Council Chambers, Reno, Nevada
October 26, 1987

The regular meeting of the Reno City Council was called to order at 9:05 a.m. on October 26, 1987 in the Council Chambers of City Hall.

PRESENT: Council members Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza.

ABSENT: None.

ALSO PRESENT: Acting City Manager McElroy, City Attorney Lynch and City Clerk Cook.

APPROVAL OF THE MINUTES

Approval of the October 12, 1987 regular meeting minutes.

City Attorney Lynch pointed out that on Page 33 of the minutes, regarding her legal advice on the reconsideration of Sierra Marketplace, her statement with respect to the open meeting law was omitted. She stated that her last comment to the Council was that the condition could be clarified but the open meeting law prevented the Council from taking that action at the October 12, 1987 meeting.

It was moved by Councilman Wilson, seconded by Councilman Allen to approve the October 12, 1987 regular meeting minutes as amended.

Motion carried.

APPROVAL OF THE AGENDA

Approval of the October 26, 1987 regular meeting agenda.

It was moved by Councilman Wilson, seconded by Councilman Nunez to approve the October 26, 1987 regular meeting agenda.

Motion carried.

CONSENT AGENDA

Cash Disbursements - October 1, 1987 through October 14, 1987

Recommended: Council approve as submitted.

2 Staff Report #87-509 re: Business license applications as follows:

Little King; Danny M. Allison; 5460 Meadowood Mall Circle; Dining Room Wine/Beer.

Viena Restaurant; Moi Huu Tran; 212 W. Commercial Row; Dining Room Wine/Beer.

MacKay's; C.J. Nady; 336 Mill St.; (Previous owner/licensee, Roderick MacKay; Bar.

Restaurant El Zunsal; Jose Ramon Ponce; 500 Denslowe Drive; (Previous owner, Manuel G. Vasquez dba Cielito Lindo); Dining Room Wine/Beer, Package Beer.

Wonder Bar; Aaron A. Funner; 1195 S. Wells Avenue; (Previous licensee/partner, Mickey Adair); Bar.

Marco's Gelato & Cafe; Geoffrey L. Walsh; 6015 S. Virginia St.; (Previous location: 7111 S. Virginia St.; Dining Room Wine/Beer.

Bally Dist. of Nevada db at Louis Basque Corner; 301 E. Fourth St.; Louis Erreguible; (3) slots, Lease space basis.

Jefco Security; Gerald R. Johnson, Jr.; 3540 W. Seventh St.; Private Patrolman.

Recommended: Council approve business licenses as submitted.

3 Final Payment - Paradise Park Activity Center, Contract No. 580.

Recommended: Council approve final payment to Francovich and Company in the amount of $14,331.75.

4 Final Payment - 1986-87 Permanent Patch Program, Contract No. 575.

Recommended: Council approve final payment in the amount of $36,465.05 to Allen Paving Company.

5 Staff Report #87-510 re: Condominium parcel map for Karen A. Thompson Trust.

Recommended: Council approve the parcel map for the Karen A. Thompson Trust.

6 Staff Report #87-511(1) re: New Improvement Agreement for Rolling Hills Highlands Unit No. 1 Subdivision.

Recommended: Council approve the New Improvement Agreement for Rolling Hills Highlands Unit No. 1 Subdivision.

7 Staff Report #87-511(2) re: New Improvement Agreement for Rolling Hills Highlands Unit No. 2 Subdivision.

Recommended: Council approve the New Improvement Agreement for Rolling Hills Highlands Unit No. 2 Subdivision.

8 Staff Report #87-512(a) re: Change Order No. 1 - Contract No. 595 - Reno/Sparks Wastewater Treatment Facility - Denitrification, Pacific Mechanical Corporation.

Recommended: Council approve Change Order No. 1 to the contract with Pacific Mechanical Corporation and authorize the Mayor to sign.

9 Staff Report #87-512(b) re: Change Order No. 9 - Contract No. 541 - Reno/Sparks Wastewater Treatment Facility - AT, Sletten Construction Company.

Recommended: Council approve Change Order No. 9 to the contract with AT, Sletten Construction Company and authorize the Mayor to sign.

10 Staff Report #87-512(c) re: Bid Award - Horseman's Park Phase II, Project No. 27-A87-0631-UC, Contract No. 624.

Recommended: Council award bid to Resource Development Corporation for an amount not to exceed $190,135.00.

11 Staff Report #87-512(d) re: Service contract with the State of Nevada and Southern Pacific Transportation Company for construction of Sage Street railroad crossing.

Recommended: Council approve the contract with the State of Nevada and Southern Pacific Transportation Company for construction of the railroad crossing and roadway improvements on Sage Street.

It was moved by Councilman Nunez, seconded by Councilman Wilson to approve Consent Agenda Items 6A through 6F4.

Motion carried.

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PLANNING DEPARTMENT

12 Staff Report #87-521 re: Request for modification of conditions dealing with the placement of air conditioning units, the construction of intersection improvements at Wells Avenue and I-80, and the provision of pedestrian access from Sutro Street, Case No. 51-87 (Reno Livestock Events Center).

Recommended: Council approve the requested amendments as outlined in the staff report.

Mr. Stuart Peters, Associate Planner, gave an overview of the proposed amendments noting that the applicant is requesting modification of following three conditions:

A. Condition No. 1, which requires that the project comply with plans as submitted.

B. Condition No. 9, which requires that the applicant construct dual left-hand turn lanes from southbound Wells Avenue to eastbound I-80.

C. Condition No. 12, which requires that the applicant construct improved pedestrian access from Sutro Street into the site.

Councilwoman Smith inquired about the lack of landscaping in the parking lot on the west side of the Center and expressed concern about parking problems in the residential area on the west side of the Center. She suggested that perhaps if individuals attending events at the Center were not charged to park, this problem could be solved.

Discussion ensued regarding the screening of the mechanical equipment on the roof of the main building with Mr. Peters noting that the options for accomplishing the screening are limited.

In response to Councilwoman Wishart, Mr. Peters stated that the RTC has determined that public transportation is being properly served from the west side of the Center and therefore, there is no need for pedestrian access at Gates 5 and 6 on the east side of the Center.

Mr. Don Mackey, architect, stated that the screening of the cooling units on the roof of the main building would be even less attractive than the units themselves.

Mr. Steve Williams, of Churn, Fittinghoff & Associates, noted that there is a landscaping program underway for the entire Center.

In response to Councilwoman Wishart, Mr. Jay Milligan, Director of the Reno/Sparks Convention and Visitors Authority, stated that he will examine the possiblity of removing the charge for parking at the Center and further, will take whatever actions are necessary to alleviate the overflow of parking into the residential area on the west side of the Center.

It was moved by Councilwoman Smith, seconded by Councilman Wilson to uphold the recommendation and approve the amendments to Condition Nos. 1, 9, and 12.

Motion carried.

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The City Council adjourned to the Redevelopment Agency Meeting at 9:45 a.m. and upon reconvening at 11:25 a.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

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MAYOR AND COUNCIL

13 Biggest Little City Committee - Task Force Report.

Ms. Carolyn Dondero, Facilitator of the Youth and Education Task Force, spoke about the need for education and outlined statistics with respect to the Nevada Education system. She presented the goals of the task force and the subcommittees that have been created.

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FINANCE

14 Staff Report #87-529 re: Appeal on denial of business license - Randy Sloan vs. City of Reno - Failure to issue a business license.

Recommended: Council affirm the decision of the Business License Division and deny Mr. Sloan a business license until he complies with applicable City ordinances.

Mr. Randy Sloan, stated that when he applied for a business license on September 25, 1986 under the business name of "Randy Sloan", he was denied a license because Mr. Bob Shoemaker, Revenue Manager, told him he would have to pay additional fees for a fire inspection and a certificate of occupancy. He explained to the Council that he does have a certificate of occupancy for his building on Seventh Street that was issued on April 6, 1984 for a previous business that he operated until June 27, 1985 when he went out of business. He contended that the certificate of occupancy is still valid and therefore, there is no bonafide reason for denying him a business license. He also noted that the City of Reno charged him with a misdemeanor on November 14, 1986, for conducting his business without a license and he was actually not doing business but rather using the building for storage.

Ms. Carol Cooke, Assistant City Attorney, gave a summary of the events leading to the denial of the business license. She stated that it is the position of the City that Mr. Sloan has been denied a business license because he has refused payment of the $40.00 for the fire inspection and the certificate of occupancy. He also appears not to agree that he needs to fully disclose the nature of his proposed business.

Mr. Marty Richard, Fire Marshal, explained the process by which c rtificates of occupancy are issued. He stated that with respect to Mr. Sloan's business license application, it is the opinion of the Fire Prevention Division that before a license can be issued, a new certificate of occupancy inspection must be conducted. He added that this inspection cannot take place until Mr. Sloan pays the applicable fees.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to continue this item to later in the meeting.

Motion carried.

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A recess was called at 12:25 p.m. and upon reconvening at 1:40 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

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15 Staff Report #87-523 re: Contract between the Reno Housing Authority and the City of Reno for $150,000 in CDBG Funds for the Transitional Housing Demonstration Program.

Recommended: Council approve the contract between the Reno Housing Authority and the City of Reno under the CDBG Program.

It was moved by Councilwoman Wishart, seconded by Councilman Allen to approve the contract between the Reno Housing Authority and the City of Reno.

Motion carried.

The Mayor stated that several persons were present to speak in opposition to the contract.

It was moved by Councilwoman Wishart, seconded by Councilwoman Smith to reconsider the approval of the contract.

Motion carried.

Ms. Pam Barrett, Planning and Community Development, stated that the Reno Housing Authority under a program called the Transitional Housing Demonstration Program requested the City to participate in matching the amount the Authority requested from HUD in an effort to rehabilitate a facility for operation of a transitional housing program in the City of Reno for families with children. She added that the rehabilitation will be done at the Mirador Motel at 1150 West Second Street.

Mr. John McGraw, Executive Director of the Reno Housing Authority, explained the Transitional Housing Demonstration Program. In response to the Mayor, Mr. McGraw stated that rehabilitation of the facility must be completed by December 15, 1987, therefore it would be possible to delay the approval of this contract in order to allow for public input.

Mr. David Farside, 128 Arletta Street, addressed the Council stating that he was opposed to the Mirador Motel as the site for the program. He noted that this area would not be appropriate for the shelter and further, the individuals in the neighborhood have not been asked for input.

Councilwoman Lehners expressed concern with respect to special emphasis being placed on the elderly, veterans, families with children, and native Americans. She inquired as to why the other homeless groups are being excluded.

Mr. McGraw stated that the grant application that was submitted to HUD was specifically for homeless families with children, therefore, the assistance is available only for individuals in this category.

It was moved by Councilwoman Smith, seconded by Councilwoman Wishart to postpone the approval of the contract until November 9, 1987 after the Reno Housing Authority's meeting with the area residents on November 2, 1987.

Motion carried.

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POLICE DEPARTMENT

16 Staff Report #87-527 re: Request for Hot August Nights to be allowed to pay only 40% of $26,002 for Police and Fire services.

Recommended: Council reject the proposal and demand payment. As a compromise, the City could delay payment in full until the end of the current fiscal year.

Mr. Greg Rivet, Vice President of Hot August Nights, requested that the Council approve the payment of 40% now, and the other 60% after next year's event. He stated that Hot August Nights, Inc. is undergoing reorganization and is determined to hold fundraisers in order to help offset the debts created by the 1987 event.

