



MAYOR
Ron Smith

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

CITY ATTORNEY
Chet Adams

CITY MANAGER
Steve Driscoll

REGULAR CITY COUNCIL MEETING MINUTES
2:00 P.M., Tuesday, November 13, 2018
City Council Chambers, Legislative Building, 745 Fourth Street, Sparks, Nevada

1. Call to Order (Time: 2:48 p.m.)

The regular meeting of the Sparks City Council was called to order by Mayor Ron Smith at 2:48 p.m.

2. Roll Call (Time: 2:49 p.m.)

Mayor Ron Smith, Council Members Donald Abbott, Ed Lawson, Charlene Bybee, Kristopher Dahir, City Manager Steve Driscoll, City Attorney Chet Adams and City Clerk Teresa Gardner, PRESENT.

VACANT: Ward 3

3. Opening Ceremonies

3.1 Invocation Speaker - None

3.2 Pledge of Allegiance

4. Public Comment (Time: 2:49 p.m.) -

Victoria Rios, a representative from United States Senator Cortez-Masto's office congratulated Mayor Martini on his service to the city. Executive Director Lee Gibson from Regional Transportation Commission (RTC), residents Levonn Brooks and Bill Wagner congratulated Mayor Ron Smith and thanked Mayor Martini for his service to the city.

5. Agenda (Time: 2:57 p.m.)

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.

Council member Lawson requested to hear item 9.3 after item 6.1. A motion was made by Council Member Lawson seconded by Council Member Dahir, to approve the agenda with the change. Council Members Abbott, Lawson, Bybee, Dahir, YES. Passed unanimously.

6. Minutes (Time: 2:58 p.m.)

6.1 Consideration and possible approval of the minutes of the regular Sparks City Council meeting of October 22, 2018. (FOR POSSIBLE ACTION)

A motion was made by Council Member Bybee, seconded by Council Member Abbott, to approve the minutes of the regular Sparks City Council meeting of October 22, 2018. Council Members Abbott, Lawson, Bybee, Dahir, YES. Passed unanimously.

7. Announcements, Presentations, Recognition Items and Items of Special Interest
(Time: 3:05 p.m.)

7.1 City Manager announcement of vacancies on the Sparks Senior Citizen's Advisory Committee, Airport Noise Advisory Panel, Washoe County District Board of Health, Enterprise Fund Advisory Committee and Sparks Planning Commission. (Time: 3:05 p.m.)

Vacancies for the Sparks Senior Citizen's Advisory Committee include appointments from the following: one (1) member and one (1) alternate for each ward, 1-5 and two (2) members and one (1) alternate from the mayor, preferably over 55 years of age. Applications will be accepted until the end of business on November 16, 2018.

There is one (1) vacancy for the Airport Noise Advisory Panel. This appointment must be a resident representative and will fill a partial term ending 12/31/2018 and then for the following two-year term expiring 12/31/2020. Applications for this position will be accepted until close of business on November 30, 2018.

The Washoe County District Board of Health has a vacancy for one (1) member, who must be a Physician licensed to practice medicine. The four-year term is 01/01/2019 to 12/31/2022. Applications will be accepted until November 30, 2018.

Enterprise Fund Advisory Committee One has (1) vacancy. Applicants must have commercial development industry experience. This is a four-year term beginning 01/01/2019 to 12/31/2022. Applications will be accepted until November 30, 2018.

The Sparks Planning Commission has two (2) vacancies, each is a four-year term. Applications will be accepted until December 21, 2018.

Anyone interested in filling one of the vacancies can apply online at the city website www.cityofsparks.us or obtain an application from the City Clerk.

7.2 City Manager announcement of the process for accepting applications and the process for filling the vacancy on the City Council for Ward 3. (Time: 3:05 p.m.)

Persons interested in being considered for this appointment should email their name, physical address, note if you are a registered voter in Sparks, and a brief statement as to why you would like to be on the Sparks City Council to the city clerk at tgardner@cityofsparks.us. You may also include a resume. This information may also be delivered in person at 431 Prater Way, Sparks, NV. The mayor will review the applications and decide the number of applicants to be interviewed by Monday, December 10, 2018 council meeting. At that time, Mayor Smith will provide the name of his selection for the appointment. The city council will then vote on whether to ratify his appointment. Applications will be accepted today until November 16, 2018 at 5:00 pm.

7.3 Proclamation: "National Apprenticeship Week" (Time: 3:09 p.m.)

Past Mayor Geno Martini proclaimed November 12 – 18, 2018 as National Apprenticeship Week and encouraged all citizens to recognize the importance and benefits of the quality apprenticeship

programs in our community. The proclamation was read by Mayor Smith and presented to Diann VanderWell. Rob Benner, Chad Roukey, Michelle Abell, Eric Silverberg, Jose Medina, were also in attendance and spoke of their successes in the Apprentice program.

7.4 Presentation: The 16th Annual Sparks Mayor's Cup Golf Tournament (Time: 3:20 p.m.)

Recreation/Administrative Supervisor Andre Stigall presented information on tournament sponsors, registration, donations, community support, raffles, and awards at the 16th annual Mayor's cup golf tournament held October 19, 2018 and said more than \$100,000 was raised to date in the Sparks Youth Scholarship Fund that serves local youth.

