNEY  
Chet Adams

CITY MANAGER  
Neil Krutz

## REGULAR CITY COUNCIL MEETING MINUTES

2:00 P.M., Monday, May 28, 2019

City Council Chambers, Legislative Building, 745 Fourth Street, Sparks, Nevada

### 1. Call to Order

The regular meeting of the Sparks City Council was called to order by Mayor Ron Smith at 2:00 p.m.

### 2. Roll Call

Mayor Ron Smith, Council Members Donald Abbott, Ed Lawson, Paul Anderson, Charlene Bybee, Kristopher Dahir, City Manager Neil Krutz, City Attorney Chet Adams, and Acting City Clerk Lisa Hunderman, PRESENT.

### 3. Opening Ceremonies

#### 3.1 Invocation Speaker

The invocation was provided by Pastor Barb West from the Sparks Church of the Nazarene.

#### 3.2 Pledge of Allegiance

The Pledge of Allegiance was led by Council Member Bybee.

### 4. Public Comment

Sparks residents Darlene Hesse, George Lee, and Wesley Griffin provided public comment in opposition to the new high school proposed at Wildcreek Golf Course. Reasons for opposition include sewer connection design proposals, traffic plan proposals, greenspace maintenance and usage, lack of area parks, and a desire to see funds used to improve existing schools and increased salaries for teachers instead.

Sparks resident Walt Rosenberg provided public comment and a flyer to raise awareness of VA Spartan Pledge Day on July 12, 2019 10:00 am to 2 p.m. at the VA Sierra Nevada Health Care System campus. The event seeks to raise suicide awareness amongst those who served in the military and families that support them.

### 5. Agenda

#### 5.1 Approval of the Agenda (FOR POSSIBLE ACTION)

Consideration of taking items out of sequence, deleting items and adding items which require action upon a finding that an emergency exists.

**Motion:** Move to approve the agenda as submitted with item 10.1 being heard before 9.1.

**Moved by:** Council Member Abbott  
**Seconded by:** Council Member Lawson  
**Yes:** Council Members Abbott, Lawson, Anderson, Bybee, Dahir  
**No:** None  
**Abstain:** None  
**Vote:** Motion passed unanimously, 5-0.

**6. Minutes**

**6.1 Consideration and possible approval of the minutes of the Sparks City Council meeting for May 13, 2019.**

**Motion:** Move to approve the minutes of the Sparks City Council meeting for May 13, 2019.  
**Moved by:** Council Member Dahir  
**Seconded by:** Council Member Bybee  
**Yes:** Council Members Abbott, Lawson, Anderson, Bybee, Dahir  
**No:** None  
**Abstain:** None  
**Vote:** Motion passed unanimously, 5-0.

**7. Announcements, Presentations, Recognition Items and Items of Special Interest**

**7.1 Commendation: "Retirement of Fire Chief Chris Maples"**

Mayor Smith commended Fire Chief Chris Maples on his retirement June 7, 2019 after 23½ years of dedicated service to the City of Sparks. Throughout his career Fire Chief Maples also served as a firefighter, fire apparatus operator, fire captain, and fire battalion chief. The commendation was read by Mayor Smith and presented to Fire Chief Maples. Chief Maples thanked Council and former Mayor and City Manager Geno Martini and Steve Driscoll for their support during his time as fire chief. Chief Maples commented public service is a true calling, and he was blessed to serve in such capacity.

**7.2 Proclamation: "Kevin Partida Day"**

Mayor Smith proclaimed June 1, 2019 as Kevin Partida Day. The former Sparks Railroader excelled in high school soccer, earning all-region honors. Mr. Partida subsequently played for the University of Las Vegas, Nevada, the Reno 1868 FC, and he was recently drafted to soccer major leagues by the San Jose Earthquakes. The proclamation was read by Mayor Smith and presented to Mr. Partida and Reno 1868 FC manager, Doug Raftery. Mr. Partida expressed he is proud to come from the Sparks community and will continue to represent the city well in his major league endeavors. Council reminded June 1, 2019 is Sparks Takeover Night at the Reno 1868 FC match against the Las Vegas Lights.

**7.3 Proclamation: "Men's Health Month"**

Mayor Smith proclaimed the month of June 2019 as Men's Health Month. The month will be dedicated to increasing awareness and education of men's health issues to include heart disease, mental health, diabetes, and prostate, testicular, and colon cancers and to encourage a healthy lifestyle that includes regular exercise and medical examinations. The proclamation was read by Mayor Smith.

