



MAYOR
Geno Martini

CITY COUNCIL
Donald Abbott, Ward I
Ed Lawson, Ward II
Ron Smith, 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., Monday, March 13, 2017
City Council Chambers, Legislative Building, 745 Fourth Street, Sparks, Nevada

1. Call to Order (Time: 2:00 p.m.)

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

2. Roll Call (Time: 2:01 p.m.)

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

ABSENT: Mayor Geno Martini

3. Opening Ceremonies

3.1 Invocation Speaker (Time: 2:01 p.m.)

The invocation was provided by Pastor Steve Bond, Summit Christian Church.

3.2 Pledge of Allegiance (Time: 2:02 p.m.)

The Pledge of Allegiance was led by Assistant City Manager Neil Krutz.

4. Public Comment (Time: 2:03 p.m.)

An anonymous speaker, a survivor of domestic violence, said she was concerned with the court's destruction of child abuse evidence and said meeting minutes were inconsistent to the meeting video.

Volunteers of America's Patrick Cashell gave an update of activity regarding the region's Community Assistance Center - Homeless Shelter which uses funding from City of Sparks. Mr. Cashell spoke of housing, employment, safety training, and work programs. Mr. Cashell also thanked the city for their assistance in establishing temporary shelter during the flood. Mr. Cashell said he would like to provide regular updates and invited Council to visit the campus.

39 North Downtown's representative Angela Handler provided an update of activities they are working on including special events such as the marketplace and the lavender and honey festival, Engine 39, and they are looking for a grant writer to join their group. Their next meeting is April 11, 2017 and additional information and donation opportunities are on their website www.39northdowntown.com.

5. Agenda (Time: 2:14 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.

A motion was made by Council Member Dahir, seconded by Council Member Bybee, to approve the agenda as submitted. Council Members Abbott, Lawson, Smith, Bybee, Dahir, YES. Passed unanimously.

6. Minutes (Time: 2:14 p.m.)

6.1 None

7. Announcements, Presentations, Recognition Items and Items of Special Interest (Time: 2:14 p.m.)

7.1 Proclamation: Nevada Moves Week (Time: 2:14 p.m.)

Mayor Martini proclaimed March 13-17, 2017 as “Nevada Moves Week” and encouraged citizens to walk, bike or participate in an athletic event with their children; while celebrating the benefits of increased safety and health, this week and throughout the year. The proclamation was read by Mayor Pro Tempore Smith.

7.2 Proclamation: World Down Syndrome Day (Time: 2:16 p.m.)

Mayor Martini proclaimed March 21, 2017 as “World Down Syndrome Day” with continued commitment to celebrating and recognizing the talents, potential, contributions, and achievements of those living with Down syndrome. The proclamation was read by Council Member Bybee and presented to Megan Fedeli of Down Syndrome Network of Northern Nevada who thanked the Council for their support.

7.3 Presentation: How Reno-Sparks Northern Nevada Chamber membership provides value (Time: 2:18 p.m.)

The Chamber CEO Ann Silver presented information on the benefits of joining the Chamber and the value provided, supporting advocacy, education and connectivity. The updated Reno-Sparks Northern Nevada Chamber logo was presented and Ms. Silver is looking forward to putting Sparks back in the title.

7.4 Presentation: Truckee River Flood Project Update (Time: 2:22 p.m.)

Truckee River Flood Management Authority (TRFPA) Executive Director Jay Aldean and The Ferraro Group President Greg Ferraro gave an update on the status of the Truckee River Flood Project and discussed BDR 473 which is pursuing forming a committee to recommend a funding mechanism for a 2018 ballot question to support the TRFPA. The committee would determine the finance structure which would be a direct benefit fee and not a tax. Discussion included the inability to complete the project in its whole if additional funding is not approved by the voters.

7.5 Introduction of New Employee: Julie Torres, Records Coordinator (Time: 2:52 p.m.)

City Clerk Teresa Gardner introduced Records Coordinator Julie Torres who began working for the City of Sparks on March 6, 2017.

8. Consent Items (FOR POSSIBLE ACTION) (Time: 2:55 p.m.)

A motion was made by Council Member Lawson, seconded by Council Member Abbott, to approve the consent item 8.1. Council Members Abbott, Lawson, Smith, Bybee, Dahir, YES. Passed unanimously.

8.1 Report of Claims and Bills approved for payment and appropriation transfers for the period February 9, 2017 through February 22, 2017. (FOR POSSIBLE ACTION)

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

9. General Business

9.1 Review and discussion of the draft Capital Improvement Plan (CIP) for Fiscal Years 2018 through 2022, including priorities and needs. (CONTINUED FROM THE 2/27/2017 SPARKS CITY COUNCIL BUDGET AND CIP WORKSHOP) (FOR POSSIBLE ACTION) (Time: 2:56 p.m.)