7.5 Presentation: The 20th Annual Scheels Turkey Trot event (Time: 3:23 p.m.)

Recreation Specialist Tanja Ramociotti presented information on events, participation, locations and logos of the turkey trot which is held each year on Thanksgiving morning. This year, the race starts at 8:30 am on November 22, 2018. Proceeds are awarded to Keep Truckee Meadows Beautiful and various youth sports scholarships.

8. Consent Items (FOR POSSIBLE ACTION) (Time: 3:29 p.m.)

A motion was made by Council Member Dahir, seconded by Council Member Lawson, to approve consent items 8.1 - 8.9 as submitted. Council Members Abbott, Lawson, Bybee, Dahir, YES. Passed unanimously.

8.1 Consideration and possible acceptance of the report of the claims and bills approved for payment and appropriation transfers for the period of October 04, 2018 through October 24, 2018. (FOR POSSIBLE ACTION)

An agenda item from Financial Services Director Jeff Cronk recommending the City Council approve the report of claims and bills approved for payment and appropriation transfers as presented in the staff report.

8.2 Consideration and possible acceptance of the receipt of grant and/or donation money which is individually under \$5,000. (FOR POSSIBLE ACTION)

An agenda item from Financial Services Director Jeff Cronk recommending Council approve the grant awards. On March 11, 2013, Council approved Resolution No. 3234, which established a policy for the acceptance of grants and donations received and recorded by the Financial Services Department which are under the amount of \$5,000 via a staff report which details the receipt of such grants and donations. Only cash flow is impacted; there is no impact to the general fund.

8.3 Consideration and possible acceptance of a donation of money in the amount of \$5,525 from Living Stones Church for the Police Department Victim Services Fund. (FOR POSSIBLE ACTION)

An agenda item from Lieutenant Chris Crawford recommending Council accept the donation. The Victim Advocates for Sparks Police work with a number of businesses and non-profits throughout the community to assure victims of crime, to include domestic violence, receive the support needed after involvement in a difficult event. The Sparks Police Victim Services Fund utilizes donation monies to assist victims of crime. This fund allows Sparks Police Victim Advocates to provide services to victims of crime which would not normally be available without these funds. Funds are utilized for a variety of necessities such as: purchasing basic living supplies for families, hotel rooms for a short term to avoid violent situations and clothing for families unable

to collect such items due to leaving home in a short time period to escape violence. Living Stones Church donated \$5,525 to the victim services unit. There is no impact to the general fund.

8.4 Consideration, discussion and possible acceptance of a Traffic Safety Grant (AC-5532) in the amount of \$49,000 to participate in the State of Nevada Office of Traffic Safety 2019 Joining Forces Project. (FOR POSSIBLE ACTION)

An agenda item from Chief of Police Brian Allen recommending Council accept the grant. The State of Nevada Department of Public Safety, Office of Traffic Safety has offered the Sparks Police Department a grant in the amount of \$49,000 to pay for officer overtime costs to allow the Sparks Police Department to participate in the 2019 Joining Forces project. This program includes 16 special traffic enforcement events over the course of the Federal Fiscal Year, concluding in September 2019. The Sparks Police Department has committed to participating in 14 of the 16 special traffic events. There is no impact to the general fund.

8.5 Consideration, discussion and possible acceptance of a Bureau of Justice Assistance (BJA) Fiscal Year 2018-19 Bulletproof Vest Partnership (BVP) matching grant award (AC-5533) in the amount of \$5,200. (FOR POSSIBLE ACTION)

An agenda item from Chief of Police Brian Allen recommending Council accept the grant. The Sparks Police Department applied for and was awarded a matching grant in the amount of \$5,200 from the Bureau of Justice Assistance (BJA) Bulletproof Vest Partnership (BVP) Program for FY 2018-2019. The BVP Program reimburses 50% of the purchase cost of body armor that complies with the most current National Institute of Justice (NIJ) ballistic or stab body armor standards that is purchased by the police department. The Sparks Police Department budgets for and purchases body armor for all police officers when they are hired as well as on a 5-year replacement cycle. There is \$5,200 impact to the general fund.

8.6 Consideration, discussion and possible approval of a Final Map for Ravenna at D'Andrea Subdivision (FOR POSSIBLE ACTION)

An agenda item from City Engineer Jon Ericson recommending Council approve the final map. The Ravenna at D'Andrea Subdivision final map will create 49 residential lots within D'Andrea, a Planned Development. The final map and civil improvement drawings have been reviewed by the Community Services Department and have been found to be acceptable. The final subdivision map and improvement drawings have been checked and found to be technically correct, conforming to local ordinances and state law. The appropriate plan checking and inspection fees have been paid. A performance bond has been filed with the City Clerk to guarantee the construction of the public improvements. There is no impact to the general fund.

8.7 Consideration, discussion and possible approval of a Final Map for Kiley Ranch North Village 9 – Unit A Subdivision (FOR POSSIBLE ACTION)

An agenda item from City Engineer Jon Ericson recommending Council approve the final map. The Kiley Ranch North Village 9 – Unit A final map will create 63 residential lots within the Kiley Ranch North Planned Unit Development. The final map and civil improvement drawings have been reviewed by the Community Services Department and have been found to be acceptable. The final subdivision map and improvement drawings have been checked and found to be technically correct, conforming to local ordinances and state law. The appropriate plan checking and inspection fees have been paid. A performance bond has been filed with the City Clerk to guarantee the construction of the public improvements. There is no impact to the general fund.