**7.4 Boards & Commissions Vacancy Announcement: Arts & Culture Advisory Commission**

City Manager Neil Krutz announced a vacancy for the following board and commission: Arts & Culture Advisory Commission to fill one (1) partial term ending 11/6/2020. A humanities background is required. Applications can be submitted on the city website at [www.cityofsparks.us](http://www.cityofsparks.us) or with the City Clerk's Office. Applications will be accepted until close of business May 31, 2019.

**7.5 Boards & Commissions Vacancy Announcement: Civil Service Commission**

City Manager Neil Krutz announced a vacancy for the following board and commission: Civil Service Commission to fill one (1) three-year term. Applications can be submitted on the city website at [www.cityofsparks.us](http://www.cityofsparks.us) or with the City Clerk's Office. Applications will be accepted until close of business May 31, 2019.

**7.6 Boards & Commissions Vacancy Announcement: Parks and Recreation Commission**

City Manager Neil Krutz announced a vacancy for the following board and commission: Parks and Recreation Commission to fill two (2) three-year terms, and one (1) partial term ending June 30, 2020. Applications can be submitted on the city website at [www.cityofsparks.us](http://www.cityofsparks.us) or with the City Clerk's Office. Applications will be accepted until close of business May 31, 2019.

**7.7 Boards & Commissions Vacancy Announcement: Reno Tahoe Airport Authority Board of Trustees**

City Manager Neil Krutz announced a vacancy for the following board and commission: Reno-Tahoe Airport Authority Board of Trustees to fill one (1) four-year term. Applications can be submitted on the city website at [www.cityofsparks.us](http://www.cityofsparks.us) or with the City Clerk's Office. Applications will be accepted until close of business May 31, 2019.

**7.8 Boards & Commissions Vacancy Announcement: Technical Review Committee / Washoe County Home Consortium**

City Manager Neil Krutz announced a vacancy for the following board and commission: Technical Review Committee / Washoe County Home Consortium to fill one (1) three-year term. The vacancy seeks a non-staff person who is not required to be technically proficient in home consortium. Applications can be submitted on the city website at [www.cityofsparks.us](http://www.cityofsparks.us) or with the City Clerk's Office. Applications will be accepted until close of business May 31, 2019.

**7.9 Boards & Commissions Vacancy Announcement: Sparks Planning Commission**

City Manager Neil Krutz announced a vacancy for the following board and commission: Sparks Planning Commission to fill one (1) partial term ending December 31, 2020. Applications can be submitted on the city website at [www.cityofsparks.us](http://www.cityofsparks.us) or with the City Clerk's Office. Applications will be accepted until close of business July 5, 2019.

### **7.10 Presentation: The Quarry Annual Report**

A presentation by Blake Smith, Blake Smith Jr., and Scott Christy with S3 Development Company providing a status update on The Quarry project. A tentative map is anticipated within 90 days with groundbreaking anticipated in the year's fourth quarter and new homes complete in 2021.

## **8. Consent Items (FOR POSSIBLE ACTION)**

**Motion:** Move to approve consent items 8.1 through 8.3 as submitted.

**Moved by:** Council Member Abbott

**Seconded by:** Council Member Bybee

**Yes:** Council Members Abbott, Lawson, Anderson, Bybee, Dahir

**No:** None

**Abstain:** None

**Vote:** Motion passed unanimously, 5-0.

### **8.1 Consideration and possible approval of an application for a Gaming license for Sartini Gaming, LLC, a subsidiary of Golden Gaming LLC, DBAT: Huntsman Tavern located at 880 Holman Way Sparks, Nevada submitted by Mr. Stephen Anthony Arcana. (FOR POSSIBLE ACTION)**

An agenda item from Stephen Arcana and Police Chief Brian Allen requesting approval of an application for a gaming license for Sartini Gaming, LLC, a subsidiary of Golden Gaming, LLC, DBAT: Huntsman Tavern located at 880 Holman Way, Sparks, Nevada contingent upon the location being inspected and approved by every city, county, district, and state agency having jurisdiction over the matter and upon fingerprints being returned from the FBI that do not reflect any disqualifying arrests/convictions.

### **8.2 Consideration and possible acceptance of the report of the claims and bills approved for payment and appropriation transfers for the period of April 25, 2019 through May 08, 2019. (FOR POSSIBLE ACTION)**

An agenda item from Chief Financial Officer Jeff Cronk requesting approval of the report of claims and bills approved for payment and the appropriation transfers for the period of April 25, 2019 through May 08, 2019 as presented by staff.