Councilman Nunez stated that he would support the 40% payment only if the reorganization is such that none of the present officers will continue to serve in a decision-making capacity.

Mr. Rivet stated that the reorganization is proposed to be a partnership with the Downtown business owners and he stated that some of the present officers will be part of that partnership. However, he continued that the reorganization will include a money manager who is acceptable to the Convention Authority, the downtown properties and all of the Hot August Nights' creditors.

Chief Bradshaw, Reno Police Department, stated that he has already used funds from the Police Department budget for the police services for Hot August Nights and if the full amount is not recovered the department will be left short.

Mr. Rivet distributed an audited financial report of the Hot August Nights organization to the Council.

The Mayor suggested that the decision on acceptance of the 40% payment be delayed until the Council has a chance to review the financial statement.

It was moved by Councilwoman Smith, seconded by Councilman Wilson to defer this matter to the November 9, 1987 regular Council meeting.

Motion carried.

PUBLIC HEARING

2:00 p.m.

17 Staff Report #87-520 re: Time Share in HC and HCD zones.

18 An Ordinance to amend Title 18, Chapter 18.06 of the Reno Municipal Code entitled "Zoning" providing for vacation time share projects in HC and HCD zones; together with other matters properly relating thereto.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice had been given and no correspondence was received.

The Mayor declared the public hearing opened.

It was moved by Councilwoman Lehners, seconded by Councilwoman Wishart to postpone this item to the November 9, 1987 regular Council meeting.

Motion carried.

PUBLIC HEARING

2:00 p.m.

19

Staff Report #87-533 re: Request for a three-part amendment to the City's Master Plan, specifically, the transportation aspects of the Land Use/Transportation Guide as follows:

1. Change in the designation of Plumas Street from its present terminus south from a minor arterial to a residential collector.
2. A change in the proposed centerline alignment of Plumas Street from the alignment as proposed by the Regional Transportation Commission to the alignment as illustrated on the applicant's plan.
3. The termination of Plumas Street into Meadowridge Drive, so that as Plumas Street approaches Meadowridge Drive, it will merge directly into Meadowridge Drive and, thereby, eliminate the intersection of Meadowridge Drive into Lakeside Drive, as illustrated on the applicant's plan.

Recommended: Council deny the applicant's request.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice had been given and letters in opposition to the amendment were received from the following individuals: Charles and Rosalie Quesnoy, Marlyne and Malvin Freeman, B.C. Thornton, Andrew Ginocchio, Andrea Pelter, Bryn Pelter, Wm. Pelter, Andrew Pelter III, and the Nevada Trust for Public Land.

Ms. Leann McElroy, Planning Director, gave an overview of the request and responded to questions from the Council.

Mr. Michael Lindell, of Raggio, Wooster and Lindell, representing the applicant, stated that Reynolds West is not proposing an extension of Plumas Street beyond what is currently authorized. He explained the details of the Reynolds West proposal and requested that the Council approve the amendments.

Mr. Bill Raggio, of Raggio, Wooster and Lindell, objected to the Council taking any action on the resolution that was distributed at the beginning of the public hearing. He stated that Reynolds West is willing to make a concerted effort to resolve the situation in the best interest of both the City, the City and County residents.

Mr. Belie Williams, Chairman of the Washoe County Commission, requested that the Council modify the City Master Plan with respect to Plumas Street in the southwest.

In response to Councilwoman Wishart, Mr. Williams stated that the County would be willing to work with the City of Reno, NDOT and RTC in a workshop setting to examine the Master Plan for the Southwest Truckee Meadows concerning traffic impact and mitigations.

Discussion ensued regarding the proposed epicenter of the Southwest Truckee Meadows Subarea Plan.

Mr. John McIntyre, Washoe County Manager, pointed out that the County is committed to developing the Bartley Ranch and the extension of Plumas Street into that area would compromise the concept proposed for the Ranch. He addressed the issue of the epicenter stating that it is a 40 acre area that is located 4 1/2 miles south of the area being discussed.

Mr. Bill Bertleson, Reno City Planning Commission, requested that the City Council approve the termination of Plumas Street where it presently ends.

Mr. Steve Walther, Southwest Truckee Meadows resident, indicated that an enormous amount of time, effort, and research has gone into the Master Plan of the Southwest Truckee Meadows. He noted that the epicenter was planned to reduce traffic on the major roadways in the southwest. He requested that the Council approve the termination of Plumas Street at its present location.

It was moved by Councilwoman Wishart, seconded by Councilwoman Smith to recess the public hearing.

Motion carried with Councilwoman Lehners voting Nay.

PUBLIC HEARING

3:00 p.m.

20 Staff Report #87-534 re: Request for a change in zoning from R-1 to R-1/PD; a special use permit to allow for reduced lot sizes and setbacks; and a tentative map to accomodate the development of a 156 lot single family residential subdivision on a 50± acre site located west of North Virginia Street, north and west of Tarn Street and Talus Way. The proposed project is a redesign of an approved and recorded 178 lot subdivision, Case No. 15-88 (Washoe Vista Subdivision).

Recommended: Council approve the zone change by ordinance and deny the special use permit and tentative map.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and a letter was received from Osgood Engineers, requesting that the matter be referred back to the Planning Commission and three letters in opposition to the zone change from Thomas Taber, Loren Knauf, and Russell Wilber.

The Mayor opened the public hearing.

It was moved by Councilwoman Smith, seconded by Councilman Nunez to continue the public hearing in order to give the parties involved an opportunity to work out a mutually agreed upon settlement and in the event an agreement cannot be reached the matter will return to the City Council within 30 days.

Motion carried.

It was moved by Councilman Nunez, seconded by Councilman Allen to reconvene the Public Hearing on Case No. 180-87.

Motion carried.

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Staff Report #87-533 re: Request for a three-part amendment to the City's Master Plan, specifically, the transportation aspects of the Land Use/Transportation Guide, continued:

It was moved by Councilman Nunez, seconded by Councilwoman Lehners to close the public portion of the hearing to allow the Council to direct questions to staff and to the public.

Motion carried with Mayor Sferrazza and Councilwoman Lehners voting Nay.

Mr. Bill Derrick, Planning Manager - Regional Transportation Commission, indicated that the RTC does not believe that the option of providing an additional north/south arterial should be taken away. He noted that the absence of the Plumas Street extension would limit the potential for doing anything about the Virginia Street and U.S. 395 traffic congestion that has been forcasted.

Mr. Rick Trachok, representing the Meadowridge Homeowners, stated his objection to the extension of Plumas Street.

In response to Councilwoman Smith, Mr. Bruce Arkell, stated that if the alternative at Plumas Street is closed there are several other alternatives for a north/south corridor, most likely to the west of Plumas Street.

Mr. Frank Bender, Southwest area resident, presented the estimated traffic figures for the area and spoke in opposition to the extension of Plumas Street.

Mr. Cliff Young, 2855 Holcomb Lane, spoke in opposition to the extension of Plumas Street noting that the extension would detract from the beauty of the Southwest.

Mr. Melvin Brunettie, 6387 Meadow Hill Circle, expressed concern regarding the extension with respect to the proposed Bartley Ranch Park.

The Mayor closed the public hearing.

It was moved by Councilman Nunez, seconded by Councilwoman Smith to change the designation of Plumas Street from a minor arterial to a commercial collector, with staff, working in conjunction with Meadowridge Homeowners, the developer, the Southwest Truckee Meadows Homeowners Association, Greenranch Homeowners and the Trails Committee, to develop options for the termination of Plumas Street on the north side of Windy Hill, with said matter to return to the Council within 60 days.

Councilwoman Wishart stated that she would not support this motion because it would not allow for the extension of Plumas Street into Lakeside which is what the staff had recommended.

Councilman Wilson concurred with Councilwoman Wishart.

It was moved by Mayor Sferrazza to amend the motion to terminate Plumas Street where it now ends and to preclude Plumas Street from extending into Meadowridge Drive.

There was no second to the motion.

Motion carried with Councilman Wilson and Councilwoman Wishart voting Nay.

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A recess was called at 5:50 p.m. and upon reconvening at 6:05 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

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21 Clarification of Condition No. 26 - Sierra Marketplace.

It was moved by Councilman Allen, seconded by Councilwoman Wishart to continue this item to the November 9, 1987 regular Council meeting.

Motion carried.

CITIZEN INITIATIVES

22 Park Lane Mall business license requirements - D. Hill.

Councilwoman Lehners read a letter from Charlene Frank, owner of The Swiss Colony store in Park Lane Mall. Ms. Frank requested that Section 4.48 of the Business License Ordinance be researched and rewritten to address itinerant, non resident businesses such as the Swiss Colony kiosk that she sets up in the mall every year during the Christmas season.

Mr. Bob Shoemaker, Revenue Manager, explained the procedures for licensing a temporary business stating that there is a charge of $55 a day to license a business such as the Swiss Colony.

It was moved by Councilwoman Smith, seconded by Councilman Allen to refer this matter to staff.

Motion carried.

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PUBLIC WORKS

23 Resolution No. 4375 - A resolution determining that certain curbs, gutters and sidewalks in the City of Reno, Nevada, are in need of repair or reconstruction, pursuant to Reno Municipal Code Section 12.20.010, was read by title.

It was moved by Councilman Nunez, seconded by Councilman Allen to pass and adopt Resolution No. 4375.

Motion carried.

RESOLUTION NO. 4375

A RESOLUTION DETERMINING THAT CERTAIN CURBS, GUTTERS AND SIDEWALKS IN THE CITY OF RENO, NEVADA, ARE IN NEED OF REPAIR OR RECONSTRUCTION, PURSUANT TO RENO MUNICIPAL CODE SECTION 12.20.010.

Resolution No. 4376 - A resolution to authorize the recordation of Ordinance No. 3538, regarding the City of Reno, Nevada 1987 Special Assessment District No. 2 (Downtown Alleys), was read by title.

It was moved by Councilman Allen, seconded by Councilman Nunez to pass and adopt Resolution No. 4376.

Motion carried.

RESOLUTION NO. 4376

24 A RESOLUTION TO AUTHORIZE THE RECORDATION OF ORDINANCE NO. 3538, REGARDING THE CITY OF RENO, NEVADA 1987 SPECIAL ASSESSMENT DISTRICT NO. 2 (DOWNTOWN ALLEYS).

Resolution No. 4377 - A resolution setting the date for public hearing on the Assessment Roll for the City of Reno, Nevada, 1984 Special Assessment District No. 5 (Three Separate Projects), was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Resolution No. 4377.

Motion carried.

RESOLUTION NO. 4377

25 A RESOLUTION SETTING THE DATE FOR PUBLIC HEARING ON THE ASSESSMENT ROLL FOR THE CITY OF RENO, NEVADA 1984 SPECIAL ASSESSMENT DISTRICT NO. 5 (THREE SEPARATE PROJECTS).

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BUILDING AND SAFETY

BILL NO. 4038

ORDINANCE NO. 3595

26 AN ORDINANCE TO AMEND SECTION 1807(i)2 AND 3313(b)2 OF THE 1985 UNIFORM BUILDING CODE, CHAPTER 14.04 OF THE RENO MUNICIPAL CODE TO ADD NEW WORDING TO REQUIRE THE INSTALLATION OF BATTERY-OPERATED EMERGENCY LIGHTING; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

It was moved by Councilwoman Lehners, seconded by Councilman Allen to pass and adopt Bill No. 4038, Ordinance No. 3595.

Motion carried.

POLICE DEPARTMENT

27 Staff Report #87-525 re: Revision of Special Events Policy to include deposit for City services and financial ability to pay.