8.8 Consideration, discussion and possible approval of a Final Map for Kiley Ranch North Village 9 – Unit B1 Subdivision (FOR POSSIBLE ACTION)

An agenda item from City Engineer Jon Ericson recommending Council approve the final map. The Kiley Ranch North Village 9 – Unit B1 final map will create 72 residential lots within the Kiley Ranch North Planned Unit Development. The final map and civil improvement drawings have been reviewed by the Community Services Department and have been found to be acceptable. The Kiley Ranch North Village 9 – Unit B1 final map will create 72 residential lots within the Kiley Ranch North Planned Unit Development. The final map and civil improvement drawings have been reviewed by the Community Services Department and have been found to be acceptable. There is no impact to the general fund.

8.9 Consideration and possible approval of an application for a Gaming license for Nugget Sparks LLC, dba Nugget Casino Resort located at 1040 Victorian Ave., Sparks, NV submitted Mr. Mark Sterbens. (FOR POSSIBLE ACTION)

An agenda item from Chief of Police Brian Allen recommending Council approve Mr. Mark Sterbens' application for a Gaming license for Nugget Sparks LLC, dba Nugget Casino Resort located at 1040 Victorian Ave., Sparks, NV 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. There is an approximate positive impact of \$480 per quarter to the general fund.

9. General Business

9.1 Consideration and possible approval of the Mayor's recommendation of appointment to the Sparks Planning Commission from the following pool of applicants, listed in alphabetical order: David Blaco, Jonathan Crawford, Donald Kennedy and Andrew Ngo. (FOR POSSIBLE ACTION) (Time: 3:29 p.m.)

An agenda item from City Manager Stephen Driscoll recommending Council confirm the Mayor's appointment. The City of Sparks Planning Commission has one vacancy due to the resignation of Commissioner Karim Shabazz effective September 30, 2018. The successful appointee will serve the remainder of Commissioner Shabazz's term that expires on December 31, 2020. There is no impact to the general fund. The mayor recommended David Blaco for the appointment.

A motion was made to appoint David Blaco by Council Member Lawson, seconded by Council Member Dahir, to confirm the Mayor's appointment of David Blaco to the Sparks Planning Commission. Council Members Abbott, Lawson, Bybee, Dahir, YES. Passed unanimously.

9.2 Consideration and possible approval of the Mayor's recommendation of appointment to the Truckee Meadows Regional Planning Commission from the following pool of applicants, listed in alphabetical order: Mary Brock, Scott Carey, Shelley Read and Dian VanderWell. (FOR POSSIBLE ACTION) (Time: 3:31 p.m.)

An agenda item from City Manager Stephen Driscoll recommending Council confirm the Mayor's appointment. The City of Sparks has three Planning Commissioners who are appointed to serve on the Truckee Meadows Regional Planning Commission. Currently, Commissioners Jamie Fewins, Frank Petersen and Dian VanderWell represent the City on the Regional Planning

Commission. Commissioner VanderWell's term expired on June 30, 2018. The Sparks Planning Commission recommended the reappointment of Commissioner VanderWell to the Regional Planning Commission during their May 2018 meeting. Upon the City Council's confirmation, Commissioner VanderWell's new term will expire on June 30, 2021. There is no impact to the general fund. Mayor Martini recommended the reappointment of Dian VanderWell.

A motion was made by Council Member Lawson, seconded by Council Member Bybee, to confirm the Mayor's recommendation to reappoint Dian VanderWell to the Truckee Meadows Regional Planning Commission to a term that expires on June 20, 2021. Council Members Abbott, Lawson, Bybee, Dahir, YES. Passed unanimously.

9.3 Consideration, discussion and possible approval of a recommendation from the Regional Street Naming Committee to rename South D'Andrea Parkway, between Vista Boulevard and North D'Andrea Parkway, to Geno Martini Parkway. (FOR POSSIBLE ACTION) (Time: 2:58 p.m. heard out of order)

An agenda item from City Manager Stephen Driscoll recommending approve the street renaming. On August 28, 2018, The Regional Street Naming Committee approved a proposal to rename South D'Andrea Parkway, between Vista Boulevard and North D'Andrea Parkway, to Geno Martini Parkway. Renaming this section of South D'Andrea Parkway will honor this great man who has dedicated his life to our great city of Sparks. Staff has reviewed the recommendation from the Regional Street Naming Committee and the City Manager recommends that the City Council grant approval. There is no impact to the general fund. A street sign was presented to Mayor Martini.

A motion was made by Council Member Lawson, seconded by Council Member Bybee, to approve the recommendation from the Regional Street Naming Committee to rename South D'Andrea Parkway, between Vista Boulevard and North D'Andrea Parkway, to Geno Martini Parkway. Council Members Abbott, Lawson, Bybee, Dahir, YES. Passed unanimously.

9.4 Consideration and possible approval of a recommendation from the Sparks Parks and Recreation Commission to name the Victorian Square Amphitheater Tony Armstrong Amphitheater. (FOR POSSIBLE ACTION) (Time: 3:33 p.m.)