### **8.3 Consideration and possible approval of Engineering Services Agreement (AC-5561) Amendment #1 with CFA Engineering for the Civil Engineering Design & Survey Service for the 2018 CDBG Neighborhood Street Reconstruction in the amount of \$6,000.00 for a total contract amount of \$55,100.00. (FOR POSSIBLE ACTION)**

An agenda item from Assistant City Manager John Martini and Transportation Manager Amber Sosa requesting approval of Engineering Services Agreement (AC-5561) Amendment #1 with CFA Engineering for the Civil Engineering Design & Survey Service for the 2018 CDBG Neighborhood Street Reconstruction in the amount of \$6,000.00 for a total contract amount of \$55,100.00. The preliminary and final design of the 2018 CDBG Project was awarded to CFA. Due to budget availability for the CDBG program, the original limits of the street improvement project have been divided into several smaller reconstruction projects. This will

require additional consultant time to divide the design packages that were not included in the original scope of the contract.

## **9. General Business**

### **9.1 Consideration and possible adoption of the final budget for the City of Sparks for fiscal year 2019-2020. (FOR POSSIBLE ACTION)**

An agenda item from City Manager Neil Krutz and presented by Budget Administrator Stacie Hemmerling requesting adoption of the final budget for the City of Sparks for fiscal year 2019-2020 as presented. The final budget mirrors the tentative budget approved by Council April 22, 2019 except for the following changes: \$150,000 was added to the Development Services Enterprise Fund's Professional Services. This item was not presented in the tentative budget due to oversight of this amount for third-party fire plan review services that will occur in FY20. This amendment does not change any fiscal policy outcome from what was presented and approved by Council in the tentative budget.

**Motion:** Move to adopt the final budget for the City of Sparks for fiscal year 2019-2020 as presented.

**Moved by:** Council Member Bybee

**Seconded by:** Council Member Lawson

**Yes:** Council Members Abbott, Lawson, Anderson, Bybee, Dahir

**No:** None

**Abstain:** None

**Vote:** Motion passed unanimously, 5-0.

### **9.2 Consideration and possible approval to provide the Eddy House and the Northern Nevada Continuum of Care with a letter of support for a Youth Homelessness Demonstration Project grant application to the Department of Housing and Urban Development. (FOR POSSIBLE ACTION)**

An agenda item from Michele Gehr, Executive Director of the Eddy House, and presented by Assistant City Manager John Martini requesting Council provide the Eddy House and the Northern Nevada Continuum of Care with a letter of support for a Youth Homelessness Demonstration Project (YHDP) grant application to the Department of Housing and Urban Development. The YHDP will help address the needs of youth experiencing homelessness in our community.

Council expressed support for the project and commented on the importance of programs like this in helping homeless youth get on a better path and hopefully deter a lifetime of homelessness.

**Motion:** Move to provide the Eddy House and the Northern Nevada Continuum of Care with a letter of support for a Youth Homelessness Demonstration Project grant application to the Department of Housing and Urban Development.

**Moved by:** Council Member Anderson

**Seconded by:** Council Member Bybee

**Yes:** Council Members Abbott, Lawson, Anderson, Bybee, Dahir

**No:** None

**Abstain:** None  
**Vote:** Motion passed unanimously, 5-0.

**9.3 Consideration, discussion and possible approval of funding for the operation of the Community Triage Center for Fiscal Year 2020 in the amount of \$87,000. (FOR POSSIBLE ACTION)**

An agenda item from City Manager Neil Krutz and presented by Assistant City Manager John Martini requesting approval of funding for the operation of the Community Triage Center for Fiscal Year 2020 in the amount of \$87,000. The CTC serves homeless and indigent adults who do not have access to health care or emergency medical services. Mr. Martini noted this is a statement of commitment of funding for the CTC; the center became inactive after the managing vendor departed unexpectedly. Normally funds are budgeted annually to assist the center then a request is made to Council for use approval, however a funding agreement is currently being negotiated interlocally with proposal to Council anticipated June 10, 2019.

Council expressed the importance of what the CTC contributes to the community. Council asked if there is an agreement that involves funding contributions from area hospitals, who the vendor on the project is, and if the project is dependent on hospital funds to move forward. Mr. Martini clarified, so far confirmed contributors are local government and the managing vendor will be WellCare. City Manager Krutz commented an ideal situation includes local government, hospital, and vendor funding, but so far hospitals have not committed. The hope is the good faith commitment on behalf of local government entities will encourage local hospitals to act in kind.