Recommended: Council approve the revision of the Special Events Policy as outlined in Staff Report #87-525.

The Mayor stated that a letter was received from the Reno Downtown Special Events Committee requesting a delay of 60 days on this matter.

It was the determination of the Council to go forward with the discussion of the policy.

Councilman Nunez suggested that all events be required to pay 75% deposit for services.

It was moved by Councilwoman Smith, seconded by Councilwoman Wishart to approve the revision of the Special Events Policy as outlined in Staff Report #87-525 with an amendment to require that all events will pay a 75% deposit for City services.

Motion carried.

28 Staff Report #87-526 re: University of Nevada-Reno Permit Parking - Addition of one permanent part-time Parking Violation Attendant.

Recommended: Council approve 1.) The addition of one permanent part-time parking violation attendant to allow consistent enforcement in the Residential Parking Permit area and 2.) The signs be replaced with appropriate signs reading "Parking by Permit Only Residential Zone 1, 2 or 5.

Councilman Nunez suggested that effort be made to make all individuals in the area aware of the amount of the fine for residential permit parking violations.

It was moved by Councilwoman Smith, seconded by Councilman Wilson to uphold the recommendation and approve the addition of one permanent part-time parking violation attendant and replacement of the signs with the appropriate language as outlined in the staff report.

Motion carried.

FINANCE DEPARTMENT

29 Staff Report #87-528 re: Request for additional funding.

Recommended: Council consider the requests and approve as appropriate.

Mr. Bruce Brooks, Finance Director, outlined the requests for various additional departmental funding. He noted that the funding requests are for projects/items unanticipated and identified as necessary and for projects started last fiscal year, but not completed.

Mayor Sferrazza requested that staff examine the retirement benefits, health insurance benefits and car allowance for the Council.

It was moved by Councilman Wilson, seconded by Councilwoman Smith to uphold the recommendation and approve department requests for additional funding and direct staff to utilize the 1986-87 unappropriated, unreserved fund balances in the General and Special Revenue Funds as the resource to fund these requests.

Motion carried.

14

Staff Report #87-529 re: Appeal on denial of business license - Randy Sloan vs. City of Reno - Failure to issue a business license, continued:

Assistant City Attorney Cooke stated that she had a discussion with Mr. Sloan and read the stipulated facts into the record as follows:

Randy Sloan was originally licensed as "Sloan Electronics" at 908 Holcomb Avenue for repair of electronic equipment (general business) on May 22, 1971.

Mr. Sloan agreed.

On March 30, 1984, he changed his location to 1495 E. Seventh Street and changed his business name from "Sloan Electronics" to "Sloan Precision Plastics and Electronics".

Mr. Sloan agreed.

He did not indicate any category other than general business.

Mr. Sloan did not recall whether he did indicate another category or not.

He was issued a certificate of occupancy #7829C on April 6, 1984.

Mr. Sloan agreed.

On June 27, 1985, we received his renewal form marked "out of business in Reno."

Mr. Sloan agreed.

On September 25, 1986, Mr. Sloan applied for a business license under the business name of "Randy Sloan" at 1495 East Seventh Street.

Mr. Sloan agreed.

He listed "professional, R. E. Broker, counselor, engineer, designer, engraver" as the nature of his business.

Mr. Sloan agreed.

He also indicated that this was a new business.

Mr. Sloan agreed.

No business license was issued because Mr. Sloan would not pay the fee for a new certificate of occupany and fire inspection.

Mr. Sloan agreed.

Ms. Cooke noted that the remainder of the paragraph "because he would not agree to be licensed for each business pursuant to RMC 4.04.020" is in dispute.

Mr. Sloan stated that at that time he only required a business license for "Sloan Electronics". He wanted one professional license to cover everything but the City informed him that a separate license would be required for Real Estate Broker and he did not need that license at that time.

On October 7, 1986, Mr. Sloan was issued a notice to comply, as it appeared he was operating a business at the Seventh Street address.

Mr. Sloan stated that it is correct that he was issued a notice to comply.

On October 8, 1986, Mr. Sloan made another application for business license on which he listed his business name as "Sloan Electronics".

Mr. Sloan agreed.

The nature of this business was described as "precision plastics and electronics".

Mr. Sloan agreed.

On this application, Mr. Sloan indicated that the business was not new.

Mr. Sloan agreed and stated that at that time he explained the nature of his business to Mr. Bud Webber, who was employed in the Business License Department of the City of Reno at that time.

Mr. Sloan again refused to pay the fee for the certificate of occupancy and fire inspection ($35.00, now $40.00), claiming that the certificate of occupancy issued in 1984 was sufficient.

Mr. Sloan agreed.

The separate $55.00 business license fee was paid, but no business license was issued.

Mr. Sloan agreed.

Ms. Cooke stated that it is her understanding that Mr. Sloan disagrees with the remainder of the paragraph "pending payment of the certificate of occupany and fire inspection fees."

Mr. Sloan stated that it is correct that he does not agree with the remainder of the paragraph.

On November 14, 1986, Mr. Sloan was cited for conducting his business without a license.

Mr. Sloan agreed.

On January 16, 1987, Mr. Sloan was cited by the Fire Department for failure to have a certificate of occupancy.

Mr. Sloan agreed.

On May 5, 1987, the Fire Department closed and posted the building.

Mr. Sloan agreed but noted that the last three actions stated were without cause.

Ms. Cooke stated that Mr. Sloan does not agree that "Signs for three businesses were advertised on the building: "Sloan Electronics"; "Randy Sloan, Real Estate Broker"; and "Precision Plastics".

Mr. Sloan concurred that he does not agree with that statement.

The citations were dismissed on the motion of the City Attorney's Office on procedural grounds.

Mr. Sloan stated that the citations were dismissed because there was no evidence and only two citations were dismissed by the City Attorney's Office, the judge dismissed the third issue.

The merits of these citations were never litigated.

Mr. Sloan agreed.

On May 5, 1987, Mr. Sloan again sought to gain a business license for "Sloan Electronics".

Mr. Sloan agreed.

The nature of this business was real estate sales, plastics and electronics.

Mr. Sloan agreed except that he noted that he explained to Mr. Bud Webber on October 8, 1986 that he would expect to pay a different license fee for Real Estate Broker.

He declined to be licensed separately for these enterprises and further refused to pay the $40.00 certificate of occupancy and fire inspection fees.

Mr. Sloan stated that he did agree to be licensed separately for the businesses but the $40.00 certificate of occupancy and fire inspection fee was not required.

On May 14, 1987, Mr. Sloan filed a civil action in District Court, alleging that the City of Reno has conspired to harrass him and has abused legal process in order to compel payment of fees.

Mr. Sloan agreed.

He claimed damages in excess of $10,000.

Mr. Sloan agreed.

On July 31, 1987 the District Court ordered the City to allow Mr. Sloan to occupy the building subject to certain conditions: 1. No business is to be conducted on the property; 2. no advertising of any kind is allowed on the property. 3. Mr. Sloan cannot use the property in a manner that would jeopardize health, safety and welfare of neighbors or constitute a hazard to neighbors; and 4. Mr. Sloan is required to get a business license before conducting business or be held in contempt of court.

Mr. Sloan agreed, however, he stated that the judge issued a temporary restraining order, restraining the City from locking him out of his building. The judge did not order the City to allow him to occupy the building.

On October 15, 1987, the City appeared in District Court on an order to show cause why a writ of mandamus should not issue compelling the City to issue Mr. Sloan a business license.

Mr. Sloan agreed.

After argument, the Court found that Mr. Sloan had not exhausted his administrative remedies and determined that Mr. Sloan should first present his case to the Reno City Council.

Mr. Sloan agreed.

The Court further found that Mr. Sloan's representations should serve as his notice of appeal to the City Council.

Mr. Sloan agreed.

Ms. Cooke presented several documents which she wished to be entered into evidence. Mr. Sloan agreed to the entering of all the exhibits into evidence.

Mr. Robert Shoemaker, Chief License Inspector and Revenue Manager, explained the process of obtaining a business license in the City of Reno when the operation will be a fixed place of business. He responded to specific questions from Ms. Cooke relating to the appeal. He explained that after discussions with Mr. Sloan, and observation of the business location, it was felt that Mr. Sloan was not entirely honest on his business license application. He continued that the reasons Mr. Sloan was denied a business license

was because he refused to pay the applicable fees and also because he did not describe exactly the type of businesses he wished to conduct. He also noted that regardless of the type of business Mr. Sloan wished to conduct, he would still be required to obtain a new certificate of occupancy and a fire inspection.

Mr. Shoemaker responded to questions from Mr. Sloan. Mr. Sloan stated that the character of use of the building on East Seventh Street has not changed since the time it was constructed. He noted that it has always been used as an office/warehouse.

Mr. Shoemaker stated that in October, 1986 when Mr. Sloan applied for a business license he presented the certificate of occupancy that was issued to him in April, 1984, but this certificate was not accepted as valid.

Mr. Bill Burney, Inspector, Reno Fire Department, explained to the Council what he observed when he followed up on a complaint from the Business License Department regarding the building at 1495 E. Seventh Street. He stated that he saw a sign above the door that stated "Precision Electronics Repair". When he entered the building and asked to see a business license, none was provided and he issued a misdemeanor citiation for failure to have a business license and the building was posted.

Mr. Ron Jones, Inspector, Reno Fire Department, stated that he is a Peace Officer in the State of Nevada. He stated that on May 5, 1987 he was assigned to go to 1495 E. Seventh Street to preserve peace while Inspector Burney wrote a misdemeanor citation. He continued that he observed the same things that Mr. Burney described.

Mr. Bill Abel, Revenue Officer, indicated that he had a conversation with Mr. Sloan on May 5, 1987 in which he explained to Mr. Sloan why he was required to have more than one license for the various businesses he was advertising at his building at 1495 E. Seventh Street.

Mr. Sloan stated that he has met all of the requirements for a business license and there has been no change in the tenancy, the ownership or the character of use of the building since 1984. He continued that he believes according to the Reno Municipal Code that the City can only deny him a license in the case of suspension, cancellation, or revocation of a license in the past. He requested that he be issued a business license.

Ms. Cooke contended that because Mr. Sloan is applying for a new business license a new certificate of occupancy and a fire inspection are required. She presented the Council with Findings of Facts and Conclusions of Law prepared by the City Attorney's Office and asked the Council to consider these findings and conclusions in making their decision regarding this appeal.

Mayor Sferrazza read each of the Findings of Fact and the Conclusions of Law and the Council discussed the merits of each based on the testimony presented.

The Mayor proposed an additional Finding of Fact being that Mr. Sloan did operate a real estate business at 1495 E. Seventh Street in 1986 and 1987 without a City of Reno business license.

It was moved by Councilman Nunez, seconded by Councilwoman Smith to approve the proposed Findings of Fact and Conclusions of Law in the decision with the addition of the Finding of Fact proposed by Mayor Sferrazza that Mr. Sloan did operate a real estate business at 1495 E. Seventh Street in 1986 and 1987 without a City of Reno business license.

Motion carried.

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A recess was called at 8:35 p.m. and upon reconvening at 8:43 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

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30 Set date for Municipal Judge interviews.

It was the determination of the Council to allow each of the five candidates one-half hour to be interviewed, on November 2, 1987 at 1:00 p.m.

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31 Discussion of proposed ordinance regarding non-conforming uses and structures.