An agenda item from Capital Projects Manager Brian Cason, along with Information Technology Manager Steve Davidek and Public Works Manager Ron Korman identifying appropriate funds to maximize capital improvements within the city. This item was originally on the agenda for the 2/27/17 budget workshop but was not presented. The proposed capital improvement projects for fiscal year 2018 and a draft of the five-year capital improvement plan for fiscal years 2018 through 2022 were presented. All projects presented are subject to the City Managers recommendations and Council approval. Facility projects were prioritized based on available funding in the following order: structural integrity/life safety; electrical/mechanical; disability access/grants; functional remodels; and remodels.

Discussion was held regarding asphalt patching, potholes, citizen access to street information, commendable information technology customer service, the motor vehicle fund, turf replacement at Golden Eagle Regional Park (GERP), recreation fees, and creative ideas for funding turf replacement including possibility of a contribution from the Reno-Sparks Convention and Visitors Authority and/or field sponsorships.

A motion was made by Council Member Bybee, seconded by Council Member Lawson, to accept the report as presented and bring additional details for turf replacement at GERP back to Council. Council Members Abbott, Lawson, Smith, Bybee, Dahir, YES. Passed unanimously.

9.2 Consideration of and possible approval of a request for an extension of time for a Tentative Map to allow a 986 lot single family residential subdivision on a site 831 acres in size in the Miramonte Planned Development generally located east of Desert Highlands Planned Development, east of the Vista Ridge subdivision and south of Wingfield Springs, Sparks NV. Applicant: Corona, LLC (PCN04051) (FOR POSSIBLE ACTION) (Time: 4:04 p.m.)

An agenda item from Senior Planner Ian Crittenden recommending Council approve the two-year extension requested by Corona, LLC. The Tentative Map for the Miramonte Planned Development was approved January 24, 2005. A series of Final Maps have been subsequently recorded. The most recent approval was Phase 4B Unit 2 which was approved on August 10, 2015. Nevada Revises Statutes (NRS) 278.360 requires that successive Final Maps be approved in a timely manner with 2 years or less between approvals.

At the January 19, 2017 Planning Commission meeting the Planning Commission voted to forward a recommendation of approval for the two-year extension of this Tentative Map to the City Council. There is no impact to the general fund.

A motion was made by Council Member Lawson, seconded by Council Member Dahir, to approve a time extension for the Tentative Map for the Miramonte Planned Development associated with PCN04051 for a period not to exceed two years, expiring August 10, 2019. Council Members Abbott, Lawson, Smith, Bybee, Dahir, YES. Passed unanimously.

9.3 Consideration of and possible approval of a Tentative Map request for a 17 lot residential subdivision, on a site 4.22 acres in size in the SF6 (Single Family – 6,000 square foot minimum lot size) zoning district located at 7460 Wingfield Springs Road, Sparks, Nevada. Applicant: MTA Investments, LLC (PCN16-0052) (FOR POSSIBLE ACTION) (Time: 4:06 p.m.)

An agenda item from Senior Planner Ian Crittenden recommending approval of the tentative map for Sierra Shadows requested by MTA Investments, LLC. The Sierra Shadows subdivision had a tentative map approved by City Council on April 24, 2006. At that same meeting this property was also annexed, had its Master Plan designation changed, and was rezoned. The tentative map expired on April 23, 2008. The property owner would like to reactivate the tentative map on this property at this time to allow for a maximum of 17 single family lots. There is no impact to the general fund.

On February 16, 2017, the Sparks Planning Commission voted to forward a recommendation of approval to the Sparks City Council.

A motion was made by Council Member Bybee, seconded by Council Member Dahir, to approve the Tentative Map for Sierra Shadows associated with PCN16-0052, adopting Findings T1 through T12 and the facts supporting these Findings as set forth in the staff report and subject to the Conditions of Approval 1 through 11 as listed in the staff report. Council Members Abbott, Lawson, Smith, Bybee, Dahir, YES. Passed unanimously.

9.4 Discussion and possible direction to staff to negotiate and prepare a development agreement pursuant to NRS 278.0201 concerning the development of Highland Ranch Park, a 67.4 acre property with Washoe County Assessor Parcel Numbers of 083-011-12 and 083-11-13 located at the southwest corner of the intersection of Highland Ranch Parkway and the Pyramid Highway. (FOR POSSIBLE ACTION) (Time: 4:10 p.m.)

An agenda item from Assistant Community Services Director Armando on behalf of American Recess LLC (project applicant) and Bruce Investment Group LLC (property owner) recommending Council direct staff to negotiate and prepare for future consideration by the City Council a NRS 278.0201 (Agreement with governing body concerning development of land: Manner and contents; applicable ordinances, resolutions and regulations; restrictions on subsequent action by governing body) development agreement for the Highland Ranch Park property. City staff and the developer believe that a NRS 278.0201 development agreement would provide greater predictability and facilitate better planning for development of this property. The proposed development agreement would cover the conditions precedent to the City changing the Comprehensive Plan land use designation, rezoning and other land use entitlements such as conditional use permits. It would also address the timing and any phasing of development as well

as the terms and requirements for, and financing of, public infrastructure, including the property's possible inclusion in Impact Fee Service Area Number 1. Finally, NRS 278.0201 development agreements also permit the project applicant to waive certain NRS statutory timeframes so that various land use approvals can be considered concurrently by the Planning Commission and the City Council. There is no impact to the general fund. Council confirmed required approvals will be brought back to the Council prior to finalization.