**Motion:** Move to approve funding for the operation of the Community Triage Center for fiscal year 2020 in the amount of \$87,000.

**Moved by:** Council Member Abbott

**Seconded by:** Council Member Dahir

**Yes:** Council Members Abbott, Lawson, Anderson, Bybee, Dahir

**No:** None

**Abstain:** None

**Vote:** Motion passed unanimously, 5-0.

**9.4 Administer Oath of Office to newly appointed Assistant City Manager, John A. Martini. (FOR POSSIBLE ACTION)**

An agenda item from City Manager Neil Krutz requesting administration of the Oath of Office to John A. Martini, appointing him as Assistant City Manager for the City of Sparks. Council voted unanimously to appoint Mr. Martini as Assistant City Manager on May 13, 2019. The oath was administered by Mayor Smith with Mr. Martini's family present.

**9.5 Consideration, discussion, and possible approval of the contract (AC-5573) for the 2019 CDBG Street Improvements-Federally Funded Project, Bid No. 18/19-018, PWP-WA-2019-152 to Spanish Springs Construction in the amount of \$421,444.00. (FOR POSSIBLE ACTION)**

An agenda item from Assistant City Manager John Martini and presented by Transportation Manager Amber Sosa requesting approval of a contract for CDBG Street Improvements-Federally Funded Project, Bid No. 18/19-018, PWP-WA-2019-152 to Spanish Springs Construction (SSC). SSC was the lowest of four qualified bids received. The scope of the project will rehabilitate I Street from Rock Blvd to 15th Street and involves the removal and replacement of existing curbs, gutters, and sidewalks. Existing catch basins and service laterals will be replaced. The roadway will be pulverized, repaved, and new striping will be installed.

**Motion:** Move to approve this contract (AC-5573) for the 2019 CDBG Street Improvements-Federally Funded Project, to Spanish Springs Construction in the amount of \$421,444.00.  
**Moved by:** Council Member Abbott  
**Seconded by:** Council Member Lawson  
**Yes:** Council Members Abbott, Lawson, Anderson, Bybee, Dahir  
**No:** None  
**Abstain:** None  
**Vote:** Motion passed unanimously, 5-0.

**9.6 Consideration, discussion and possible approval of the 2019 Street Preventative Maintenance Contract (AC-5572), Bid No. 18/19-019, PWP # WA-2019-167 to Sierra Nevada Construction, in an amount not to exceed \$354,007. (FOR POSSIBLE ACTION)**

An agenda item from Assistant City Manager John Martini and presented by City Engineer Jon Ericson requesting approval of the 2019 Street Preventative Maintenance Contract (AC-5572), Bid No. 18/19-019, PWP # WA-2019-167 to Sierra Nevada Construction. SNC was the lowest of three qualified bids. The project will treat more than 1.5 million square feet of roadway and parking lot surfaces with a rapid setting slurry seal.

**Motion:** Move to approve the 2019 Street Preventative Maintenance Contract (AC-5572), Bid No. 18/19-019, PWP # WA-2019-167 to Sierra Nevada Construction, in an amount not to exceed \$354,007.  
**Moved by:** Council Member Anderson  
**Seconded by:** Council Member Dahir  
**Yes:** Council Members Abbott, Lawson, Anderson, Bybee, Dahir  
**No:** None  
**Abstain:** None  
**Vote:** Motion passed unanimously, 5-0.

**9.7 Consideration, discussion and possible approval of an Interlocal Agreement (AC-5563) with the Washoe County School District in which the School District will reimburse the City of Sparks fifty percent (50%) of the total actual costs associated with the installation of the 2019 Baring Blvd Safety Project improvements, with a total estimated project cost of \$185,600. (FOR POSSIBLE ACTION)**

An agenda item from Assistant City Manager John Martini and presented by Transportation Manager Amber Sosa requesting Council approve an interlocal

agreement with Washoe County School District in which WCSO will reimburse half of the actual costs associated with installation of the 2019 Baring Blvd Safety Project improvements with a total estimated project cost of \$185,600. The project was approved by Council May 13, 2019 and will improve crosswalks adjacent to Reed High School. Scope of work includes reducing the number of crosswalks in this area from four (4) to two (2) and will improve the safety of the two remaining crosswalks through improved overhead lighting and the installation of pedestrian-activated rectangular rapid flashing beacons.