Assistant City Attorney Shipman stated that the Council had requested some amendments to RMC 18.06.380 regarding non-conforming uses and structures. She requested input from the Council with respect to the amendments proposed in the staff report.

Ms. Shipman explained the intent of the proposed revisions and responded to questions from the Council.

It was moved by Councilman Wilson, seconded by Councilman Allen to approve the amendments in concept and send the proposed amendments to the Planning Commission for public hearing.

Motion carried.

BILL NO. 4022

ORDINANCE NO. 3579

32 AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING A ONE ACRE PARCEL OF PROPERTY LOCATED ON THE EAST SIDE OF PANTHER DRIVE, 300 FEET NORTHEAST OF U.S. HIGHWAY 395, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED "EXHIBIT A"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, (PANTHER VALLEY VOLUNTEER FIRE DEPARTMENT).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4022, Ordinance No. 3579.

Motion carried.

BILL NO. 4023

ORDINANCE NO. 3580

33 AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING A 1.38 ACRE PARCEL OF PROPERTY LOCATED ALONG THE EAST SIDE OF COGGINS ROAD, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED "EXHIBIT A"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, (KELLENBARGER).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4023, Ordinance No. 3580.

Motion carried.

BILL NO. 4024

ORDINANCE NO. 3581

34 AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING A 2.08 PARCEL OF PROPERTY LOCATED NORTH OF U.S. HIGHWAY 395 AND EAST OF CLEARACRE LANE, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED "EXHIBIT A"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, (WILLIAMS/ANSARI).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4024, Ordinance No. 3581.

Motion carried.

BILL NO. 4025

ORDINANCE NO. 3582

35

AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING A .89 ACRE PARCEL OF PROPERTY LOCATED ON THE NORTH SIDE OF SELMI DRIVE, 200 FEET WEST OF CLEARACRE LANE, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED "EXHIBIT A"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, (D.L.M. INC.).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4025, Ordinance No. 3582.

Motion carried.

COUNCILMAN ALLEN ABSENT 9:12 p.m.

BILL NO. 4026

ORDINANCE NO. 3583

36

AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING A ONE ACRE PARCEL OF PROPERTY LOCATED ON THE NORTH SIDE OF NORTH MCCARRAN BOULEVARD, 300 FEET WEST OF CLEARACRE LANE, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED "EXHIBIT A"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, (CHURCH AT RENO).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4026, Ordinance No. 3583.

Motion carried with Councilman Allen absent.

BILL NO. 4027

ORDINANCE NO. 3584

37

AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING A 4.44 ACRE PARCEL OF PROPERTY LOCATED ON THE NORTH SIDE OF TIMBER WAY, BETWEEN SUTRO STREET AND VALLEY ROAD, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED "EXHIBIT A"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, (REDD/WARNER).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4027, Ordinance No. 3584.

Motion carried with Councilman Allen absent.

BILL NO. 4028

ORDINANCE NO. 3585

38 AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING A .74 ACRE PARCEL OF PROPERTY LOCATED ON THE NORTH SIDE OF TIMBER WAY BETWEEN SUTRO STREET AND VALLEY ROAD, WASHOE COUNTY, NEVADA AS IS MORE FULLY DESCRIBED IN THE ATTACHED "EXHIBIT A"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, (CAPITOL PLYWOOD).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4028, Ordinance No. 3585.

Motion carried with Councilman Allen absent.

BILL NO. 4029

ORDINANCE NO. 3586

39 AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING 9.32 ACRES OF PROPERTY LOCATED ON EITHER SIDE OF NORTH MCCARRAN BOULEVARD, NORTH OF WEST SEVENTH STREET, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED "EXHIBIT A"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, (SIMONS).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4029, Ordinance No. 3586.

Motion carried with Councilman Allen absent.

COUNCILMAN ALLEN PRESENT 9:14 p.m.

BILL NO. 4030

40 ORDINANCE NO. 3587

AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING 1.57 ACRES OF PROPERTY LOCATED ALONG THE SOUTH SIDE OF WEST SEVENTH STREET, 1000 FEET EAST OF NORTH MCCARRAN BOULEVARD, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED "EXHIBIT A"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, (CLEMONS/HARRELD).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4030, Ordinance No. 3587.

Motion carried.

BILL NO. 4031

ORDINANCE NO. 3588

41

AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING A 1.25 ACRE PARCEL OF PROPERTY LOCATED AT 3065 WEST FOURTH STREET, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED "EXHIBIT A"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, (PIMPAREL).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4031, Ordinance No. 3588.

Motion carried.

BILL NO. 4032

ORDINANCE NO. 3589

42

AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING A .513 ACRE PARCEL OF PROPERTY LOCATED NEAR THE NORTHERN TERMINUS OF THE SOUTHERN PORTION OF BELFORD ROAD, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED "EXHIBIT A"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, (SIMONS).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4032, Ordinance No. 3589.

Motion carried.

BILL NO. 4033

43

ORDINANCE NO. 3590

AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING 5.5 ACRES OF PROPERTY LOCATED ALONG THE NORTH SIDE OF PANTHER DRIVE, WEST OF U.S. HIGHWAY 395, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED "EXHIBIT A"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, (MONTGOMERY/RENO STOR-ALL).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4033, Ordinance No. 3590.

Motion carried.

BILL NO. 4034

ORDINANCE NO. 3591

44 AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE, CONCERNING "ZONING", WITHIN THE CITY OF RENO, REGULATING AND RESTRICTING: THE USE OF LAND; THE LOCATION AND USE OF BUILDINGS AND OTHER STRUCTURES; THE DENSITY OF POPULATION IN PROPORTION OF LAND TO BE COVERED BY STRUCTURES; ESTABLISHING BUILDING SETBACK LINES; PROVIDING FOR THE ADJUSTMENT, ENFORCEMENT AND AMENDMENT OF SAID ZONING; AND PROVIDING PENALTIES FOR VIOLATIONS THEREOF; BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).210 RELATING TO A 2.3 ACRE PROPERTY LOCATED ON THE NORTHWEST CORNER OF DEL MONTE LANE AND SOUTH VIRGINIA STREET AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED "EXHIBIT A", AND REZONING SAID PROPERTY FROM LLR-1 (LARGE LOT RESIDENTIAL - 1 ACRE) TO C-2 (LOCAL COMMERCIAL); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. C-1-86 (DEL MONTE PLAZA).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4034, Ordinance No. 3591.

Motion carried.

BILL NO. 4035

ORDINANCE NO. 3592

45

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE, CONCERNING "ZONING", WITHIN THE CITY OF RENO, REGULATING AND RESTRICING THE USE OF LAND; THE LOCATION AND USE OF BUILDINGS AND OTHER STRUCTURES; THE DENSITY OF POPULATION IN PROPORTION OF LAND TO BE COVERED BY STRUCTURES; ESTABLISHING BUILDING SETBACK LINES; PROVIDING FOR THE ADJUSTMENT, ENFORCEMENT AND AMENDMENT OF SAID ZONING; AND PROVIDING PENALTIES FOR VIOLATIONS THEREOF; BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).211 RELATING TO A 1.3 ACRE PROPERTY LOCATED AT 2550 DICKERSON ROAD AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED "EXHIBIT A", AND REZONING SAID PROPERTY FROM M-1 (INDUSTRIAL) TO R-3 (MULTIPLE RESIDENTIAL); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. C-38-83 (MOORE).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4035, Ordinance No. 3592.

Motion carried.

BILL NO. 4036

ORDINANCE NO. 3593

46

AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING A 1.01 ACRE PARCEL OF PROPERTY LOCATED AT 6220 SOUTH VIRGINIA STREET, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED "Exhibit A"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, (SHELL OIL STATION ANNEXATION).

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to pass and adopt Bill No. 4036, Ordinance No. 3593.

Motion carried.

BILL NO. 4037

47

ORDINANCE NO. 3594

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE, CONCERNING "ZONING", WITHIN THE CITY OF RENO, REGULATING AND RESTRICTING: THE USE OF LAND; THE LOCATION AND USE OF BUILDINGS AND OTHER STRUCTURES; THE DENSITY OF POPULATION IN PROPORTION OF LAND TO BE COVERED BY STRUCTURES; ESTABLISHING BUILDING SETBACK LINES; PROVIDING FOR THE ADJUSTMENT, ENFORCEMENT AND AMENDMENT OF SAID ZONING; AND PROVIDING PENALTIES FOR VIOLATIONS THEREOF; BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).212 RELATING TO A .55 ACRE PROPERTY LCOATED AT 6220 SOUTH VIRGINIA STREET AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED "EXHIBIT A", AND REZONING SAID PROPERTY FROM LLR-1 (LARGE LOT RESIDENTIAL - 1 ACRE) TO C-2 (COMMUNITY COMMERCIAL); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 12-88, (SHELL OIL STATION).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4037, Ordinance No. 3594.

Motion carried.

48

Bill No. 4040 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code, concerning "Zoning", within the City of Reno, regulating and restricting: the use of land; the location and use of buildings and other structures; the density of population in proportion of land to be covered by structures; establishing building setback lines; providing for the adjustment, enforcement and amendment of said zoning; and providing penalties for violations thereof; by adding thereto a new section to be known as 18.06.040(b).216 relating to a .742 acre parcel of property located on the northeast corner of Stardust Street and Stoker Avenue, and more particularly described as Parcel 4 of Parcel Map 13, filed on October 3, 1973, in the official records of Washoe County, Nevada, and rezoning said property from R-1 (Single Family

Residential) to R-2 (Multiple Residential); together with other matters properly relating thereto, was read by title, Case No. C-28-83, (McDonald).

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to refer Bill No. 4040 to the Committee of the Whole.

Motion carried.

49 Bill No. 4041 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code, concerning "Zoning", within the City of Reno, regulating and restricting: the use of land; the location and use of buildings and other structures; the density of population in proportion of land to be covered by structures; establishing building setback lines; providing for the adjustment, enforcement and amendment of said zoning; and providing penalties for violations thereof; by adding thereto a new section to be known as 18.06.040(b).215 relating to a 1.26 acre parcel of property located approximately 170 feet east of South Virginia Street, between Meadowood Mall Circle and Meadowood Mall Way as is more particularly described in the attached "Exhibit A", and rezoning said property from R-3 (Multiple Residential) to C-2 (Local Commercial); together with other matters properly relating thereto, was read by title, Case No. C-15-83 (Tracy).

It was moved by Councilman Allen, seconded by Councilwoman Lehners to refer Bill No. 4041 to the Committee of the Whole.

Motion carried.

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50 Staff Report #87-522 re: Clarification of role of Homeless Task Force.

Ms. Leann McElroy, Planning Director, stated that staff is asking for clarification of exactly what the Council desires the task force to accomplish.

Councilwoman Wishart indicated that this was a recommendation that resulted from the Homeless Workshop held on September 21, 1987 in order to assist in the identification of resources that the City can use with respect to the homeless issue. She added that she does not view the task force as a short term commitment but rather an on-going support mechanism which would illustrate the City's addressing of the homeless problem and also would provide professional help wherever possible.

Ms. McElroy inquired if it was the Council's desire that the function of the task force would be to assist in implementing the homeless program rather than to determine the program design.

Councilwoman Wishart stated that the primary function of the task force would be to identify possible City resources that could be helpful to whatever homeless program is determined by the United Way Community Task Force.

CITY CLERK

51 Boards and Commissions - Appointments to the Citizens Advisory Traffic Committee (9) Appointments.

The Mayor stated that only two applications had been received and recommended that the appointments be delayed until further recruitment can be accomplished.

