

REGULAR MEETING OF THE SPARKS CITY COUNCIL  
April 24, 2006

3:00 p.m.

1.  
Call to Order  
Time: 3:01:18 p.m.  
The regular meeting of the Sparks City Council was called to order by Mayor Geno Martini at 3:00 p.m. in the Council Chambers of the Legislative Building, 745 Fourth Street, Sparks, Nevada.
2.  
Roll Call  
Time: 3:01:26 p.m.  
Mayor Geno Martini, Deputy City Clerk Lenda Ulrich, Council Members John Mayer, Phillip Salerno, Judy Moss, Mike Carrigan, Ron Schmitt, City Manager Shaun Carey, City Attorney Chet Adams, PRESENT. City Clerk Debi Dolan, ABSENT.  
  
Staff Present: Dan Marran, Dave Vill, Stan Sherer, Tim Thompson, Neil Krutz, Curt Weagel, Dan Kishpaugh, Andy Fuller, Mike Kelley, Tom Clewell, Chere' Jigour, Chris Syverson, Mindy Snyder, Joyce Farley, Wayne Seidel, Steve Driscoll, Tracy Domingues, John Dotson, Rob Joiner and Carrie Brooks.
- Comments from the Public  
Time: 3:01:30 p.m.  
Mr. Robert Bertschinger spoke regarding the proposed extension of Painted Desert Drive, asking the Council to consider keeping this street closed off versus the proposed subdivision which would make it a through street.  
  
Mr. Al Hesson spoke regarding illegal immigrants.
- Invocation and Pledge of Allegiance  
Time: 3:10:58 p.m.  
The invocation was given by Pastor Barb West of Sparks First Church of the Nazarene and the Pledge of Allegiance was led by Council Member Mayer.
- Approval of the Agenda  
Time: 3:11:25 p.m.  
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 Moss, seconded by Council Member Schmitt, to approve the agenda as posted. Council Members Mayer, Salerno, Moss, Carrigan, Schmitt, YES. Motion carried.
3.  
Approval of the Minutes  
Time: 3:11:53 p.m.  
A motion was made by Council Member Mayer, seconded by Council Member Schmitt, to approve the Minutes of the Regular

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City Council Meeting of April 10, 2006. Council Members Mayer, Salerno, Moss, Carrigan, Schmitt, YES. Motion carried.

4. Announcements, Presentations and Recognition Items and Items of Special Interest:

Council Member Schmitt introduced 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> grade students from the Leadership Class at Katherine Dunn Elementary School.

Mayor Martini read a proclamation naming May 2006, as “a month of Sundays” in recognition and celebration of the Centennial Year of Sparks United Methodist Church. The proclamation was accepted by Pastor Butler.

4.1

Proclamation – Fair Housing Month

Time: 3:17:58 p.m.

Mayor Martini read a proclamation naming April, 2006 as Fair Housing Month in recognition of the Silver State Fair Housing Council and all other agencies pursuing fair housing. The proclamation was accepted by Ms. Katherine Copeland from the Silver State Fair Housing Council.

4.2

Proclamation – Arbor Week

Time: 3:13:06 p.m.

Mayor Martini read a proclamation naming April 24-28, 2006 as Arbor Week in celebration of Sparks being recognized as a Tree City USA by the National Arbor Day Foundation. The proclamation was accepted by City Arborist Mike Kelley.

4.3

Proclamation – National DNA Day

Time: 3:13:06 p.m.

Mayor Martini read a proclamation naming April 25, 2006 as National DNA Day in recognition of the accomplishments of the Human Genome Project and the next generation of scientists and health care providers who will use this information to benefit human health. The proclamation was accepted by Ms. Robin Palmer, Certified DNA Counselor with the Northern Nevada Genetic Counseling

4.4

Recognition of City Employees

Time: 3:29:08 p.m.

Community Development Director Neil Krutz recognized Building Official Curt Weagel, CBO (Certified Building Official), Associate Planner Tim Thompson, AICP (American Institute of Certified Planners) and Supervisor of Plans Examination Dan Kishpaugh, CBO for achieving certified status in their respective professions.

5. Consent Items:

Time: 3:31:09 p.m.

Item 5.6 was pulled for discussion and separate vote.

A motion was made by Council Member Moss, seconded by Council Member Schmitt, to approve Consent Items 5.1 through 5.5, 5. 7 and 5.8. Council Members Mayer, Salerno, Moss,

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Carrigan, Schmitt, YES. Motion carried.