**Motion:** Move to approve the Interlocal Agreement (AC-5563) with the Washoe County School District in which the School District will reimburse the City of Sparks fifty percent (50%) of the total actual costs associated with the installation of the 2019 Baring Blvd Safety Project improvements, with a total estimated project cost of \$185,600.

**Moved by:** Council Member Dahir

**Seconded by:** Council Member Abbott

**Yes:** Council Members Abbott, Lawson, Anderson, Bybee, Dahir

**No:** None

**Abstain:** None

**Vote:** Motion passed unanimously, 5-0.

**9.8 Presentation, discussion and possible approval of an employee complement change for the Financial Services Department effective May 28, 2019. The estimated cost to the General Fund is \$600 for FY19, \$13,000 for FY20 and \$23,000 for FY21. (FOR POSSIBLE ACTION)**

An agenda item from City Manager Neil Krutz and presented by Human Resources Director Mindy Falk requesting Council approve the complement change for the Financial Services Department effective May 28, 2019. The departmental reorganization of the administration, accounting division, budget division, and information technology components of the Financial Services Department will align with the City's organizational plan that was proposed by the new City Manager and approved by Council on April 22, 2019. This complement adjustment would include two changes: the Budget Administrator title would become Budget Manager, and one Senior Accountant would be reclassified to Accounting Manager.

**Motion:** Move to approve the complement changes to the Financial Services Department effective May 28, 2019.

**Moved by:** Council Member Anderson

**Seconded by:** Council Member Lawson

**Yes:** Council Members Abbott, Lawson, Anderson, Bybee, Dahir

**No:** None

**Abstain:** None

**Vote:** Motion passed unanimously, 5-0.

**9.9 Presentation, discussion and possible approval to amend Appendix A in the Management, Professional and Technical Employee Resolution (R-3341) to**



**coincide with a reorganization of the Financial Services Department effective May 28, 2019. (FOR POSSIBLE ACTION)**

An agenda item from City Manager Neil Krutz and presented by Human Resources Director Mindy Falk requesting Council approve to amend Appendix A in the Management, Professional and Technical Employee Resolution (R-3341) to coincide with a reorganization of the Financial Services Department effective May 28, 2019. The proposed amendment adds a new title of Security Systems Specialist to the MP Resolution under the Information Technology Division, and reclassifies the Budget Manager from level 17 to level 18 in accordance with Korn Ferry Hay Group (HAY) recommendations.

**Motion:** Move to approve the amendments to the Management, Professional and Technical Employee Resolution (R-3341), Appendix A effective May 28, 2019.

**Moved by:** Council Member Anderson

**Seconded by:** Council Member Dahir

**Yes:** Council Members Abbott, Lawson, Anderson, Bybee, Dahir

**No:** None

**Abstain:** None

**Vote:** Motion passed unanimously, 5-0.

**9.10 Presentation, discussion and possible approval of an employment agreement (AC-5574) for Douglas R. Thornley for the position of Assistant City Manager, effective June 3, 2019 with a yearly salary of \$160,160.00. (FOR POSSIBLE ACTION)**

An agenda item from City Manager Neil Krutz requesting approval of an employment agreement Douglas R. Thornley for the position of Assistant City Manager, effective June 3, 2019 with a yearly salary of \$160,160.00.

Mr. Thornley commented he looks forward to working with city staff in this new capacity.

**Motion:** Move to approve the Assistant City Manager Employment Agreement (AC-5574) between the City of Sparks and Douglas R. Thornley and authorize the City Manager to execute the contract.

**Moved by:** Council Member Bybee

**Seconded by:** Council Member Abbott

**Yes:** Council Members Abbott, Lawson, Anderson, Bybee, Dahir

**No:** None

**Abstain:** None

**Vote:** Motion passed unanimously, 5-0.

**9.11 Consideration and possible approval to purchase a two-year excess insurance policy for the City's self-funded workers' compensation program for Fiscal Year 2020 in the amount of \$116,978 and Fiscal Year 2021 in the amount of \$116,978, and to give authorization for the City Manager to execute policy documents. (FOR POSSIBLE ACTION)**

An agenda item from City Manager Neil Krutz and presented by Human Resources Analyst Jill Valdez requesting Council approve the purchase of excess insurance

from Safety National in the amount of \$116,978 in Fiscal Year 2020 and \$116,978 in Fiscal Year 2021 to protect the City's self-funded workers' compensation plan from catastrophic losses.

**Motion:** Move to approve purchase of the excess insurance policy with Safety National for the City's self-funded workers' compensation program for Fiscal Year 2020 in the amount of \$116,978 and Fiscal Year 2021 in the amount of \$116,978 and authorize the City Manager to execute policy documents.