No Action was taken on this item.

BILL NO. 4039

52 ORDINANCE NO. 3596

AN ORDINANCE TO AMEND TITLE 6 OF THE RENO MUNICIPAL CODE, CHAPTER 6.06 BY ADDING A NEW SECTION TO BE KNOWN AS 6.06.710 ENTITLED "SAFETY BELTS AND SHOULDER HARNESS ASSEMBLY REQUIREMENTS FOR CHILD AND OTHER PASSENGERS."

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to pass and adopt Bill No. 4039, Ordinance No. 3596.

Motion carried.

53 Staff Report #87-531 re: Acknowledge and refer to the City Attorney the following: Health Services Acquisition Corp. dba Truckee Meadows vs. Aetna Life Insurance Co., et. al.

Recommended: Council acknowledge receipt and refer to the City Attorney.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to acknowledge the claim and refer to the City Attorney's Office.

Motion carried.

CITY MANAGER

54 Project Status/Follow-up Report.

Discussion ensued regarding the I-80 Landscaping project with respect to seeking alternative ways of funding the project.

No action was taken on this item.

COUNCILMAN WILSON ABSENT 9:52 p.m.

Liaison Reports

55 Councilwoman Wishart indicated that she received a request from the Reno Commission on the Status of Women for suggestion of goals and objectives that the Council would like to see the Commission accomplish. She requested that the Council make recommendations for the Commission and submit them to her.

Councilwoman Lehners stated that she has scheduled a meeting on October 28, 1987 with area high school students and she inquired if the Council would consent to allowing students to sit in on Board and Commission meetings.

It was the determination of the Council to provide an evaluation of the City Manager after the Municipal Court Judge interviews on November 2, 1987.

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Resolution on airport noise - G. Nunez.

56 Councilman Nunez requested that this item be placed on the next agenda.

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57 Neighborhood Councils - P. Sferrazza.

No action was taken on this item.

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Council workshop prior to regular meetings - P. Sferrazza.

58 Mayor Sferrazza stated that it is not necessary that the workshops be held prior to regular meetings, but rather just a regularly scheduled Council workshop to discuss problem items from regular Council meetings.

It was the determination of the Council to schedule the first workshop meeting on November 16, 1987 at 12:00 p.m.

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Ozone Pollution - G. Nunez

59 Councilman Nunez requested that the Council liaison to the Health Department ask the Health Department to check with other states to determine how they handle their ozone problem, so the City of Reno can examine methods to help control a potential ozone problem.

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60 Mayor Sferrazza indicated that he was requested from Harrah's to rename Center Street, William F. Harrah Boulevard for two days in honor of Harrah's Fiftieth Anniversary.

The Council agreed to rename the street for two days.

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Approved this 9th day of November, 1987.

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CITY OF RENO CORPORATE SEAL WASHOE COUNTY, NEVADA

MAYOR OF THE CITY OF RENO

ATTEST:

CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO

Council Chambers, Reno, Nevada
November 2, 1987

A Special meeting of the Reno City Council was called to order at 1:15 p.m. on November 2, 1987 in the Council Chambers of City Hall.

PRESENT: Council members Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza.

ABSENT: None.

ALSO PRESENT: City Manager Schilling, City Attorney Lynch and City Clerk Cook.

The Council interviewed the following people for the position of Municipal Court Judge - Department Three:

Jane Nelson
Lew Carnahan
Douglas Norberg
Dan Wong
H. Louise Bernstone

Each applicant provided background of their experience and education and responded to questions from the Council.

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A recess was called at 3:52 p.m. and upon reconvening at 3:59 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

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A roll call vote was taken with each Council member indicating their choice for the position of Municipal Court Judge:

Lehners - Dan Wong
Wilson - Lew Carnahan
Allen - Jane Nelson
Nunez - Lew Carnahan
Smith - Jane Nelson
Wishart - Lew Carnahan
Sferrazza - Jane Nelson

Due to a tie vote, a second vote was taken that resulted as follows:

Lehners - Lew Carnahan
Wilson - Lew Carnahan
Allen - Jane Nelson
Nunez - Lew Carnahan
Smith - Jane Nelson
Wishart - Lew Carnahan
Sferrazza - Jane Nelson

It was moved by Councilman Nunez, seconded by Councilman Wilson to appoint Lew Carnahan to the position of Municipal Court Judge - Department Three.

Motion carried.

The meeting was adjourned at 4:23 p.m.

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Approved this 25th day of January, 1988.

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MAYOR OF THE CITY OF RENO

ATTEST:

CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO

CITY OF RENO CORPORATE SEAL WASHOE COUNTY, NEVADA

Council Chambers, Reno, Nevada
November 9, 1987

The regular meeting of the Reno City Council was called to order at 9:00 a.m. on November 9, 1987 in the Council Chambers of City Hall.

PRESENT: Council members Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza.

ABSENT: None.

ALSO PRESENT: City Manager Schilling, City Attorney Lynch and City Clerk Cook.

APPROVAL OF THE MINUTES

Approval of the October 26, 1987 regular meeting minutes.

It was moved by Councilman Nunez, seconded by Councilman Wilson to approve the October 26, 1987 regular meeting minutes as submitted.

Councilwoman Smith pointed out that on page 16, the Parking Violations Attendent that was approved would enforce all parking violations in the University area not just the residential parking permit violations.

Motion carried.

APPROVAL OF THE AGENDA

Approval of the November 9, 1987 regular meeting agenda.

City Attorney Lynch stated that Item 10B - Revocation hearing for business license, Finish Line Bar, 196 Gentry Way should be pulled from the agenda.

Mr. Millard Reed, Director of Public Works, indicated that Item 8B1 - Award Contract - Traffic System Improvement Study would be deferred to the November 16, 1987 Special Meeting.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to approve the November 9, 1987 regular meeting agenda as amended.

Motion carried.

CONSENT AGENDA

1 Cash Disbursements - October 15, 1987 through October 28, 1987.

Recommended: Council approve Cash Disbursements - October 15, 1987 through October 28, 1987 as submitted.

2 Staff Report #87-536 re: Business license applications as follows:

a Shamrock Recreation Ltd., Inc.; Patrick Edward Douglass; 4410 N. Virginia Street; Package Liquor.

b Siamese Hut; Anusorn Varahachaikol; 1775 Mill Street; (previous licensee Veroj Lee, previous dba Oriental House); Bar.

c Lakeside Diner, A Razak Salaho; 3466 Lakeside Drive; (previous dba Cafe Raye); Dining Wine/Beer.

d Micky's; Dante Fresca; 3429 N. McCarran; (previous dba Tortilla Mia); Dining Alcohol.

e Pasquales Pasta Fresca; Archie J. Granata; 300 A East Plumg Lane; (Adding Michael W. Peel, Partner); Add-on Cabaret, Category B.

Recommended: Council approve business license applications as submitted.

(3) Staff Report #87-537(a) re: Claim of Muriel and James Brenneck in the amount of $15,000,000.

Recommended: Council acknowledge the claim of Muriel and James Brenneck and return to the administrative staff for referrel to the Risk Management Committee.

(4) Staff Report #87-537(b) re: Claim of Lois A. Parker in the amount of $20,858.93.

Recommended: Council acknowledge the claim of Lois A. Parker and return to the administrative staff for referral to the Risk Management Committee.

(5) Staff Report #87-538 re: Final Map of Spyglass Estates II Subdivision.

Recommended: Council approve the final map of Spyglass Estates II Subdivision.

(6) Staff Report #87-539(a) re: Acceptance of Storm Drain Easement - Coliseum Way.

Recommended: Council approve the acceptance of the storm drain easement.

7 Staff Report #87-539(b) re: Acceptance of right-of-way at the northwest corner of California and Nixon.

Recommended: Counci accept the deed for 351 square feet of right-of-way at the northwest corner of California and Nixon Avenues.

8 Staff Report #87-539(c) re: Acceptance of water rights dedications and transfer use to Sierra Pacific Power Co.

GRANTOR	PROJECT	ACRE FEET
Ernest Nellemann	Truckee Meadows Treatment Center & Kidview	36.48
Washoe County Credit Union	Washoe County Credit Union	.51
Donald M. Otten	Grove Street Auto Center	2.27

Recommended: Council accept the water rights dedications, approve the agreement transferring the use to Sierra Pacific Power Company.

It was moved by Councilman Wilson, seconded by Councilman Allen to approve Consent Agenda Items 7A through &E3.

Motion carried with Councilman Nunez abstaining on Item 7D.

9 Staff Report #87-540(a) re: Sole Source purchase of playground equipment.

Recommended: Council approve the sole source purchase of playground equipment from Rich Boyce Recreation at a cost of $21,301.00

10 Staff Report #87-540(b) re: Bids No. 818 - Dog/Cat Food - Animal Control/Police K-9 - Joinder Contract - City of Reno and Mineral County.

Recommended: Council award Bid No. 818 to Feed World - Section A - $8,623.20, Feed World - Section B - $1,808.00, and Nevada Farm Bureau - Section C - $740.00. Total Bid award of $11,171.20.

11 Staff Report #87-540(c) - Amendment to Engineering Agreement with Consulting Engineering Services.

Recommended: Council approve the amendment to the agreement with Consulting Engineering Services and authorize the Mayor to sign.

12 Staff Report #87-540(d) re: Construction testing for 1987 Special Assessement District No. 2, Unit 1 - Downtown Alleys Project No. 21-8631-MS, Contract No. 629.

Recommended: Council approve the construction testing proposal with Earth Science Consultants Associated in an amount not to exceed $3,800.00 and authorize the Mayor to sign.

13 Staff Report #87-541 re: Request for a variance to increase the maximum allowed enclosure height for a public utility installation by 19 inches on property located near the southeast corner of the intersection of Longley Lane and Huffaker Lane and zoned P-O (Professional Office), Case No. 43-88 (Longley Lane).

Recommended: Council approve Case No. 43-88, subject to the conditions in the staff report.

14 Staff Report #87-542 re: Request to amend a previously approved variance to allow the applicant to enclose an existing carport on property located at 1275 Ebbetts Drive, Case No. 24-88 (H. E. Ranier).

Recommended: Council deny the request for an amendment.

15 Staff Report #87-543 re: Allocation of Emergency Shelter Grant Program Funds.

Recommended: Council approve Alternative #1 as outlined in the staff report and instruct staff to forward allocations to the State Office of Welfare for inclusion in the State ESGP application to HUD.

It was moved by Councilman Nunez, seconded by Councilwoman Smith to approve Consent Agenda Items 7F through 7H.

Motion carried.

PUBLIC WORKS DEPARTMENT

16 Resolution No. 4378 - A resolution consenting to the relinquishment of a portion of Villanova Lane by Nevada Department of Transportation.

It was moved by Councilwoman Lehners, seconded by Councilman Allen to pass and adopt Resolution No. 4378.

Motion carried.

RESOLUTION NO. 4378

A RESOLUTION CONSENTING TO THE RELINQUISHMENT OF A PORTION OF VILLANOVA LANE BY NEVADA DEPARTMENT OF TRANSPORTATION.

15

Councilwoman Wishart inquired about the allocation of funds to the Martin Luther King, Jr. Hall, noting that the staff report indicates that the shelter will accomodate 25 residents and it was her understanding that due to square footage 25 residents could not be accomodated.