5.1

Report of Claims and Bills

An agenda item from Acting Finance Director Joyce Farley recommending approval of the Report of Claims and Bills paid and the Appropriation Transfers made since the last regular Council Meeting for the period covering March 23, 2006 through April 5, 2006.

5.2

Approval of Quit Claim for a Portion of Les Hicks Park

An agenda item from Real Property Agent Dave Vill recommending the City Council approve a Quitclaim for public right-of-way consisting of a portion of property located along the southerly boundary of Assessor's Parcel Number (APN) 035-572-02, also known as Hicks Park. This request is to quitclaim an 18 foot by 316 foot (2,682 square feet) triangle strip along the southerly boundary of Hicks Park. The claim is for a small portion of the park property that is outside the park boundary fence. A quitclaim deed is the most efficient and least costly way to dispose of this small strip of land eliminating the need and cost of an appraisal. It will also eliminate the cost to relocate the park boundary fence and return the property to the tax rolls and allow the owner of the property to the south (Sierra Vista Properties for the Shadowbrook North Subdivision) to utilize this portion for an access road and development of seven single-family residential parcels. Retaining the strip will create a "no-mans land" with weeds, debris and additional maintenance costs to the City.

5.3

Amendment #1 to the Agreement with NDOT for the Victorian Avenue Enhancement Project (A-3242)

An agenda item from City Engineer Pete Etchart recommending the City Council approve Amendment #1 to the Cooperative (Stewardship) Agreement with the Nevada Department of Transportation (NDOT) for the Victorian Avenue Enhancement Project. The original agreement was approved on July 11, 2005 for enhancements from 21<sup>st</sup> Street to 19<sup>th</sup> Street and this amendment will add enhancements on Victorian Avenue from Rock Boulevard to 19<sup>th</sup> Street. The project includes replacement of existing curb and gutter, replacement of existing sidewalks and construction of new sidewalks, installation of new lighting fixtures and planting of trees and other landscape features to create accessibility and enhance the aesthetics of the area. After approval of the original agreement, Sparks applied for and received the additional improvements. It is recommended the two projects be combined into one larger project because it will be more cost effective for the City to bid and administer. NDOT will reimburse the City up to \$1,200 for these enhancements.

5.4

Authorization of Surplus Property Disposal

An agenda item from Purchasing Manager Dan Marran recommending the City Council approve the Purchasing Division's request to sell, trade, donate or otherwise dispose of

fleet vehicles, maintenance equipment, office equipment and furnishings which are surplus to City operations. The anticipated recovery value for these surplus items, as listed in the staff report, is \$25,000.

5.5

MOU to Amend the OE3 Contract to Allow the Creation of Recreation/Events Coordinator

An agenda item from Assistant City Manager Steve Driscoll recommending the City Council approve a Memorandum of Understanding (MOU) with the Operating Engineers Union Local #3 (OE3) to amend the Operating Engineers Contract to allow for the modification of the title of Recreation Coordinator to Recreation/Events Coordinator. Human Resources evaluated the Special Events positions and after reviewing the positions and responsibilities within the division, it has been determined that creating a new position which incorporates event duties into the current Recreation Coordinator position would best serve the department's needs. This MOU incorporates this new position into the labor contract to the approval of union officials.

5.6

Approval of a Complement and Classification Change for the Parks & Recreation Division

Time: 3:33:55 p.m.

An agenda item from Assistant City Manager Steve Driscoll and Parks and Recreation Director Stan Sherer recommending the City Council approve a new classification and complement change in the Special Events Division of the Parks and Recreation Department. The Parks Department requested Human Resources to evaluate the Special Events positions and bring them into alignment with the Recreation Division. Their concern was that the current complement is not consistent with the rest of the division and that there was not internal equity among similar positions. After reviewing the positions and responsibilities within the division, it has been determined that creating a new position which incorporates event duties into the current Recreation Coordinator position would best serve the department's needs. This will enable the department to utilize this position in both the recreation and special events sections as well as establish a similar structure for both sections. There are two complement changes to the Special Events section: 1) change the current Assistant Special Events Coordinator to a Recreation /Events Coordinator; and, 2) change the Cultural Arts Specialist to a Recreation Specialist.