**Moved by:** Council Member Dahir

**Seconded by:** Council Member Abbott

**Yes:** Council Members Abbott, Lawson, Anderson, Bybee, Dahir

**No:** None

**Abstain:** None

**Vote:** Motion passed unanimously, 5-0.

**9.12 Consideration of and possible approval of the Mayor's recommendation of the reappointment of Frank Petersen to the Truckee Meadows Regional Planning Commission from the following potential appointees: David Blaco, Mary Brock, Scott Carey, Frank Petersen and Shelley Read. (FOR POSSIBLE ACTION)**

An agenda item from City Manager Neil Krutz requesting Council approve reappointment of Frank Petersen to a three-year term on the Truckee Meadows Regional Planning Commission, expiring June 30, 2022. Mr. Peterson was chosen from the following potential appointees: David Blaco, Mary Brock, Scott Carey, Frank Petersen and Shelley Read.

**Motion:** Move to confirm the Mayor's recommendation to reappoint Frank Petersen to the Truckee Meadows Regional Planning Commission to a three-year term expiring June 30, 2022.

**Moved by:** Council Member Anderson

**Seconded by:** Council Member Bybee

**Yes:** Council Members Abbott, Lawson, Anderson, Bybee, Dahir

**No:** None

**Abstain:** None

**Vote:** Motion passed unanimously, 5-0.

**9.13 FIRST READING of Bill 2759, an ordinance providing for the City of Sparks to allow Vehicle Sales Show as a Temporary Use as outlined in Title 20 of the Sparks Municipal Code (20.03.040)**

This agenda item proposes the City of Sparks to allow vehicle sales show as a Temporary Use as outlined in Title 20 of the Sparks Municipal Code.

The proposed ordinance for Bill 2759 will be acted upon at the regular meeting of the Sparks City Council on Monday, June 10, 2019 in the Council Chambers of the Legislative Building at the Sparks City Hall Complex, 745 4th Street, Sparks, Nevada.

**10. Public Hearing and Action Items Unrelated to Planning and Zoning**

**10.1 PUBLIC HEARING as required by NRS 354.596 to allow public comment on the Tentative Budget of the City of Sparks for fiscal year 2019-2020. (FOR POSSIBLE ACTION)**

An agenda item from Budget Administrator Stacie Hemmerling requesting Council open public hearing on the Tentative Budget of the City of Sparks for fiscal year 2019-2020.

Public hearing was opened at 2:35 p.m.; there was none.

**11. Planning and Zoning Public Hearings and Action Items**

**11.1 SECOND READING, Public Hearing, Discussion and Possible adoption of Bill 2758, an Ordinance providing for the City of Sparks to approve a Development Agreement with the Washoe County School District pursuant to NRS 278.0201 for a public high school facility on a portion of Wildcreek Golf Course generally located north of McCarran Boulevard and east of Sullivan Lane in Sparks, Nevada (PCN19-0007). (FOR POSSIBLE ACTION)**

Council agreed to hear presentation of items 11.1, 11.2, and 11.3 consecutively.

An agenda item from Washoe County School District, presented by Assistant City Manager Alyson McCormick and Planning Manager Jim Rundle requesting Council adopt Bill No. 2758, an ordinance for approval of a Development Agreement by and between the City of Sparks and WCSD concerning the development of a high school facility on a portion of Wildcreek Golf Course generally located north of McCarran Boulevard and east of Sullivan Lane in Sparks, NV.

This is the public hearing for Sparks City Council to consider approving a Development Agreement with the WCSD for the construction of a public high school on a portion of Wildcreek Golf Course. The Development Agreement provides the City Council a mechanism to review the project in its entirety as well as review proposed mitigation measures for identified impacts from operating a high school at this site. The Planning Commission has forwarded a recommendation of approval of the Development Agreement to the City Council.

Mr. Rundle noted the Development Agreement addresses concerns surrounding development and construction in the area including: parking and traffic analysis, sewer, transportation, slope analysis, flood control, public safety, design, and flight paths. The Development Agreement also specifies WCSD will construct a public high school to accommodate a population of 2275 people, to include students, faculty, and staff.

Transportation Manager Amber Sosa addressed mitigations to handle expected traffic generated by the school. The traffic component of the Development Agreement addresses traffic flow in key intersections, pedestrian improvements, and bicycle improvements.

City Attorney Chet Adams recommended public hearing be heard for each item presented individually.