An agenda item from Parks and Recreation Director Tracy Domingues recommending the amphitheater renaming. In an attempt to maximize public input, staff distributed information through The Foothills at Wingfield HOA, achieved 4,000 contacts through the NEXTDOOR App, mailed 1,900 letters to residents in The Foothills at Wingfield, mailed 1,900 letters to residents in The Foothills at Wingfield, distributed a press release to traditional media outlets and sent an e-blast to 5,000 customers. As a result, six suggestions for the Victorian Square Amphitheater were received. Through a scoring process, the Sparks Parks and Recreation Commission recommends that the City Council name the Victorian Square Amphitheater Tony Armstrong Amphitheater. There is no impact to the general fund.

A motion was made by Council Member Abbott, seconded by Council Member Abbott, to approve naming the Victorian Square Amphitheater Tony Armstrong Amphitheater. Council Members Abbott, Lawson, Bybee, Dahir, YES. Passed unanimously.

9.5 Consideration and possible approval of a recommendation from the Sparks Parks and Recreation Commission to name the future park to be located at 7130 Truth Drive, Jack Reviglio Memorial Park. (FOR POSSIBLE ACTION)
(Time: 3:35 p.m.)

An agenda item from Parks and Recreation Director Tracy Domingues recommending the park renaming. In an attempt to maximize public input from neighboring property owners, staff distributed information through the Foothills at Wingfield HOA, achieved 4,000 contacts through the NEXTDOOR App, mailed 1,900 letters to residents in the Foothills at Wingfield, distributed a press release to traditional media outlets and sent an e-blast to 5,000 customers. As a result, eighteen suggestions for the future park at 7130 Truth Drive were received. Through a scoring process, the Sparks Parks and Recreation Commission recommends that the City Council name the future park at 7130 Truth Drive Jack Reviglio Memorial Park. There is no impact to the general fund.

A motion was made by Council Member Bybee seconded by Council Member Abbott, to approve naming the future park located at 7130 Truth Drive Jack Reviglio Memorial Park. Council Members Abbott, Lawson, Bybee, Dahir, YES. Passed unanimously.

9.6 Consideration and possible approval of a recommendation from the Sparks Parks and Recreation Commission to name the future park to be located at 4099 Black Hills Drive, Black Hills Park. (FOR POSSIBLE ACTION) (Time: 3:37 p.m.)

An agenda item from Parks and Recreation Director Tracy Domingues recommending Council approve the park renaming. In an attempt to maximize public input from neighboring property owners, staff distributed information through The Foothills at Wingfield HOA, achieved 4,000 contacts through the NEXTDOOR App, mailed 1,900 letters to residents in The Foothills at Wingfield, distributed a press release to traditional media outlets and sent an e-blast to 5,000 customers. As a result, fourteen suggestions for the future park at 4099 Black Hills Drive were received. Through a scoring process, the Sparks Parks and Recreation Commission recommends that the City Council name the future park at 4099 Black Hills Drive Black Hills Park. There is no impact to the general fund. The park is scheduled to be built in FY 20.

A motion was made by Council Member Bybee, seconded by Council Member Dahir, to approve naming the future park located at 4099 Black Hill Drive, Black Hills Park. Council Members Abbott, Lawson, Bybee, Dahir, YES. Passed unanimously.

9.7 Consideration, discussion and possible approval to purchase aluminum sulfate from Thatcher Chemical Company at a unit price of \$375/ton, using the joinder provision of the City of Las Vegas/National IPA contract #150063-SK-A. (estimated annual cost of \$295,000). (FOR POSSIBLE ACTION) (Time: 3:39 p.m.)

An agenda item from TMWRF Maintenance Manager Kim Laber recommending Council approve the purchase. Aluminum Sulfate (Alum) is primarily used as a coagulant to settle out fine particles in the spent backwash water that comes from the gravity filters backwash cycle. Aluminum Sulfate is additionally used at TMWRF to precipitate phosphorous from the Phosphorous Rich Supernatant (PRS) process. This process reduces phosphorous loading from the dewatering process and returns it to digesters for biosolids disposal. There is an estimated impact of \$295,000 to the joint treatment plant budget; there is no impact to the general fund.

There was discussion regarding the term and cost of the contract. The contract will end June 2019 and because we were able to utilize the benefits negotiated by Las Vegas, we will be paying a lower price for the product.

A motion was made by Council Member Lawson, seconded by Council Member Abbott, to approve the purchase of aluminum sulfate from Thatcher Chemical Company at a unit price of \$375/ton, using the joinder provision of the City of Las Vegas/National IPA contract #150063-SK-A., with an annual estimated cost of \$295,000. Council Members Abbott, Lawson, Bybee, Dahir, YES. Passed unanimously.

9.8 Consideration, discussion and possible approval to purchase methanol from Thatcher Chemical Company at the mark-up rate of \$0.6382/gallon, using the joinder provision of the City of Las Vegas/National IPA contract #150063-SK-A (estimated annual cost - \$1,900,000). (FOR POSSIBLE ACTION) (Time: 3:43 p.m.)

An agenda item from TMWRF Maintenance Manager Kim Laber recommending Council approve the purchase. Methanol is used at TMWRF in the denitrification reactor, the final step in the removal of nitrogen from the wastewater. The current contract with Thatcher chemical is expiring and is not able to be extended. Methanol is purchased based on the Argus/JJA Fob Truck/Rail commodity price plus mark-up. The commodity price varies monthly, causing the cost to TMWRF to vary. Over the last 2 years the unit price of methanol has varied between \$1.48 and \$1.89 per gallon. There is an estimated impact of \$1,900,000 to the joint treatment plant budget; there is no impact to the general fund. Methanol is critical to the discharge permit requirements with the EPA.