Council Member Mayer asked if the Cultural Arts Coordinator position was a full-time position. Mr. Sherer said yes, it was; however, this proposal will take the Cultural Arts Coordinator position and combine it with the Special Events Coordinator position, so the same person would now handle both areas of responsibility. He noted that the Special Events Coordinator supervised the Cultural Arts Coordinator and after the Cultural Arts position became vacant again, it was proposed that the

Special Events Coordinator assume both roles. Mr. Sherer stated that Mr. Von Schottenstein, the current Special Events Coordinator is certainly qualified to perform the Cultural Arts functions for the City.

A motion was made by Council Member Mayer, seconded by Council Member Salerno, to approve Consent Item 5.6. Council Members Mayer, Salerno, Moss, Carrigan, Schmitt, YES. Motion carried.

5.7  
Approval to Refund RTC  
Fees to Voit  
Development Company  
for Permit Nos.  
A0501349 and A0501350

An agenda item from Community Development Director Neil Krutz recommending the Council approve a refund of Regional Transportation Commission fees to Voit Development Company on Permit Nos. A05051349 and A05051350 in the amount of \$130,947.97. On August 18, 2005, Voit Development was charged a total of \$238,347.90 in Regional Road Impact Fees for phase one of the Vista Business Park, based on a general office building land use classification. It has since been determined that Voit should have been charged the warehouse land use rate for a total of \$107,399.93. The rate difference will result in a refund of \$130,947.97 to Voit Development Company. There is no financial impact to the City of Sparks. The refund will reduce the next quarterly transfer of fees to RTC by \$130,947.97.

5.8  
Change Order No. 1 and  
Change Order No. 2 for  
the Sparks High School  
Track Modification  
Project (C-998)

An agenda item from City Engineer Pete Etchart recommending the City Council approve Change Order No. 1, in the amount of \$27,000 and Change Order No. 2, in the amount of \$33,459.14 to Granite Construction for the Sparks High School Track Modification Project. These change orders are for additional paving and track features that have been requested by Sparks High School and accepted by the District. These change orders will be solely funded by the Washoe County School district.

## 6. General Business:

6.1  
Approval of Three Year  
Sponsorship Agreement  
with Hot August Nights,  
Inc.

Time: 3:36:03 p.m.

An agenda item from Parks and Recreation Director Stan Sherer requesting the Council approve a three-year sponsorship agreement between the City of Sparks and Hot August Nights, Inc. (HAN) for event years 2006, 2007 and 2008. Significant changes to the agreement include the following:

1. For the year 2006, entertainment cost to the City will not exceed \$80,000. The 2006 line-up is already booked for \$102,000. For the years 2007 and 2008, the City's entertainment cost will not exceed \$60,000 each year. The City has paid for 100% of the entertainment costs in the past.

2. For the year 2006, HAN will pay the City \$20,000 towards the cost of entertainment production, i.e. staging, sound operators, etc. For the years 2007 and 2008, the City will bill HAN for 50% of final entertainment production costs in addition to the \$20,000. In the past the City received a \$25,000 flat fee each year.
3. For the year 2006, HAN will pay the City 50% of the City service costs. For 2007 HAN will pay the City 65% and 75% in 2008. The past contract had a cap of \$16,000. The proposed contract includes variables to account for inflationary costs and cost of living increases.

Mr. Sherer reviewed some of the key areas of accomplishment in the negotiation process, stating we eliminated the cap related to City services that had existed in the last six years. The percentage that will be HAN's responsibility for the next three years will go from 50, to 65, to 75 percent of all City services associated with the event; not just public safety, but parks and public works as well. We will continue to get 50 percent of the net from food, beverage, and crafter revenue. HAN will also contribute \$20,000 in cash to the City and pay half of the production costs. He said the bottom line is that in 2006, the City will save \$5,000 over previous expenses; in 2007 we will save \$56,000; and in 2008 we will save \$65,000 from previous expenses.

Council Member Carrigan asked if the City got to help pick the entertainment, or do we simply pay for whatever HAN picks. Mr. Sherer said that is pretty much what happened this year, but only because the deadline for booking the entertainment came during the transition from the vacated CEO position to the appointment of an interim director. He said they usually share the choice of acts with us before they are booked, but this year a decision had to be made, and was made without city input, in order to meet their deadline. Mr. Sherer noted that one of the reasons we will not save as much money this year is because the entertainments far exceeded the \$100,000 mark, but the good news is that we have capped the City's expenses for entertainment in subsequent years at \$80,000.