Public hearing for item 11.1 was opened at 3:47 p.m.

Sparks residents John Hesse, Kathleen Shupp, Kim Tracy, Gayle Miller, George Lee, Darlene Hesse, Wesley Griffin, and Dianne Antonitsch all provided public comment in opposition to Wildcreek High School and provided a letter of opposition from resident Darla Lee. Opposition was voiced against: design, traffic, zoning, and sewer plans, parking proposals, lack of remaining useable public greenspace, increased pedestrian traffic in the area, and flooding issues.

Richard Jay commented in support of Wildcreek High School, representing Washoe County Question 1 - Save our Schools Washoe. Mr. Jay commented constituents voted in favor of WC1 in 2016, and reminded new high school will provide overcrowding relief as well as repurposing Hug High School as a career technical school, both to benefit current and future generations of students in Washoe County.

Public hearing for item 11.2 was opened at 4:22 p.m.; there was none.

Public hearing for item 11.3 was opened at 4:22 p.m.; there was none.

Council asked if school zoning for students is included in the development agreement; Mrs. McCormick confirmed anticipated school redistricting was included for infrastructure calculations and planning only and finalized student zoning guidelines has not occurred. Pete Etchart, Chief Operating Officer with WCSD, confirmed the current zoning shown in plans is based on Hug High School and Sun Valley's current attendance zoning boundaries, and is open to presenting any zoning issues to the Citizen's Zoning Advisory Committee (CZAC) for presentation to the Board of Trustees. Mr. Etchart stated there have been numerous inquiries about students who live east of the school site being able to attend the new high school, and they are very open to presenting the issue to the CZAC for consideration.

Council asked if sewer connections will be with City of Sparks' sewer lines, if generation of sewage can be accommodated by that connectivity, and who will pay for the proposed sewer upgrades. Mr. Rundle confirmed improvement projects approved in the Capital Improvements Plan budget will ensure the anticipated sewage generation can be accommodated – if not, a certificate of occupancy cannot be issued. City Engineer Jon Ericson confirmed City of Sparks will pay for the upgrades as the project was identified in the Rates Study. Council Member Lawson recommended discussion with WCSD regarding financial responsibility since a majority of students anticipated to attend the school may not be from Sparks.

Council Member Lawson expressed concern regarding: traffic at the Sullivan Lane intersection; the impact of a new traffic light at the Falcon Ridge Development area in relation to the El Rancho Drive roundabout; water drainage, and anticipated start-date for construction of the new power line. Loren Chilson with Headway Transportation confirmed the current capacity in the northbound left-turn lane is 4

to 6 vehicles and the extension plans would accommodate around 30 vehicles, and signal timing is anticipated to maximize traffic flow and minimize impact to the roundabout areas during peak student release times. Mr. Ericson confirmed on-site retention and increased pond sizes on the golf course area will help mitigate water drainage and flooding issues. Mr. Rundle confirmed power-line construction is anticipated to be complete February 2021. Council asked how much of the anticipated traffic flow is comprised of busses to the school site; Mr. Chilson confirmed most traffic is anticipated to be private autos and traffic planning was based on such.

Mr. Lawson asked what the current grading percentage is planned for the roundabouts and cross-sections. Civil Engineer Mark Casey with Wood Rodgers confirmed between 2 and 5 percent. Mr. Lawson sought clarification on the number of trees proposed for the school site; Mr. Rundle confirmed 1 tree for each 500 sq ft of landscaped area, approximately 1,073 trees. Finally, Mr. Lawson asked the process for ensuring the remaining land on the golf course is maintained for open public use, preferably still a golf course. Mr. Rundle confirmed per NRS, Council has the discretion to initiate zoning on parcels and the process is similar to the public hearing process.

Council Member Dahir asked about lighting at recreational use areas as it is not currently included in planning. Council asked if the school can ultimately decide to add lighting at their leisure. Mr. Etchart with WCSD confirmed lighting is applied to fields designated as regional facilities for tournament use or similar, which is not anticipated. Mr. Rundle confirmed this can be a condition of the development agreement and adding lighting at a later date without proper review would be a violation of the agreement.

Council Member Dahir noted there are many parks planned for the city, greenspace usage is not taken lightly nor is the opinion of residents, and while change is difficult, Council will continue to work toward city improvements that best serve residents while considering all options.

Council Member Abbott disclosed he is currently employed by WCSD as a substitute teacher and based on legal advice from the City Attorney he is not legally required to abstain from voting on any agenda items presented.