A motion was made by Council Member Dahir, seconded by Council Member Bybee, to approve the purchase of methanol from Thatcher Chemical Company at the mark-up rate of \$0.6382/gallon, using the joinder provision of the City of Las Vegas/National IPA contract #150063-SK-A, with an estimated annual cost of \$1,900,000. Council Members Abbott, Lawson, Bybee, Dahir, YES. Passed unanimously.

9.9 Presentation, discussion and possible approval of a complement change in Community Services with a fiscal impact for FY19 estimated at \$11,000 in the Sewer Fund. (FOR POSSIBLE ACTION) (Time: 3:45p.m.)

An agenda item from Human Resources Analyst Jill Valdez recommending Council approve the change. Community Services has re-evaluated its need for expertise in the field of geographic technology (GT) and geographic information systems (GIS) and determined that they require analyst level work and computer programming proficiency and requested a reclassification of the Geographic Technology Specialist II – GIS position (HAY Level 14) in the complement to a Systems Analyst Senior – GIS position (HAY Level 16). The financial impact is estimated to be \$11,000 in FY 19 to the sewer fund; there is no impact to the general fund.

A motion was made by Council Member Abbott, seconded by Council Member Dahir, to approve the personnel complement change to remove the Geographic Technology Specialist II – GIS and replace the position with a Systems Analyst Senior – GIS position in the Community Services Department. Council Members Abbott, Lawson, Bybee, Dahir, YES. Passed unanimously.

9.10 Consideration and possible approval of a tentative map request for a 169-lot, single-family residential subdivision on 21.75 acres of a 37.41-acre parcel in the NUD (New Urban District – Kiley Ranch North Phase 6) zoning district located at the northeast corner of Kiley Parkway and Henry Orr Parkway, Sparks, NV. (PCN18-0049) (FOR POSSIBLE ACTION) (Time: 3:47 p.m.)

An agenda item from Planner Jonathan Cummins on behalf of Lewis Investment Company recommending Council approve the tentative map. The Planning Commission reviewed this tentative map request at its October 4, 2018 meeting and recommended that the City Council approve the 169-lot single-family residential subdivision. There is no impact to the general fund.

The Kiley Ranch North Phase 6 Final Development Handbook (Handbook) was approved by the Sparks City Council in May 2014. The Handbook covers 146.68 acres located northeast of Kiley Parkway and Henry Orr Parkway, including villages 20, 36, 37, and 43. Other subdivisions recently approved in Phase 6 include Villages 37A, 37B, 37C, and 43, for a total of 540 single-family lots. The proposed Village 36 subdivision consists of 169 lots on 21.75 acres, which equates to a density of 7.77 dwelling units per acre. The Comprehensive Plan Land Use designation for this site is currently MF14, which calls for residential development (single-family, duplexes and/or multi-family) in the range of 10 to less than 14 units per acre. The Handbook, which functions as the zoning document for this property, classifies the 21.75-acre parcel as MR (Medium Residential), which permits a density of 6 to 11.9 dwelling units per acre.

A motion was made by Council Member Dahir, seconded by Council Member Bybee, to approve the tentative map request for a 169-lot, single-family residential subdivision on 21.75 acres of a 37.41-acre parcel in the NUD (New Urban District – Kiley Ranch North Phase 6) zoning district located at the northeast corner of Kiley Parkway and Henry Orr Parkway, Sparks, Nevada. Council Members Abbott, Bybee, Dahir, YES. Lawson., NO. Passed 3-1.

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

10.1 SECOND READING, Public Hearing, discussion and possible adoption of Bill No. 2750, an Ordinance amending Title 15 of the Sparks Municipal Code and adopting the 2018 Editions of the International Building Code, International Residential Code, International Mechanical Code, Uniform Mechanical Code, Uniform Plumbing Code, International Fuel Gas Code, International Energy Conservation Code, International Existing Building Code, International Wildland-Urban Interface Code, International Swimming Pool And Spa Code, 2017 Edition National Electrical Code, and the 2018 Northern Nevada Amendments, each of which are to become effective July 1, 2019. (FOR POSSIBLE ACTION). (Time: 3:53 p.m.)

An agenda item from Building Official Mark Meranda recommending Council adopt Bill No. 2750. The codes published by the International Code Council, Inc. are the predominant building codes used throughout the United States. These codes are updated on a three-year cycle. They establish minimum standards to safeguard life and public welfare by regulating and controlling the design, construction and installation of new buildings and alterations to existing buildings. Adopting updated building safety codes enables the City of Sparks to address all aspects of safe and sound construction, including structural integrity, plumbing, electrical and mechanical systems, and energy efficiency.

Building Officials in Northern Nevada have strived to bring a more consistent approach to the way building codes are adopted and interpreted in this region. Beginning in 2006, and again in 2012 and 2018, the region's Building Officials, acting as a steering committee for the northern Nevada building code amendment process, created amendment packages specific to our region's climatic and geographical characteristics, including frost depths, wind speeds and seismic requirements. These amendments to the International Code Council's published codes are referred to as the Northern Nevada Amendments. There is no impact to the general fund.

The Public Hearing was opened at 3:54; Jim Myers with the Southwest Energy Efficiency Project stated the members of the project support the passing of this bill.