A motion was made by Council Member Schmitt, seconded by Council Member Mayer, to approve a three-year sponsorship agreement with Hot August Nights, Inc. through the event year 2008. Council Members Mayer, Salerno, Moss, Carrigan, Schmitt, YES. Motion carried.

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6.2

PCN05070, Final  
Approval of the Planned  
Development Handbook  
for Stonebrook

Time: 3:41:09 p.m.

An agenda item from Associate Planner Chere' Jigour requesting the City Council approve PCN05070, a request from Reynan and Bardis for final approval for the planned development handbook for Stonebrook; a planned development approximately 600 acres in size in the NUD (New Urban District) zoning district, generally located south of La Posada Drive, west of Cimarron planned development, north of Pioneer Meadows planned development and east of the Pyramid Lake Highway.

Ms. Jigour displayed a map of the proposed Stonebrook planned development, stating the 600 acre plan included a residential capacity of 2,000 dwelling units, 48 acres of general commercial, 34 acres of business park, 11 acres of school, and 170 acres of open space and parks.

Ms. Jigour noted that the final development plan and design standards for Stonebrook are in substantial conformance with the tentative approval. There are minor changes to the handbook from tentative to final, however, these changes do not constitute a substantial change to the project proposal. The changes include limiting construction hours of operation Monday-Friday 7 a.m. to 7 p.m., Saturday 9 a.m. to 5 p.m., and including model homes and construction yards as allowed uses. The changes do not constitute a substantial increase or change to the proposed project as described in Sparks Municipal Code 20.18.080 and Nevada Revised Statutes (NRS) 278A.540. Planning Commission recommended approval on March 16, 3006.

A motion was made by Council Member Carrigan, seconded by Council Member Moss, to grant final approval for PCN05070, as the application is in substantial compliance with the City Council's action on the tentative approval for the Design Standards and Regulations Handbook for Stonebrook and the facts supporting these findings as set forth in the staff report. Council Members Mayer, Salerno, Moss, Carrigan, Schmitt, YES. Motion carried.

6.3

Submission of Plan of  
Corrective Action for  
Potential Violations of  
State Statutes or  
Regulations to the  
Department of Taxation

Time: 3:43:31 p.m.

An agenda item from Acting Finance Director Joyce Farley requesting the City Council review and approve the Plan of Corrective Action as outlined by the Acting Finance Director in her letter to the Department of Taxation and direct staff to forward a copy of the approved minutes of the meeting, along with the plan to the Department of Taxation as required by Nevada Administrative Code 354.721.

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It was noted that Ms. Farley had verbally reviewed these violations at the meeting on April 17<sup>th</sup>; but due to an error the Council did not receive a copy of the report, so it was continued to this meeting to provide Council an opportunity to review the materials. Council Member Schmitt said that because she had already made her presentation, he was asking that Ms. Farley not have to repeat her presentation, unless the Council had questions regarding the report. There were no questions from Council.

A motion was made by Council Member Schmitt, seconded by Council Member Mayer, to approve the submission of the Plan of Corrective Action for potential violations of state statutes or regulations to the Department of Taxation. Council Members Mayer, Salerno, Moss, Carrigan, Schmitt, YES. Motion carried.

6.4

1<sup>st</sup> Reading of Bill No. 2503, PCN06017, Cameron, Rezoning from R2 to R3 on 0.104 acres at 1557 "H" Street

Time: 3:44:45 p.m.

Deputy City Clerk Lenda Ulrich read Bill No. 2503 by title, a general ordinance providing for the rezoning of certain lands owned by Richard A. Cameron from R2 (Multiple Family Residential, 3,000 square feet per dwelling unit) to R3 (Multiple Family Residential, 2,200 square feet per dwelling unit) on approximately 0.104 acres in the City of Sparks; located at 1557 H Street in Sparks, NV; and providing other matters properly relating thereto.

Mayor Martini announced that the public hearing and second reading of this bill will be conducted at the special City Council Meeting of May 8, 2006.

6.8

1<sup>st</sup> Reading of Bill No. 2504, PCN06019, Proulx Rezoning from PO to C1 on a Parcel 8,050 Square Feet in Size, Located at 1570 Sullivan Lane

Time: 3:45:34 p.m.