Ms. Pam Barrett, of Community Development, explained that the Fire Department will examine the square footage after the renovation of the shelter and will determine the final number of residents that could be accomodated. She continued that the Executive Director of the shelter has executed a 20-year lease to sign the shelter over to the Martin Luther King, Jr. Hall for use of the facility.

Councilman Wilson requested that this shelter be closely monitored to ensure that all CDBG requirements are being followed.

Discussion ensued regarding the various agencies requesting ESGP funds with Ms. Barrett responding to questions from the Council.

It was moved by Councilwoman Wishart, seconded by Councilman Nunez to approve Alternative #1 as outlined in the staff report, with the understanding that staff will monitor all of the agencies and that the occupancy of the Martin Luther King, Jr. Hall will not exceed the amount allowed by City Code.

Motion carried.

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The Council adjourned at 9:35 a.m. to convene the Redevelopment Agency Meeting. Upon reconvening at 10:10 a.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

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BILL NO. 4040

ORDINANCE NO. 3597

17

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE, CONCERNING "ZONING", WITHIN THE CITY OF RENO, REGULATING AND RESTIRCTING: THE USE OF LAND THE LOCATION AND USE OF BUILDINGS AND OTHER STRUCTURES; THE DENSITY OF POPULATION IN PROPORTION OF LAND TO BE COVERED BY STRUCTURES; ESTABLISHING BUILDING SETBACK LINES; PROVIDING FOR THE ADJUSTMENT, ENFORCEMENT AND AMENDMENT OF SAID ZONING; AND PROVIDING PENALTIES FOR VIOLATIONS THEREOF; BY ADDING THERETO A NEW SECTION TO BE KNONW AS 18.06.040(b).216 RELATING TO A .742 ACRE PARCEL OF PROPETTY LOCATED ON THE NORTHEAST CORNER OF STARDUST STREET AND STOKER AVENUE, AND MORE PARTICULARLY DESCRIBED AS PARCEL 4 OF PARCEL MAP 13, FILED ON OCTOBER 3, 1973, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AND REZONING SAID PROPERTY FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO R-2 (MULTIPLE RESIDENTIAL); TOGETHER WITH OTHER MATTERS PROEPRLY RELATING THERETO, CASE NO. C-28-83, (MCDONALD).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4040, Ordinance No. 3597.

Motion carried.

BILL NO. 4041

18

ORDINANCE NO. 3598

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE, CONCERNING "ZONING", WITHIN THE CITY OF RENO, REGULATING AND RESTRICTING: THE USE OF LAND; THE LOCATION AND USE OF BUILDINGS AND OTHER STRUCTURES; THE DENSITY OF POPULATION IN PROPORTION OF LAND TO BE COVERED BY STRUCTURES; ESTABLISHING BUILDING SETBACK LINES; PROVIDING FOR THE ADJUSTMENT, ENFORCEMENT AND AMENDMENT OF SAID ZONING; AND PROVIDING PENALTIES FOR VIOLATIONS THEREOF; BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).215 RELATING TO A 1.26 ACRE PARCEL OF PROPERTY LOCATED APPROXIMATELY 170 FEET EAST OF SOUTH VIRGINIA STREET, BETWEEN MEADOWOOD MALL CIRCLE AND MEADOWOOD MALL WAY AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED "EXHIBIT A", AND REZONING SAID PROPERTY FROM R-3 (MULTIPLE RESIDENTIAL) TO C-2 (LOCAL COMMERCIAL); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. C-15-83 (TRACY).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4041, Ordinance No. 3598.

Motion carried.

BILL NO. 4042

19

ORDINANCE NO. 3599

Bill No. 4042 - An ordinance annexing to and making part of the City of Reno certain specifically described territory being a 3.57 acre parcel of property located on Kumle Lane, approximately 500 feet west of South Virginia Street, Washoe County, Nevada, as is more fully described in the attached "Exhibit A"; together with other matters properly relating thereto, was read by title, Case No. 48-88 (Elks Lodge).

It was moved by Councilwoman Lehners, seconded by Councilman Allen to refer Bill No. 4042 to the Committee of the Whole.

Motion carried.

20 Bill No. 4043 - An ordinance annexing to and making part of the City of Reno certain specifically described territory being 7.7 acres of property located north of Gulling Road between Harding Way and North McCarran Boulevard, Washoe County, Nevada, as is more fully described in the attached "Exhibit A"; together with other matters properly relating thereto, was read by title, Case No. 45-88 (Chiarito, Miller, Corsentino, Zeitziff, C. Schefcik, W. Schefcik, Reed).

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to refer Bill No. 4043 to the Committee of the Whole.

Motion carried.

21 Bill No. 4044 - An ordinance annexing to and making part of the City of Reno certain specifically described territory being 7.21 acres of property located north of Glendale Avenue and East of U.S. Highway 395, Washoe County, Nevada, as is more fully described in the attached "Exhibit A"; together with other matters properly relating thereto, was read by title, Case No. 46-88 (Security Bank of Nevada, A.N.R. Freight Systems.)

It was moved by Councilwoman Lehners, seconded by Councilman Nunez, to refer Bill No. 4044 to the Committee of the Whole.

Motion carried.

22 Bill No. 4045 - An ordinance annexing to and making part of the City of Reno certain specifically described territory being a 3.35 acre parcel of property located north of Mill Street and east of Greg Street, Washoe County, Nevada, as is more fully described in the attached "Exhibit A"; together with other matters properly relating thereto, was read by title, Case No. 47-88, (Mill Street Properties)

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to refer Bill No. 4045 to the Committee of the Whole.

Motion carried.

23 Bill No. 4046 - An ordinance annexing to and making part of the City of Reno certain specifically described territory being a 6.15 acre parcel of property located north of Moana Lane, approximately 90 feet east of Kauai Court, Washoe County, Nevada, as is more fully described in the attached "Exhibit A"; together with other matters properly relating thereto, was read by title, Case No. 49-88, (Monterey Development Company).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to refer Bill No. 4046 to the Committee of the Whole.

Motion carried.

24 Bill No. 4047 - An ordinance annexing to and making part of the City of Reno certain specifically described territory being a 2.37 acre parcel of property located north of West Peckham, between Warren Way and Lakeside Drive, Washoe County, Nevada, as is more fully described in the attached "Exhibit A"; together with other matters properly relating thereto, was road by title, Case No. 50-88 (Ringkob, Peterson).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to refer Bill No. 4047 to the Committee of the Whole.

Motion carried.

25 Bill No. 4048 - An ordinance annexing to and making part of the City of Reno certain specifically described territory being 5.29 acres of property located south of South McCarran Boulevard and east of Lakeside Drive, Washoe County, Nevada, as is more fully described in the attached "Exhibit A"; together with other matters properly relating thereto, was read by title, Case No. 52-88 (Jauriguito).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to refer Bill No. 4048 to the Committee of the Whole.

Motion carried.

26 Bill No. 4049 - An ordinance annexing to and making part of the City of Reno certain specifically described territory being a .45 acre parcel of property located along the east side of Clearacre Lane, and north of U.S. Highway 395, Washoe County, Nevada, as is more fully described in the attached "Exhibit A"; together with other matters properly relating thereto, was read by title, Case No. 54-88 (Ballew).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to refer Bill No. 4049 to the Committee of the Whole.

Motion carried.

27 Bill No. 4050 - An ordinance annexing to and making part of the City of Reno certain specifically described territory being a 3.05 acre parcel of property located on the northeast corner of Valley Road and Timber Way, Washoe County, Nevada, as is more fully described in the attached "Exhibit A"; together with other matters properly relating thereto, was read by title, Case No. 37-88 (Salvation Army).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to refer Bill No. 4050 to the Committee of the Whole.

Motion carried.

28 Staff Report #87-551 re: Request for an amendment to a Special Use Permit for a Major Project to allow for a 67,707 square foot expansion of the Lakeridge Tennis Club located in the R-3 (Multiple Residential) zone on the southeast corner of Plumas Street and South McCarran Boulevard. The construction is planned to be accomplished in six phases over a five year period, MPR-7-83 (Lakeridge Tennis Club).

Recommended: Council approve the amendment to the Special Use Permit, subject to the conditions in the staff report and with the conditions as modified.

Mr. Bill Thomas, Senior Planner, gave a brief overview of the request.

Mr. Nate Topal, applicant, discussed the issue of the possible future closure of the driveway on Plumas Street if the average daily trips reaches 15,000 at the intersection of the driveway and Plumas Street.

It was moved by Councilman Allen, seconded by Councilwoman Smith to approve the amendment to the Special Use Permit, subject to the conditions in the staff report and with the conditions Nos. 6 and 10 as modified.

Motion carried.

29 Staff Report #87-552 - Request to amend Condition #3 of the tentative map for Sierra Highlands Unit No. 4 so as to permit an increase in the amount of two story units adjacent to Robb Drive.

Recommended: Council approve the amendment to Condition #3 of the tentative map to read as indicated in Staff Report #87-552.

Mr. Bill Thomas, Senior Planner, gave a brief overview of the request.

It was moved by Councilwoman Wishart, seconded by Councilwoman Smith to approve the request to amend Condition #3 of the tentative map for Sierra Highlands Unit No. 4.

Motion carried.

30 Staff Report #87-554 re: Request for an amendment to a Special Use Permit to allow for an 18-unit expansion of an existing 35-unit apartment complex located at 1800 Idlewild Drive in the R-3 (Multiple Residential) zone. With the expansion, the density of the entire site will be 31 dwellings per acre, Case No. 74-87 (Idlewild Drive Apartment Complex).

Recommended: Council approve the amendment to Case No. 74-87, subject to conditions.

Mr. Bill Thomas, Senior Planner, gave an overview of the request.

It was moved by Councilman Wilson, seconded by Councilwoman Lehners to approve the amendment to Case No. 74-87, subject to conditions.

Motion carried with Councilman Nunez abstaining.

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COUNCILWOMAN WISHART ABSENT 10:40 a.m.

31 Staff Report #87-555 re: Request for approval of a tentative map for a 34 lot mobile home subdivision located in the E-1/TR (First Estates with Trailer Overlay) zone in Panther Valley, Case No. 30-88 (Sagehen Hills Subdivision).

Recommended: Council approve Case No. 30-88, subject to conditions.

Mr. Bill Thomas, Senior Planner, gave an overview of the request.

It was moved by Councilwoman Smith, seconded by Councilman Wilson to approve Case No. 30-88, subject to conditions.

Motion carried with Councilwoman Wishart absent and Councilwoman Nunez abstaining.

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A recess was called at 10:45 a.m. and upon reconvening at 11:00 a.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

MAYOR AND COUNCIL

32 Biggest Little City Committee Report.

Ms. Anne MacFarlane, Chairwoman of the BLCC Health and Human Services Task Force, outlined the objectives of the task force. She indicated that the primary goal of the force is to develop, support and encourage private, public and service agency efforts to find solutions to the health and human service issues in the community.

POLICE DEPARTMENT

33 Staff Report #87-557 re: Request for Hot August Nights to be allowed to pay only 40% of $26,002 for Police and Fire services.

Recommended: Council accept the proposal to accept 40% of the total due and demand the remaining 60% prior to the close of business June 30, 1988.

Mr. Greg Rivet, Vice-President of Hot August Nights, indicated that the Board of Hot August Nights met last week and adopted a plan to reorganize, however, the plan is not complete. He continued that fund raisers are being planned to take place before next year's event in an effort to meet the debts of the organization.

Mayor Sferrazza stated that Hot August Nights would have to pay 75% of the City's costs for next year's event before the event takes place.