If Bill 2750 is passed as submitted, there will be a grace period for requirements where building permit applications will be accepted using either the 2012 or 2018 codes. This grace period will last until July 1, 2019. Council asked if the amendments proposed by BANN were included in the final draft. Mark Meranda stated they were not.

A motion was made by Council Member Abbott, seconded by Council Member Dahir, to adopt Bill No. 2750, an Ordinance amending Title 15 of the Sparks Municipal Code and adopting the 2018 Editions of the International Building Code, International Residential Code, International Mechanical Code, Uniform Mechanical Code, Uniform Plumbing Code, International Fuel Gas Code, International Energy Conservation Code, International Existing Building Code, International Wildland-Urban Interface Code, International Swimming Pool And Spa Code, 2017 Edition National Electrical Code, and the 2018 Northern Nevada Amendments, each of which are to become effective July 1, 2019. Council Members Abbott, Lawson, Bybee, Dahir, YES. Passed unanimously.

10.2 SECOND READING, Public Hearing, discussion and possible adoption of Bill No. 2751, an ordinance amending Chapter 14 of the Sparks Municipal Code and adopting the 2018 International Fire Code, International Wildland Urban Interface Code, and the 2018 Northern Nevada Fire Amendments, each of which are to become effective July 1, 2019. (FOR POSSIBLE ACTION) (Time: 4:04 p.m.)

An agenda item from Assistant City Attorney Brandon Sendall and presented by Fire Marshall Bob King, recommending Council adopt Bill No. 2751. The International Codes are the predominant fire codes used throughout the nation. On a three-year cycle they are updated and published by the International Code Council. The purpose of this code is to establish the minimum requirements consistent with nationally recognized good practice, providing a reasonable level of life, safety, and property protection from the hazards of fire, explosion, or dangerous conditions in new and existing buildings, structures, and premise, as well as providing safety to fire fighters and emergency responders during emergency operations. The city has adopted this code periodically with certain modified or amended provisions specific to the City of Sparks. Adopting the updated 2018 version of the International Fire Code and International Wildland Urban Interface Code will assure the City is kept current in the most up-to-date fire safety regulations.

Fire Officials in Northern Nevada wanted to bring a more consistent approach to the way building codes are adopted and interpreted. Steering and technical committees were formed to develop the 2018 Northern Nevada Fire Amendments to the International Codes. These committees, consisting of representatives of fire organizations and code officials, have authored an amendment package

that will be adopted throughout Northern Nevada. Therefore, this ordinance will have the effect of adopting the most recent versions of the International Codes as outlined in the ordinance, as well as the 2018 Northern Nevada Fire Amendments to the various codes. There is no impact to the general fund.

The Public Hearing was opened at 4:06 p.m. No comments were received.

Council inquired about the costs involved in moving to the new fire codes. Fire Marshall King stated there were none. There will also be a grace period for building permit applicants to begin utilizing the new codes. During the grace period, applications will be accepted using either 2012 or 2018 Fire codes. This grace period will be in effect until July 1, 2019. Council expressed concern with removing the building official from the approval process as outlined in the 2018 Northern Nevada Amendments to the 2018 International Wildland-Urban Interface Code section 105.3. Fire Marshall King provided an explanation for this change. City Manager Steve Driscoll provided further explanation as to why this change was made. He stated that at his direction, the building official and fire chief are to follow a process to ensure both departments are communicating. Fire Chief Maples stated he believes the fire chief should be the person responsible for making the determination of which materials and design are appropriate. City Manager Driscoll provided additional comments on the process of making amendments to the Fire Code.

A motion was made by Council Member Lawson, seconded by Council Member Dahir, to adopt Bill No. 2751, an ordinance amending Chapter 14 of the Sparks Municipal Code and adopting the 2018 International Fire Code, International Wildland Urban Interface Code, and the 2018 Northern Nevada Fire Amendments, each of which are to become effective July 1, 2019 and adding the building official back into section 105.3. Council Members Abbott, Lawson, Bybee, Dahir, YES. Passed unanimously.

11. Planning and Zoning Public Hearings and Action Items

11.1 SECOND READING, public hearing, discussion and possible adoption of Bill No. 2748, an ordinance for approval of a Development Agreement by and between the City of Sparks, The Foothills at Wingfield, LLC and Albert D. Seno Construction Company concerning the development of real property 65 acres in size located east of Golden Eagle Regional Park and south of Vista Boulevard, Sparks, NV (PCN18-0005) (FOR POSSIBLE ACTION) (Time: 4:47 p.m.)

An agenda item from Assistant Community Services Director Armando Ornelas recommending Council adopt Bill No. 2748. On August 2, 2018, the Planning Commission recommended that the City Council approve the development agreement and rezoning requests.

The proposed Development Agreement is for three parcels totaling 65 acres located east of Golden Eagle Regional Park and south of Vista Boulevard. The parties to the Agreement are the City of Sparks, Foothills at Wingfield, LLC (the property owner) and Albert D. Seno Construction Company (the developer). The Agreement addresses the type and intensity of development permitted on the site, the land use entitlements necessary to develop the site, and the infrastructure needed to comply with Truckee Meadows Regional Plan and the Sparks Comprehensive Plan concurrency requirements.