Deputy City Clerk Lenda Ulrich read Bill No. 2504 by title, a general ordinance providing for the rezoning of certain lands owned by Darren K. Proulx from PO (Professional Office) to C1 (Neighborhood Commercial) on approximately 0.178 acres in the City of Sparks; located at 1570 Sullivan Lane in Sparks, NV; and providing other matters properly relating thereto.

Mayor Martini announced that the public hearing and second reading of this bill will be conducted at the Special City Council Meeting of May 8, 2006.

6.9

1<sup>st</sup> Reading of Bill No. 2506, Eliminating References to Construction Occurring Outside Designated

Time: 3:46:16 p.m.

Deputy City Clerk Lenda Ulrich read Bill No. 2506 by title, an ordinance amending the City's nuisance code to eliminate references to construction occurring outside designated times as a nuisance; and providing other matters properly related thereto.



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Times

Mayor Martini noted that there were several requests to speak regarding this bill and therefore, he would open it up to public comment.

Mr. Buzz Harris noted that the proposed deletions in Section 7.16.01, paragraph F, left some residual language in the ordinance that did not make sense. City Attorney Adams said he would direct staff to correct the ordinance and have the entire paragraph F struck out.\*

Mayor Martini announced that the public hearing and second reading of this bill would be conducted at the Special City Council Meeting of May 8, 2006.

\*It was later determined that the original hard copy of the ordinance did have paragraph F entirely crossed out; however, when scanning the document for electronic conversion, the program removed the strike out lines from some of the words. The intent was to strike out paragraph F in its entirety.

7. Public Hearings and Action Items Unrelated to Planning and Zoning:

7.1

Adoption of Bill No. 2505, an Ordinance Authorizing the Issuance of Consolidated Tax Revenue Bonds, Series 2006

Time: 3:49:44 p.m.

An agenda item from Acting Finance Director Joyce Farley recommending the City Council conduct a public hearing and approve Bill No. 2505, an ordinance designated as the "2006 Revenue Bond Ordinance"; authorizing and directing the issuance of City of Sparks, Nevada, Consolidated Tax Revenue Bonds, Series 2006 in the maximum principal amount of \$16,000,000 secured solely by pledged revenues; providing the form, terms and conditions of the bonds, the security therefore, the sale thereof; providing for adoption as if an emergency exists; and other details in connection therewith.

Acting Finance Director Joyce Farley and Bond Counsel Kermit McMillin noted that this ordinance will authorize the issuance of City of Sparks Consolidated Tax Revenue bonds, series 2006. She noted that the law allows up to 15% of the consolidated tax revenues, or C tax, may be pledged for retirement of revenue bonds. Ms. Farley said if the not to exceed \$16 million in bonds is approved by the Council today, it will require less than 5.25% of the C tax revenue received for the fiscal year 2004/2005, and this tax increases substantially each year, so it will be a lesser percentage in subsequent years.

Ms. Farley said the four projects that are covered by this revenue bond will be the West End Community Center, Phase I; Victorian

Square Phase I public improvements; the Victorian Square Phase II design for City Hall; and Golden Eagle Park, Section 18.

She said the actual size of the bond would be determined based on the Council's recommendation of which of these project, if not all, would be funded by the bonds. She said the most debt service that would be required if all of these projects were approved, would be \$100,100,000 per year of C tax revenue.

Mayor Martini opened the public hearing by asking if there was any one present who wished to speak on this matter. There being no comment, the public hearing was closed.

Council Member Mayer asked if the Council approved all four projects, would the amount of the bonds be sixteen million? Ms. Farley stated the request is for "not to exceed" sixteen million and she believed the sizing of the bonds is now less than 15 million, based on new information that our Financial Advisor has. She stated that we would bond for the actual amount necessary for the four projects.

Council Member Carrigan thanked the staff for coming up with this financing to get these projects going without any type of tax increase for the public. Mayor Martini agreed that we have been talking about these projects for a long time and it was great to see them finally come to fruition.

A motion was made by Council Member Mayer, seconded by Council Member Schmitt, to adopt Bill No. 2505, approving an ordinance authorizing the issuance of City of Sparks, Nevada, Consolidated Tax Revenue Bonds, Series 2006, funding all four recommended projects. Council Members Mayer, Salerno, Moss, Carrigan, Schmitt, YES. Motion carried.

7.2  
Approval of Two Strip  
Abandonments

Time: 3:54:15 p.m.