Council Member Lawson stated he will vote in the manner best representative of the opinions he heard from residents in his ward.

**Motion:** Move to adopt Bill 2758, an ordinance for approval of a Development Agreement by and between the City of Sparks and Washoe County School District concerning the development of a public high school on a on a portion of Wildcreek Golf Course generally located north of McCarran Boulevard and east of Sullivan Lane in Sparks, Nevada.

**Moved by:** Council Member Anderson

**Seconded by:** Council Member Dahir

**Yes:** Council Members Abbott, Anderson, Bybee, Dahir  
**No:** Lawson  
**Abstain:** None  
**Vote:** Motion passed, 4-1.

**11.2 PUBLIC HEARING, Discussion and Possible action on a Conditional Use Permit request for a minor utility (the construction of a 120-kilovolt overhead power line) on a portion of Wildcreek Golf Course generally located north of McCarran Boulevard and east of Sullivan Lane in Sparks, Nevada in the PF (Public Facility) zoning district. (PCN19-0007/CUP19-0003). (FOR POSSIBLE ACTION)**

An agenda item from Washoe County School District and presented by Planning Manager Jim Rundle requesting Council approve a Conditional Use Permit for the construction of a 120-kilovolt transmission line associated with the Development Agreement between the City of Sparks and Washoe County School District for development of a public high school. The construction of a transmission line is deemed a minor utility by Title 20 and requires a Conditional Use Permit. The Planning Commission forwarded a recommendation of approval of this Conditional Use Permit to the City Council at the April 4th meeting. The Planning Commission was acting in an advisory authority for this respective Conditional Use Permit pursuant to the terms of the Development Agreement associated with PCN19-0007.

**Motion:** Move to approve the Conditional Use Permit CUP19-0003 associated with PCN19-0007 based on Findings C1 through C5 including conditions one through four and the facts supporting these findings as set forth in the staff report.

**Moved by:** Council Member Dahir

**Seconded by:** Council Member Abbott

**Yes:** Council Members Abbott, Anderson, Bybee, Dahir, Lawson

**No:** None

**Abstain:** None

**Vote:** Motion passed unanimously, 5-0.

**11.3 PUBLIC HEARING, Discussion and Possible action on a Conditional Use Permit request for development on site with slopes gradients greater than 10 percent over 25 percent of the site for a portion of Wildcreek Golf Course generally located north of McCarran Boulevard and east of Sullivan Lane in Sparks, Nevada in the PF (Public Facility) zoning district (PCN19-0007/CUP19-0004). (FOR POSSIBLE ACTION)**

An agenda item from Washoe County School District and presented by Planning Manager Jim Rundle requesting Council approve a Conditional Use Permit associated with the Development Agreement between the City of Sparks and Washoe County School District for development of a public high school on a site with slope gradients greater than 10 percent over 25 percent of the site. The Planning Commission forwarded a recommendation of approval of this Conditional Use Permit to the City Council at the April 4th meeting. The Planning Commission was acting in an advisory authority for this respective Conditional Use Permit pursuant to the terms of the Development Agreement associated with PCN19-0007.

**Motion:** Move to approve the Conditional Use Permit CUP19-0004 associated with PCN19-0007 based on Findings C1 through C5 including conditions one through four and the facts supporting these findings as set forth in the staff report.

**Moved by:** Council Member Dahir

**Seconded by:** Council Member Abbott

**Yes:** Council Members Abbott, Anderson, Bybee, Dahir

**No:** Lawson

**Abstain:** None

**Vote:** Motion passed, 4-1.

## 12. Comments

### 12.1 Comments from the Public

Sparks resident Bill Wagner commended City Manager Krutz for his choices of Assistant City Managers, and asked if the City is solvent with the currently approved budget. City Manager Krutz reminded this time is dedicated to public comment only, but confirmed the City is solvent. Mr. Wagner also provided a pamphlet to Council regarding Washoe County emergency preparedness.

Sparks resident George Lee provided additional comment on the traffic study for the Wildcreek High School project.

### 12.2 Comments from City Council and City Manager

Council Member Lawson provided comment that he would like a zoning review for the remainder of land at Wildcreek for continued use as a greenspace, golf course, or similar usage.

Council Member Dahir thanked staff for their hard work presenting for the Wildcreek project.

## 13. Adjournment

Council was adjourned at 4:59 p.m.

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Ronald E. Smith, Mayor

ATTEST:

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Lisa Hunderman, Acting City Clerk

>>>LK