The agreement is in conjunction with two related requests for: certification of a Comprehensive Plan amendment to change the land use designation of the site from Open Space (OS), Commercial (C), Multi-Family (MF24), High Density Residential (HDR), Large Lot Residential (LLR), and Mixed Use (MU) to Intermediate Density Residential (IDR); and, rezoning of the subject property from A5 (Agriculture) to SF6 (Single Family – 6, 000 sq. ft. lots). There is no impact to the general fund.

Mr. Ornelas provided a description of the property and they proposed project as well as the agreement. The agreement allows the City of Sparks to attach conditions to the project. Access to the site is currently from a Bureau of Land Management (BLM) easement. The city is asking the BLM to expressly allow access for the number of homes currently contemplated. The city is requiring a secondary access road for Fire department vehicles prior to the storage of any combustible materials being stored on site. Fire Chief Maples provided clarification, the secondary access road is not designed to be used as an evacuation route. However, during an emergency, people will utilize any means possible to evacuate. The road is to be privately maintained.

Council inquired about the need to replace the sewer lift station. Mr. Ornelas commented this would be the responsibility of the developer.

The Public Hearing was opened at 4:27 p.m. No comments were received.

A motion was made by Council Member Bybee, seconded by Council Member Abbott, to adopt Bill No. 2748, an ordinance for approval of a Development Agreement by and between the City of Sparks, The Foothills at Wingfield, LLC and Albert D. Seeno Construction Company concerning the development of real property 65 acres in size located east of Golden Eagle Regional Park and south of Vista Boulevard, Sparks, NV. Council Members Abbott, Lawson, Bybee, Dahir, YES. Passed unanimously.

11.2 Public Hearing, discussion and possible certification of a Comprehensive Plan amendment to change the land use designations on a site approximately 65 acres in size located east of Golden Eagle Regional Park and south of Vista Boulevard, Sparks, Nevada from 6.26 acres of Commercial (C), 15.57 acres of Multi-family Residential (MF24), 18.56 acres of High Density Residential (HDR), 8.12 acres of Open Space (OS), 5 acres of Large Lot Residential (LLR), and 11.4 acres of Mixed Use (MU) to approximately 65 acres of Intermediate Density (IDR). (PCN18-0005) (FOR POSSIBLE ACTION) (Time: 4:28 p.m.)

An agenda item from Senior Planner Ian Crittenden on behalf of the Foothills at Wingfield, LLC and Albert D. Seeno Construction Company recommending Council certify the amendment. This site is located directly east of and adjacent to Golden Eagle Regional Park (GERP), is 65 acres in size and is comprised of one parcel that is approximately 60 acres in size and two parcels that are each approximately 2.5 acres in size. There is an agricultural building on the 60-acre parcel and an uninhabited single-family home and several accessory buildings on the smaller parcels. All existing buildings will be removed with the future development of this site. Access to the site is via a Bureau of Land Management (BLM) access easement that starts at the intersection of Homerun Drive and Vista Boulevard on the GERP site. There is no impact to the general fund. A handbook was initiated but was never submitted or approved. The land use has changed but the zoning was never updated.

The applicant has requested to amend the Comprehensive Plan Land Use designations to Intermediate Density Residential (IDR) and change the zoning to Single Family Residential (SF6). Because of the need for conditions and requirements to address access and sewer capacity issues to meet the requirements for concurrency in the Comprehensive and Regional Plans, staff recommended that the applicant enter into a development agreement with the City of Sparks.

This Comprehensive Plan amendment is requesting City Council certify in conjunction with two related requests for: approval of a development agreement pursuant to NRS 278.0201; and, rezoning of the subject property from A5 (Agriculture) to SF6 (Single Family – 6, 000 sq. ft. lots). Approval of the development agreement serves as the basis for findings the City Council must consider for the Comprehensive Plan land use amendment.

Council inquired about a secondary access road. Mr. Crittenden stated there will not be a secondary access road. Council also asked about traffic mitigation planned for the intersection of Homerun Dr. and Vista Blvd. Mr. Crittenden provided an explanation of planned traffic controls. Council asked about the funding for road maintenance. Mr. Crittenden stated the development agreement outlined how the developer would generate funds to maintain the road as it is a public road fund.

The Public Hearing was opened at 4:47 p.m. No comments were received.

A motion was made by Council Member Bybee, seconded by Council Member Lawson, to certify a Comprehensive Plan amendment to change the land use designations on a site approximately 65 acres in size located east of Golden Eagle Regional Park and south of Vista Boulevard, Sparks, Nevada from 6.26 acres of Commercial (C), 15.57 acres of Multi-family Residential (MF24), 18.56 acres of High Density Residential (HDR), 8.12 acres of Open Space (OS), 5 acres of Large Lot Residential (LLR), and 11.4 acres of Mixed Use (MU) to approximately 65 acres of Intermediate Density (IDR), based on Findings CP1 through CP4 as set forth in the staff report. Council Members Abbott, Lawson, Bybee, Dahir, YES. Passed unanimously.

11.3 SECOND READING, Public Hearing, discussion and possible adoption of Bill No. 2749, an Ordinance to rezone real property approximately 65 acres in size and generally located east of Golden Eagle Regional Park and south of Vista Boulevard, Sparks, NV from A5 (Agriculture) to SF6 (Single Family – 6, 000 sq. ft. lots). (PCN18-0005) (FOR POSSIBLE ACTION) (Time: 4:49 p.m.)