Councilman Nunez requested that the this item be placed on the November 23, 1987 agenda and at such time the reorganization of the Hot August Nights board be completed with the understanding that concrete proposals for fund raisers would be presented.

Councilwoman Wishart inquired about the possibility of a Council member sitting on the Hot August Nights' board.

Mr. Rivet stated that the board would welcome a Council member on the board if this can legally be accomplished.

It was moved by Councilwoman Smith, seconded by Councilman Allen to accept Alternative #5 as outlined in the staff report, with the understanding that there is a possibility that the deadline date for the 60% payment could be extended.

It was moved by Councilman Nunez, seconded by Councilman Wilson to amend the motion to accept the 40% payment now and demand the 60% by the November 23, 1987 regular Council meeting. With the understanding that in the meantime Hot August Night Inc. will reorganize and present a concrete plan for fund raising and at the time of the next meeting the decision can be made as to extending the payment of the 60%.

Motion to amend carried with Councilwoman Lehners and Councilwoman Wishart voting Nay.

Motion as amended carried.

CITY MANAGER

Council rules and regulations.

34

It was moved by Councilman Wilson, seconded by Councilman Allen to approve the Council rules and regulations as presented.

The Council discussed the rules and regulations.

It was moved by Councilman Wilson, seconded by Councilman Allen to amend the sentence on adjournment to read "adjourn promptly by or before 5:00 p.m. if possible."

Motion failed with Councilwoman Lehners, Councilman Nunez, Councilwoman Smith, Councilwoman Wishart and Mayor Sferrazza voting Nay.

It was moved by Councilwoman Wishart, seconded by Councilman Nunez to amend the sentence regarding adjournment to read "adjourn as promptly as possible."

Motion carried with Councilwoman Lehners voting Nay.

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A recess was called at 12:20 p.m. and upon reconvening at 1:30 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, and Wishart. Absent: Sferrazza.

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ASSISTANT MAYOR LEHNERS PRESIDING

35 Reconsideration of Gold Dust/Riverboat (condition #12) - W. Wilson.

It was moved by Councilman Wilson, seconded by Councilman Allen to reconsider Condition No. 12 of the approval of the Gold Dust/Riverboat Hotel special use permit.

Motion carried with Mayor Sferrazza absent.

Ms. Melissa Thompson, Associate Planner, stated that the request is to allow valet parking stacking lane along an existing metered parking area on Sierra Street. She continued that there would be no bus stoppage on the street.

MAYOR SFERRAZZA PRESENT 1:40 p.m.

Mr. Bob Jackson, of Omni Means, Inc., explained the traffic plan proposed for the Hotel and requested that the City allow the removal of the 8 parking meters on Sierra Street to accomodate the valet parking stacking lane.

It was moved by Councilman Wilson, seconded by Councilman Allen to amend Condition #12 of the approval of the special use permit for the Gold Dust/Riverboat Hotel to allow traffic stoppage on Sierra Street for up to 8 cars for hotel guests only and disallow bus drops on Sierra Street and Second Street, with the understanding that the applicant would be subject to any policy the City presently has or will adopt within 90-days concerning the reimbursement for the loss of parking meter space for private use.

Motion carried.

PUBLIC HEARING

2:00 p.m.

36 Staff Report #87-561 re: Resolution No. 4379 - Resolution directing the City Engineer to proceed with repair of curb, gutter, and sidewalk, Toscano Hotel on Lake Street.

Recommended: Council hold and conclude the Public Hearing, make a determination regarding the curbs, gutters and sidewalks in need of repair/replacement and adopt Resolution 4379.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor opened the public hearing and asked if anyone cared to speak on this matter. Hearing no one he closed the public hearing.

It was moved by Councilman Nunez, seconded by Councilman Wilson to declare the curbs, gutter and sidewalks in need of repair/replacement and pass and adopt Resolution No. 4379 and authorize the Mayor to sign.

Motion carried.

RESOLUTION NO. 4379

A RESOLUTION DIRECTING THE CITY ENGINEER TO PROCEED WITH REPAIR OF CURB, GUTTER, AND SIDEWALK, TOSCANO HOTEL ON LAKE STREET.

PUBLIC HEARING

2:00 p.m.

37 Staff Report #87-562 re: Request for a zone change from M-1 (Industrial) to R-2/TR (Multiple Family/Trailer Overlay) and a special use permit to allow for the development of a 115 unit mobile home park located on the north side of Lancaster Drive in the Raleigh Heights area, Case No. 163-87 (Wellington).

Recommended: Council approve the zone change by ordinance and approve the special use permit, subject to conditions.

38 Staff Report #87-556 re: Request for variances for a mobile home park to (1) permit a minimum separation of ten feet between mobile home; and (2) waive the setback requirements for attached accessory buildings. The proposed 16.8 acre mobile home park is located in the Raleigh Heights area on the north side of Lancaster Drive east of North Virginia Street.

Recommended: Council approve the variance requests.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing opened.

Ms. Bill Thomas, Senior Planner, gave an overview of the project.

Mr. David Millard, of Land Planning and Management, discussed the proposal and responded to questions from the Council. He noted that increases in rent would be a direct function of the Consumer Price Index.

Councilwoman Wishart requested that a condition be placed on the project which would require that at such a time as the properties adjacent to the park develop commercially the applicant will come in for a zone change to C-1.

The Mayor asked if anyone cared to speak on this matter. Hearing no one he closed the public hearing.

It was moved by Councilwoman Smith, seconded by Councilman Allen to approve uphold the recommendations of the Planning Commission and the Board of Adjustment and approve the zone change by ordinance, the special use permit and the variance requests, subject to conditions, with the understanding that the applicant will rezone the adjacent property to commercial zoning once it is developed and the lease agreements will be tied to the Consumer Price Index.

Motion carried.

PUBLIC HEARING

39 Staff Report #87-563 re: Request for a zone change from P-O (Professional Office) and R-2 (Multiple Residential) to P-F (Public Facility) in conjunction with an amendment to the McQueen Area Master Plan from Office and Multi-Residential to Public Facility to accomodate the construction of a 12,700± square foot postal facility on property located on the easterly side of Grandpoint Way approximately 450 feet south of Mae Anne Avenue. The applicant also requests a zone change from P-O to R-2 to integrate zoning on a small remnant portion of the property with zoning on adjacent property, Case No. 28-88 (Grandpoint Way Postal Facility).

Recommended: Council approve the zone change and the Amendment to the Master Plan by ordinance.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing opened and asked if anyone wished to speak on this matter. Hearing no one he closed the public hearing.

It was moved by Councilwoman Wishart, seconded by Councilman Allen to uphold the recommendation and approve the zone change and Amendment to the Master Plan by ordinance.

Motion carried with Councilman Nunez abstaining.

PUBLIC HEARING

2:00 p.m.

40

Staff Report #87-564 re: Request for a zone change from R-1 (Single Family Residential) to C-1 (Limited Commercial) to allow construction of a pizza restaurant on property located at 600 East Plumb Lane, Case No. 22-88 (Pizza Parlor).

Recommended: Council approve the zone change by ordinance.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing opened.

Councilwoman Wishart expressed concern regarding the potential odors that could be emitted from the business and the proposed signage for the building.

Councilman Nunez suggested that the odor concerns be properly addressed at the Site Plan Review stage of the project and the zone change be approved by Resolution of Intent for 18 months until the Site Plan Review is complete.

It was moved by Councilman Nunez, seconded by Councilwoman Lehners to approve the zone change by Resolution of Intent for a period of 18 months, subject to conditions.

Councilwoman Wishart stated that she will not support the project because she does not feel C-1 zoning is appropriate for the residential character of the neighborhood.

Motion carried with Councilwoman Wishart voting Nay.

PUBLIC HEARING

2:30 p.m.

41 Staff Report #87-553 re: Request for a zone change from M-1 to R-2/TR to allow for the development of a mobile home park on a five acre site located north of the Raleigh Heights area of Reno, Case No. 16-88 (Yorkshire Park).

Recommended: Council approve the zone change by ordinance.

42 Staff Report #87-553 re: Request for a special use permit to permit the development of a 31 unit mobile home park located on a 5 acre site north of the present terminus of Yorkshire Drive in the Raleigh Heights area. The project is to include a recreation area and facilities for recreational vehicle storage, Case No. 16-88 (Yorkshire Park).

Recommended: Council approve the special use permit, subject to the conditions in the staff report.

The Mayor asked if proper notice was given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor opened the public hearing and asked if anyone cared to speak on this item. Hearing no one he closed the public hearing.

It was moved by Councilwoman Smith, seconded by Councilman Wilson to uphold the recommendation and approve the zone change and the special use permit.

Motion carried.

CITY CLERK

43 Boards and Commissions - Appointment of alternate to Washoe-Storey Conservation District.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to appoint Councilman Nunez as alternate to the Washoe-Storey Conservation District.

Motion carried.

44 Boards and Commissions - Citizens Policy Planning Advisory Commission (1 target area appointment).

It was moved by Councilman Nunez, seconded by Councilwoman Smith to appoint Mr. Dean Heidrich to the Citizens Policy Planning Advisory Commission.

Motion carried.

45 Boards and Commissions - Reno City Planning Commission (1 appointment).

It was moved by Councilwoman Smith, seconded by Councilwoman Wishart to appoint Sarah K. Miller to the Reno City Planning Commission.

Motion carried with Councilman Wilson voting Nay.

46 Boards and Commissions - Reappointment of Joe Johnson, Reno City Planning Commission.

It was moved by Councilwoman Smith, seconded by Councilwoman Wishart to reappoint Joe Johnson to the Reno City Planning Commission.

Motion carried.

47 Boards and Commissions - Request to continue Darby Watson on active status - Reno Commission on the Status of Women.

Mayor Sferrazza stated that he received a request from Darby Watson stating that she has missed three meetings and would like the Council to make an exception to policy and continue her active status on the Reno Commission on the Status of Women.

The Council determined that Ms. Watson would have to resign from the Commission and apply for reappointment.

PUBLIC HEARING

3:00 p.m.

48 Staff Report #87-547 re: Ordinance to amend the Reno Municipal Code Section 18.06.310 to permit vacation time share projects in HC and HCD zones, Case No. AT-3-88 (Time Share in HC and HCD).

Recommended: Council approve the proposed change to the Reno Municipal Code.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor opened the public hearing and asked if anyone cared to speak on this matter.

Mr. Steve Simon, General Manager of the Onslow Hotel/Casino, explained the procedure by which the time share would be operated.

The Mayor closed the public hearing.

49 Bill No. 4051 - An ordinance to amend Title 18, Chapter 18.06 of the Reno Muncipal Code entitled "Zoning" providing for vacation time share projects in HC and HCD zones, together with other matters properly relating thereto, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to refer Bill No. 4051 to the Committee of the Whole.

Motion carried.

MAYOR SFERRAZZA ABSENT 3:05 p.m.

ASSISTANT MAYOR LEHNERS PRESIDING.

HUMAN RESOURCES

50 Bill No. 4052 - An Ordinance to amend Title 12 of the Reno Municipal Code entitled "Public Works and Utilities" by adding a new Chapter entitled "Traffic Engineer" creating the position of Traffic Engineer, together with other matters properly relating thereto, was read by title.

It was moved by Councilman Nunez, seconded by Councilman Wilson to refer Bill No. 4052 to the Committee of the Whole.

Motion carried with Mayor Sferrazza absent.

MAYOR SFERRAZZA PRESENT 3:10 p.m.