An agenda item from Real Property Agent Dave Vill recommending the City Council conduct a public hearing and approve the abandonment of two strips of City-owned right-of-way; the first strip located along the southerly portion of Wedekind Road, east of Sullivan Lane, and the second strip located along the easterly portion of the Sullivan Lane road right-of-way. Both strips will be abandoned to the adjacent property owner, Anthony J. Kudrna (APN 027-211-28). When the roads were initially constructed the widths were not uniform. These abandonments will create a consistent width for the right-of-ways that front both Wedekind Road and Sullivan Lane.

Mr. Vill and City Surveyor Andy Fuller displayed a map showing the two strips of land and recommended approval of the abandonment.

Council Member Mayer expressed concern regarding the abandonment, stating that the road narrows along Sullivan where we are giving up right-of-way and we may need to widen that street in the future. Mr. Fuller said that Council Member Mayer is correct that the road narrows in this area; however, there is a tentative map application in progress, and down at the southerly end of this property we have an excess right-of-way in there right now and we do have a deficiency at the upper end. However, the application that has been submitted for development of this property includes a right-of-way dedication and improvements to the return at the intersection of Wedekind and Sullivan. He said we have an inconsistent street right-of-way width as we come north which starts at 8 inches, but it tapers to a point. The dedication farther to the north keeps that consistency in the street width of Sullivan Lane to the intersection.

Council Member Mayer asked if there would be sidewalks installed on both Sullivan and Wedekind for this project. Mr. David Crook, Tri-State Surveying, representing the property owner, noted that there is existing sidewalk, curb, and gutter along Wedekind on the north side. He said that where the sidewalk curves around and ends on Sullivan, they will be dedicating a 30 foot return. He said the final design is not completed, but he believed that the tentative conditions were to construct curb, gutter and sidewalk all the way down to the southern boundary of the property.

Council Member Mayer said he was glad the school children will have a sidewalk to use on their route to school, instead of walking on the side of the road or in the street. Mr. Crook noted that there will still be some areas where there are no sidewalks on property adjacent to this project.

Mayor Martini opened the public hearing by asking if there was any one present who wished to speak on this matter. There being no comment, the public hearing was closed.

A motion was made by Council Member Salerno, seconded by Council Member Mayer, to approve the abandonments as described in Exhibits "A" and "B" of the staff report. Council Members Mayer, Salerno, Moss, Carrigan, YES. Council Member Schmitt ABSENT. Motion carried.

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7.3

Adoption of Bill No. 2499, An Ordinance to Update the Procurement Code (Chapter 2.25)

Time: 4:01:48 p.m.

An agenda item from Purchasing Manager Dan Marran recommending the City Council conduct a public hearing and approve Bill No. 2499, Legislative changes 2001 and 2003 sessions; and providing other matters properly related thereto. This bill will update the Sparks Municipal Code, Chapter 2.25 (Procurement Code) to reflect changes allowed by revisions/additions made in the Nevada Revised Statutes, Chapters 332 and 338 during the last two sessions of the legislature, governing public procurement and procurement of public works construction contracts.

Mr. Marran stated these changes not only update the public purchasing function of the Sparks Municipal Code to bring them in line with the Nevada Revised Statutes, but they also bring the City of Sparks in line with policies and procedures currently adopted by other local Nevada public agencies, including Washoe County and the City of Reno.

Mr. Marran stated that of significant note is the specific designation of City Manager and the Purchasing Manager within the public purchase process. The revised ordinance will allow staff to come to Council to discuss type of contracts and contract values which the Council feels should not require Council approval or action in a formal setting.

Council Member Mayer asked if the defined bid limits were a maximum that we could not go above. Mr. Marran stated that there were two bid limits: one for commodities and general services, which is capped by state law at \$25,000; and the other limit is for contracts for public work construction projects, which is capped at \$100,000. He clarified that we cannot raise the caps, but we can bid any lower amounts if we choose to do so. He also noted that there is an informal bid procedure that can be used in lieu of the formal bid which is required for anything over \$100,000.

Mayor Martini opened the public hearing by asking if there was any one present who wished to speak on this matter. There being no comment, the public hearing was closed.

A motion was made by Council Member Salerno, seconded by Council Member Mayer, to approve Bill No. 2499 (Ordinance No. 2320). Council Members Mayer, Salerno, Moss, Carrigan, YES. Council Member Schmitt ABSENT. Motion carried.

8. Planning and Zoning Public Hearings and Action Items:

8.1

Time: 4:05:31 p.m.