An agenda item from Senior Planner Ian Crittenden on behalf of the Foothills at Wingfield, LLC and Albert D. Seeno Construction Company recommending Council adopt Bill No. 2749. This rezoning request came forward for consideration in conjunction with two related requests for approval of a development agreement pursuant to NRS 278.0201; and, certification of a Comprehensive Plan amendment to change the land use designation of the site from Open Space (OS), Commercial (C), Multi-Family (MF24), High Density Residential (HDR), Large Lot Residential (LLR), and Mixed Use (MU) to Intermediate Density Residential (IDR). Approval of the development agreement serves as the basis for findings for this rezoning request. There is no impact to the general fund.

Under the existing zoning, the lots would only be allowed to be developed as 5-acre lots. Recommended zoning changes will allow for smaller lots. Council inquired if anyone appeared for public comment at the July neighborhood meeting. Assistant Community Services Director

Armando Ornelas replied four (4) people came to the meeting. They voiced concerns about traffic and other potential impacts.

The Public Hearing was opened at 4:54 p.m. No comments were received.

A motion was made by Council Member Bybee, seconded by Council Member Abbott, to adopt Bill 2749, an Ordinance to rezone real property approximately 65 acres in size and generally located east of Golden Eagle Regional Park and south of Vista Boulevard, Sparks, Nevada from A5 (Agriculture) to SF6 (Single Family – 6, 000 sq. ft. lots) based on Findings Z1 through Z3 as set forth in the staff report. Council Members Abbott, Lawson, Bybee, Dahir, YES. Passed unanimously.

11.4 Public Hearing, discussion and possible certification of a Comprehensive Plan amendment to change the land use designations on a site approximately 167.1 acres in size located at the southeast corner of La Posada Drive and Pyramid Way from 14.1 acres of Multi-Family Residential (MF24), 50.9 acres of Commercial (C), 33.6 acres of Employment Center (EC), 46.9 acres of Intermediate Density Residential (IDR), and 13.1 acres of Open Space (OS) to 19.1 acres of Multi-Family Residential (MF-24), 38.6 acres of Commercial (C), 33.6 acres of Employment Center (EC), 54.2 acres of Intermediate Density Residential (IDR), and 13.1 acres of Open Space (OS). (PCN17-0053) (FOR POSSIBLE ACTION) (Time: 4:55 p.m.)

An agenda item from Development Services Manager Karen Melby recommending Council certify the amendment. The changes are driven in part by the applicant's interest in creating a larger multi-family development site in the western part of the Stonebrook property. The existing location for the MF24 use is split by the Reach 4 Drainage Channel, making development of a large apartment complex difficult. The proposed location of the MF24 land use is shifted to the south and is more centrally located, requiring other land uses to be rearranged. The proposed 19 acres of MF24 is the only land designated for multi-family use in the Stonebrook planned development. There is no impact to the general fund.

The proposed Comprehensive Plan land use amendment covers the western portion, approximately 167 acres in size, of the Stonebrook planned development. It is generally located at the southeast corner of La Posada Drive and Pyramid Way. (Exhibit 1 - Vicinity Map). The property that is the subject of this request is the only portion of the Stonebrook planned development designated for commercial, business park and multi-family residential uses. The proposed request does not change the number or types of land use categories. Rather, the applicant's proposed changes involve the movement and reallocation of land uses within the western portion of the Stonebrook planned development.

If the Comprehensive Plan land use amendment is approved, the Stonebrook Final Design Standards and Regulations (the handbook for Stonebrook) will need to be amended to reflect the approved land use designations before any development can occur on the property.

The neighborhood meeting required by NRS 278.210(2) for the proposed Comprehensive Plan land use amendment was conducted by the applicant's representative on December 4, 2017 (Exhibit 4 – Certificate of Verification for Neighborhood Meeting). Seven people attended the

meeting. Those in attendance expressed concerns about increased traffic on Pyramid Way and the speed of traffic on Pyramid Way.

Council inquired about flooding concerns in the area. Mrs. Melby stated flood improvements are being addressed with the use of Reach 4.

The Public Hearing was opened at 5:05 p.m. No comments were received.

A motion was made by Council Member Bybee, seconded by Council Member Abbott, to certify a Comprehensive Plan amendment to change the land use designations on a site approximately 167.1 acres in size located at the southeast corner of La Posada Drive and Pyramid Way from 14.1 acres of Multi-Family Residential (MF24), 50.9 acres of Commercial (C), 33.6 acres of Employment Center (EC), 46.9 acres of Intermediate Density Residential (IDR), and 13.1 acres of Open Space (OS) to 19.1 acres of Multi-Family Residential (MF-24), 38.6 acres of Commercial (C), 33.6 acres of Employment Center (EC), 54.2 acres of Intermediate Density Residential (IDR), and 13.1 acres of Open Space (OS), based on Findings CP1 through CP4 as set forth in the staff report. Council Members Abbott, Lawson, Bybee, Dahir, YES. Passed unanimously.

12. Comments

12.1 Comments from the Public (Time: 5:07 p.m.)

Bill Wagner asked about item 9.7 and 9.8. He was referred to the City Manager.

12.2 Comments from City Council and City Manager (Time: 5:08 p.m.)

Council Member Dahir welcomed the Mayor. Mayor Smith commented on the future of Sparks.

13. Adjournment

Council was adjourned at 5:08 p.m.

/JT

Ronald E. Smith, Mayor

ATTEST:

Teresa Gardner, City Clerk