A motion was made by Council Member Dahir, seconded by Council Member Bybee, to direct staff to negotiate and prepare for future consideration by the City Council a NRS 278.0201 development agreement for the Highland Ranch Park property. Council Members Abbott, Lawson, Smith, Bybee, Dahir, YES. Passed unanimously.

9.5 Discussion and possible direction to staff to negotiate and prepare a development agreement pursuant to NRS 278.0201 concerning the development of The Quarry, a 386.7 acre property with the Washoe County Assessor Parcel Number of 083-011-15 located northwest of the intersection of Highland Ranch Parkway and the Pyramid Highway. (FOR POSSIBLE ACTION) (Time: 4:17 p.m.)

An agenda item from Assistant Community Services Director Armando Ornelas on behalf of QK, LLC (project applicant) and Jackling Aggregates, LLC (property owner) recommending Council direct staff to negotiate and prepare for future consideration by the City Council a NRS 278.0201 development agreement for The Quarry property. City staff and the developer believe that a NRS 278.0201 development agreement would enhance predictability and facilitate better planning for annexation and development of this property. The proposed development agreement would cover the conditions precedent to the City annexing the property, changing the Comprehensive Plan land use designation, rezoning and other land use entitlements the project may require. It would also address the timing and any phasing of development as well as the terms and requirements for, and financing of, public infrastructure, including the property's possible inclusion in Impact Fee Service Area Number 1. Finally, NRS 278.0201 development agreements also permit the project applicant to waive certain NRS statutory timeframes so that various land use approvals can be considered concurrently by the Planning Commission and the City Council. There is no impact to the general fund.

A motion was made by Council Member Dahir, seconded by Council Member Abbott, to direct staff to negotiate and prepare for future consideration by the City Council a NRS 278.0201 development agreement for The Quarry property. Council Members Abbott, Lawson, Smith, Bybee, Dahir, YES. Passed unanimously.

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

10.1 Public Hearing, consideration and possible approval of a boundary line adjustment between properties owned by the City of Sparks and City of Sparks Redevelopment Agency for the development of the Fountainhouse Ph 2 project. (FOR POSSIBLE ACTION) (Time: 4:19 p.m.)

An agenda item from City Engineer Jon Ericson recommending Council approve the boundary line adjustment (BLA) to a parcel of property owned by the City of Sparks. Transferring property from the City of Sparks (APN 32-341-30, Parcel M) to the adjacent property owned by the City of Sparks Redevelopment Agency (APN 32-341-22, Parcel E and 32-341-23, Parcel D) will allow the development of the Fountainhouse Phase 2 project.

The City of Sparks Redevelopment Agency is the owner of properties located along Avenue of the Oaks (APN 32-341-22, Parcel E and 32-341-23, Parcel D). Both parcels are currently undeveloped. The Agency is in the process of assembling both parcels for development and has requested that the Sparks City Council consider a BLA of a City owned parcel (APN 32-341-30, Parcel M) situated between the Agency parcels. The City of Sparks Redevelopment Agency intends to sell the assembled property to SWD-Quarry FVS, LLC for the development of the Fountainhouse Ph 2 project. There is no impact to the general fund.

The Public Hearing was opened at 4:20 p.m.; no comments were received.

A motion was made by Council Member Abbott, seconded by Council Member Bybee, to approve the boundary line adjustment request as outlined by staff. Council Members Abbott, Lawson, Smith, Bybee, Dahir, YES. Passed unanimously.

11. Planning and Zoning Public Hearings and Action Items

11.1 None

12. Comments

12.1 Comments from the Public (Time: 4:21 p.m.) - None

12.2 Comments from City Council and City Manager (Time: 4:21 p.m.)

City Manager Driscoll announced available Committee appointments:

- Truckee River Fund Advisory Committee – 1 member serving at the pleasure of the City Council for an undetermined term. Applications will be accepted until the close of business on Friday, March 17, 2017.
- Reno Tahoe Airport Authority – 1 member serving a partial term to end June 30, 2019. Applications will be accepted until the close of business on Friday March 31, 2017.

Mayor Pro Tempore Smith requested a Resolution be brought to Council regarding support for the Flood Project.

Mayor Pro Tempore Smith also said the Council commented on a proposed Resolution via email and may be in violation of the Open Meeting Law. The action was self-reported and Mr. Smith requested the City Attorney place an item on the next agenda to rectify the situation.

13. Adjournment

Council was adjourned at 4:24 p.m.

RON SMITH, Mayor Pro Tempore

ATTEST:

Teresa Gardner, City Clerk

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