PCN04057, Master Plan Amendment and Bill No. 2500, Rezoning of 3.8 Acres from I to IC Located at 1554 South Stanford Way

An agenda item from Associate Planner Jim Rundle recommending the City Council conduct a public hearing and approve a request from Stanford Crossing, LLC, Fred and Liliana Kajans, Oppio Ranches, LLC, Latala Family Trust for a Master Plan Amendment and rezoning for a site 3.8 acres in size, generally located at the southwest corner of East Greg Street, and South McCarran Boulevard (1554 Stanford Way), as follows:

Resolution No. 3016, a resolution adopting a change in the Sparks Master Plan from Industrial to Commercial/Industrial, and;

Bill No. 2500, a general ordinance providing for the rezoning of certain lands owned by Stanford Crossing, LLC, Fred and Liliana Kajans, Oppio Ranches, LLC, Latala Family Trust from I (Industrial) to IC (Industrial Commercial) on a site approximately 3.8 acres in size in the City of Sparks; generally located at the southwest corner of East Greg Street and South McCarran boulevard (1544 South Stanford Way); and providing other matters properly relating thereto.

Senior Planner Tim Thompson noted he was filling in for Mr. Rundle, who was attending the American Planning Association Conference. He displayed a site map and discussed the request, stating that for a number of years this site has been zoned residential, but master planned industrial. He said that initially the applicant has asked for a code amendment to allow specific services in the industrial zoning district, but staff felt that this would hurt the integrity of the Industrial master plan land use designation. However, those uses were allowed in the Commercial/Industrial land use designation and based on the locational criteria and the fact that these parcels are located at the intersection of two major arterial streets, staff felt that they could support a master plan amendment to Commercial/Industrial to allow the types of services that the applicant would like to provide on the site. He said the goal is to provide services that would help to better serve the industrial area and give the people who work in that area a place to go to lunch or get gas.

Council Member Carrigan asked if this was the site that was already graded. Mr. Thompson said yes, a grading permit was issued and the site has been graded; however, there has been a change in the proposed use and the applicant has been working with the staff on a way to move forward with the new use proposed by the applicant.

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Mr. Mike Railey from Jeff Codega Planning and Mr. Don Kajans said they were in agreement with staff's recommendation and were present to answer any questions the Council may have.

Mayor Martini opened the public hearing by asking if there was any one present who wished to speak on this matter. There being no comment, the public hearing was closed.

A motion was made by Council Member Mayer, seconded by Council Member Salerno, to adopt Resolution No. 3016, certifying the Planning Commission approval of a change in the Master Plan from Industrial to Commercial Industrial associated with PCN04074, adopting findings MP1 through MP4 and the facts supporting these findings as set forth in the staff report. Council Members Mayer, Salerno, Moss, Carrigan, Schmitt, YES. Motion carried.

A motion was made by Council Member Mayer, seconded by Council Member Salerno, to approve Bill No. 2500 (Ordinance No. 2321) the rezoning request associated with PCN04057 to rezone 3.8 acres from I (Industrial) to IC (Industrial/Commercial) based on findings Z1 through Z3 and the facts supporting these findings as set forth in the staff report. Council Members Mayer, Salerno, Moss, Carrigan, Schmitt, YES. Motion carried.

8.2

Adoption of Resolution No. 3017 and Bill Nos. 2501 and 2502, PCN06012, Master Plan Amendment, Annexation and Rezoning of 4.22 Acres from A5 to NUD Located at 1554 South Stanford Way

Time: 4:14:28 p.m.

An agenda item from Associate Planner Jim Rundle recommending the City Council conduct a public hearing and approve a request from James Reynolds for a Master Plan Amendment, Annexation, Rezoning and Tentative Map for 4.22 acres located east of Wingfield Springs Road, north of Wingfield Springs, southwest of Cimarron and east of Baldwin Way, as follows:

Resolution No. 3017, a resolution adopting a change in the Sparks Master Plan from the land use designation of 10 acres per dwelling unit to 4 dwelling units per acre; and,

Bill No. 2501, a general ordinance providing for the annexation of certain lands to the City of Sparks; lands more specifically described as Assessor Parcel Number 542-412-02, a site approximately 4.22 acres in size, owned by James Reynolds, generally located east of Wingfield Springs Road, north of Wingfield Springs, southwest of Cimarron and east of Baldwin Way; providing for the addition to Table V of the Sparks Municipal Code "Annexations"; and providing other matters properly relating thereto; and,

Bill No. 2502, a general ordinance providing for the rezoning of certain lands owned by James Reynolds from A5 (Agriculture, 5 acre minimum) upon annexation to R1-6 (Single Family Residential, minimum 6,000 square feet) on a site approximately 4.22 acres in size in the City of Sparks; generally located at the east of Wingfield Springs Road, north of Wingfield Springs, southwest of Cimarron and east of Baldwin Way; and providing other matters properly relating thereto; and,

Tentative Map request to allow a 17-lot single family residential subdivision on 4.22 acres.

Associate Planner Tim Thompson noted that this application was for a master plan amendment, annexation, rezoning and tentative map for a 17-lot single-family residential subdivision on 4.22 acres. He noted that there was a project just to the south of this property (Spanish View Estates) which was very similar to this proposal. He noted the roadway improvements will extend across the entire width of the roadway with curb and gutter on the west side of the street and curb, gutter and sidewalk on the east side of the street.

Council Member Carrigan asked if this project was going to finish up the roadway with curb, gutter and sidewalk. Mr. Thompson said he believed there would still be a gap between the northern property boundary and the southern edge of the Cimarron Development. Council Member Carrigan also asked if we should annex the property before the master plan amendment. Mr. Thompson replied that we can do either or, because the master plan just establishes the land use.

Mayor Martini opened the public hearing by asking if there was any one present who wished to speak on this matter. There being no comment, the public hearing was closed.

Mr. Ed Thomas with Grey and Associates Engineers, representing the applicant, said they concur with the staff report and that they were available to answer any questions from Council.

Council Member Salerno asked what was just north of this site. Mr. Thompson said there were two parcels to the north that were still in the County, but they are in our sphere of influence.

Council Member Mayer asked if the street that comes out to this project, Baldwin, was completed. Mr. Thompson stated that with the previous project we required them to improve the entire

roadway, with the exception of the sidewalk on the west side. They did curb and gutter improvements for drainage purposes.

A motion was made by Council Member Carrigan, seconded by Council Member Schmitt, to adopt Resolution No. 3017, certifying the Planning Commission approval of a change in the Master Plan from 10 acres per dwelling unit to 4 dwelling units per acre associated with PCN06012, adopting findings MP1 through MP4 and the facts supporting these findings as set forth in the staff report. Council Members Mayer, Salerno, Moss, Carrigan, Schmitt, YES. Motion carried.

A motion was made by Council Member Carrigan, seconded by Council Member Schmitt, to adopt Bill No. 2501 (Ordinance 2322), the annexation request associated with PCN06012, to annex 4.22 acres into the City of Sparks, Nevada, based on findings A1 through A4 as set forth in the staff report. Council Members Mayer, Salerno, Moss, Carrigan, Schmitt, YES. Motion carried.

A motion was made by Council Member Carrigan, seconded by Council Member Schmitt, to adopt Bill No. 2502 (Ordinance No. 2323), the rezoning request associated with PCN06012 to rezone 4.22 acres from A5 (Agriculture, 5 acre minimum) to R1-6 (Single Family Residential, minimum 6,000 square feet) based on findings Z1 through Z3 and the facts supporting these findings as set forth in the staff report. Council Members Mayer, Salerno, Moss, Carrigan, Schmitt, YES. Motion carried.

A motion was made by Council Member Carrigan, seconded by Council Member Moss, to approve the Tentative Map associated with PCN06012, adopting findings T1 through T12 and the facts supporting these findings as set forth in the staff report, subject to conditions 1 through 16, as listed in the staff report. Council Members Mayer, Salerno, Moss, Carrigan, Schmitt, YES. Motion carried.

9.  
Comments from the  
Council and City  
Manager

Time: 4:21:10 p.m.

Council Member Carrigan asked the City Manager for a rough draft of the results of the public survey before the Council has to make their decisions regarding the budget.

Council Member Mayer requested a detailed plan of the Cinco de Mayo event on Victorian Square, since the Council won't be meeting again before the event is held. He had some concerns regarding possible violence during the event and wanted to know if the layout was conducive to crowd control, etc.



Minutes of the Regular Meeting of the Sparks City Council for April 24, 2006

10.  
Adjournment

Time: 4:23:13 p.m.  
There being no further business, the meeting was adjourned at  
4:23 p.m.

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Mayor

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City Clerk

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