CITY ATTORNEY

51 Staff Report #87-560 re: Request for approval, estoppel statements for Cal Neva leases (FIB).

Recommended: Council approve and authorize the Mayor to sign.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to approve the estoppel statement and authorize the Mayor to sign.

Motion carried.

52 Project Status/Follow-up Report

Councilwoman Lehners stated that she has been working with area high school students in an effort to plan several activities for the youth of the community.

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A recess was called at 3:12 p.m. and upon reconvening at 3:25 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

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147 Boards and Commissions - Request to continue Darby Watson on active status on the Reno Commission on the Status of Women, continued:

Mayor Sferrazza stated that the by-laws of the Reno Commission on the Status of Women does provide a mechanism for a member to ask for an exception to the three absences and Ms. Watson followed that procedure exactly.

It was moved by Councilwoman Wishart, seconded by Councilman Wilson to reconsider the resignation and reapplication of Darby Watson.

Motion carried.

It was moved by Councilwoman Wishart, seconded by Councilwoman Smith to approve the request of Darby Watson and reinstate her to the Reno Commission on the Status of Women.

Motion carried.

FINANCE

Appeal of denial of business license - Ben Farahi

53 Chief Deputy City Attorney Shipman, stated that the matter before the Council is the denial of a business license, the essence of which revolves around a legal dispute or a dispute over the interpretation of law as it relates to non-conforming uses.

Mayor Sferrazza stated that since the Travelodge had an unlimited slot machine use from 1973 to 1976, why were they denied a business license to operate 35 slot machines at this time.

Ms. Shipman stated that at the time the Travelodge had an unlimited slot machine use, the City did not define this as a gaming use. She continued that slots are not considered gaming for zoning use.

Mr. Stephen Mollath, Attorney representing the applicant, stated that after discussion with the City Attorney's Office it was determined that the City Attorney would support resolving this matter by allowing the Travelodge to operate 35 machines but at the same time the Travelodge would have to forego any right to expand that gaming use on the property under the special use permit. He continued that it is the contention of the applicants that they have the right to expand the non-conforming use on the property because there was no intent to abandon the non-conforming use at the time the ordinance was changed. He requested that the Council approve the operation of 35 slot machines at the Travelodge.

Councilwoman Smith stated that she had no problem allowing 35 slot machines at this location, however, she did express concern over the implications that go further than the 35 machines with respect to traffic impacts and necessary improvements.

Mr. Ben Farahi, applicant, indicated that the Travelodge will apply for Hotel/Casino zoning in the next three months and at that these impacts will be addressed. He continued that the 35 machines that they are asking for at present will not affect the zoning of this property. He further stated that if the Council would be willing to grant a license for a total of 50 slot machines, the Travelodge would agree not to seek additional gaming as a non-conforming use at this location. Mr. Farahi stated that if the license were granted for 50 machines, any other expansion would be under a conforming use.

City Attorney Shipman indicated that Alternative No. 3 of the staff report reads that the Council shall "Grant the applicants a license for up to 30 slot machines on the condition applicants agree not to seek additional gaming at 3800 South Virginia Street as a non-conforming use." She continued that this could be changed to 50 slot machines and the City Attorney's Office would draw up the agreement to this effect.

It was moved by Councilwoman Smith, seconded by Councilman Nunez to allow the applicant a license for up to 50 slot machines at 3800 S. Virginia Street, upon proper application, with the condition that the applicant agree not to seek additional gaming as a non-conforming use, with the understanding that the City Attorney's Office will execute an agreement and release reflecting this action.

Motion carried.

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Clarification of condition #26 - Sierra Marketplace.

Councilwoman Wishart expressed concern regarding impacts on the entire Virginia Corridor with respect to this condition.

Councilman Nunez clarified the intent behind the condition stating that in order for the intersection to properly function, for example, a third lane needs to be added on the east side of Virginia Street from Moana Lane to Gentry Way. In the same respect, any other improvements to the intersection would include improving the intersection and anything else that needs to be done along the Virginia or the Moana Street Corridor in order for that improvement to properly function. The improvement not only has to be done at the intersection, but it has to be extended. It has to be constructed in such a way that it actually works.

Discussion ensued regarding the method of projecting future impacts to the corridor and how the cost will be proportioned to all projects affecting the corridor.

Mr. Steve Varela stated that the staff does understand the condition as clarified by Councilman Nunez.

Mr. John Frankovich, attorney representing the applicants, stated that his clients also understand the condition as clarified by Councilman Nunez and are willing to accept it.

It was the determination of the Council to request staff to return with clarification of condition #26 as discussed at this meeting.

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Council Rules and Regulations, continued:

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The Council discussed the proposed rules and regulations and recommended that the City Attorney review the suggested changes made by Council members.

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A recess was called at 4:55 p.m. and upon reconvening at 5:00 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

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Staff Report #87-550 re: Contract between the Reno Housing Authority and the City of Reno for $150,000 in CDBG Funds for the Transitional Housing Demonstration Program.

Recommended: Council approve the contract.

Ms. Pam Barrett, Planning and Community Development, explained the proposed contract and project to the Council. She noted that a neighborhood meeting was held on November 2, 1987.

Ms. Elizabeth Pope, Chairman of the Reno Housing Authority, requested that the Council approve the contract. She indicated that the Housing Authority has evaluated over 20 properties for possible use as a facility for transitional housing for families with children. She noted that the Mirador Hotel located at 1150 West Second Street was selected as the site for this program.

Mr. John McGraw, Executive Director of the Reno Housing Authority, urged the Council to approve the contract for the Transitional Housing Demonstration Program.

Ms. Carolyn Strunge, Deputy Director of the Reno Housing Authority, presented statistics on the homeless individuals in the area.

Ms. Rosemarie Hollahan, addressed the Council stating that she is the mother of a family that had been temporarily homeless and she stated that there is a real need for this transitional housing facility in Reno.

Ms. Lynn Atcheson, Chairman of the United Way Task Force on the Homeless, outlined the agencies that provide services to the homeless and spoke in favor of the Mirador Hotel as the site for the transitional housing program.

Ms. Karen Martin, Director of the SAFES Program, spoke in favor of the location of the transitional housing program at the Mirador Hotel.

Mr. Chris Schimits, Schraeder Architects, explained the layout of the Mirador Motel and the kitchen and laundry facilities that are planned for the motel.

Ms. Strunge stated that the Housing Authority will create an advisory committee which will develop the criteria for selection of the residents and also assist with any management problems that should occur.

Ms. Dawne Ernette, representing Residents in Favor of Mirador Approval, spoke in favor of the approval of the transitional housing program at the Mirador Motel noting that the transitional program will help families acquire permanent housing in the community.

Ms. Lynn Jasmine, 670 Crickett Ave., expressed concern regarding the lack of communication between the Housing Authority and the Washoe County School District with respect to the transportation of the children at this facility and the impact on the schools in the area. She asked the Council to consider the impacts to the school district in making their decision on this matter.

Mr. David Farside, 122 Arletta, expressed concern regarding the site. He contended that consideration has not been given to the effect on the schools in the area, the impacts on Second Street, and the internal social impact at the facilty.

Ms. Linda Link, 1215 W. Second St., stated that there are not many activities for children in this neighborhood and also she does not feel that by providing three months of temporary housing, families would be financial able to obtain permanent housing.

Ms. Laurie Edgington, Northern Nevada International Reading Association, stated that she is not is opposition to the proposed project but has some reservations with respect to the space that will be provided for the children living in the motel.

Ms. Pege Kasper, 127 Keystone Avenue, also expressed concern regarding the space and supervision that will be provided for the children living in the motel.

Mr. C.R. Harshbarger, P.O. Box 667, stated that he is a property owner in the area and has concerns with respect to the zoning of the property and the effect that the program will have on the area.

Ms. Elizabeth Smyth, 2680 James Madison Drive, stated that she represents 19 apartment tentants that live in the area and spoke in opposition to locating this program in the Mirador Motel.

Mr. David Chism, representing Chism Trailer Park, indicated that many of the residents in the trailer park are in opposition to this project at the proposed location and requested that after a trial period of six months to a year, the residents in the area be given a chance to return to the Council to report on the success or problems of this project.

In response to Mayor Sferrazza, Mr. Stuart Peters, Senior Planner, stated that the zoning of the property is C-2 and the proposed use is permitted.

Ms. Strunge explained that most of the children that will be moved to the motel will already be enrolled in school and volunteers are willing to provide transportation for the children to their respective schools. She continued that the Mirador Motel is the only site that has been approved as a part of the application for the grant from HUD and, therefore, if the Mirador site is not used the grant will be lost. She clarified the staffing plan for the program.

Mr. Paul Killian, Washoe County School District, stated that once a child moves out of the area of the school presently being attended, the child is allowed to stay at the school but no transportation is provided by the School District.

In response to Councilwoman Wishart, Chief Robert Bradshaw, stated that the police reporting area that the Mirador is located in, is larger than most areas in the City and, therefore, it is difficult to determine whether the reported crime in the area is higher due to the size of the area or if there is actually more crime committed in this area.

Ms. Strunge responded to questions from the Council members noting that many of the service agencies in the community have stated that they will be willing to assist in any way possible with respect to child care and other assistance that may be necessary for the families residing at the motel.

The Mayor requested that if it becomes necessary to provide additional security for the site, the Housing Authority be directed to review their budget and provide for that security.

Mr. Henry Lopez, Sun Valley resident, indicated that he has concern regarding the transitional housing program with respect to ensuring that all minorities in the community will be represented as a part of the program.

It was moved by Councilwoman Wishart, seconded by Councilwoman Smith to approve the contract between the City of Reno and the Reno Housing Authority for the Transitional Housing Demonstration Program.

Motion carried.

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A recess was called at 6:40 p.m. and upon reconvening at 6:50 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

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56 Liaison Reports

Councilwoman Wishart requested that each Council member provide her with any goals that they wish to recommend to the Reno Commission on the Status of Women.

Councilwoman Smith requested that a Council workshop meeting be held and RTC provide a report on traffic in the Truckee Meadows, especially on South Virginia Street.

It was the determination of the Council to hold two special meetings on December 7, 1987 and December 21, 1987 in place of the regularly scheduled Council meetings.

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57 Resolution on airport noise- G. Nunez

This item was deferred to the next meeting.

58 Request for Sister City Status.

The Mayor stated that the Jewish Community of Reno has requested that the City of Reno form a sister city relationship with the Israel City of Hertzlia.

The Council discussed the purpose behind forming a sister city relationship.

It was moved by Councilwoman Wishart, seconded by Councilman Allen to form a sister city relationship with the Israel City of Hertzlia.

Motion carried.

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59 Citizen Finance Committee - P. Sferrazza.

This item was deferred to the next meeting.

COUNCILMAN NUNEZ ABSENT 7:20 p.m.

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Council Rules and Regulations, continued:

134 Further discussion ensued regarding the Rules and Regulations with the Council concurring on several amendments to the draft with direction to staff to incorporate these amendments and return to the Council with the final draft.

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60 Request for permission to walk downtown area for promotional purposes (Reno Ramada).

This item was pulled from the agenda.

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61 Staff Report #87-545 re: Award Contract - Traffic System Improvement Study.

This item was pulled from the agenda.

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62 Staff Report #87-558 re: Revocation hearing for business license, Finish Line Bar, 196 Gentry Way.

This item was pulled from the agenda.

The meeting was adjourned at 7:38 p.m.

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Approved this 23rd day of November, 1987

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CITY OF RENO CORPORATE SEAL WASHOE COUNTY, NEVADA

MAYOR OF THE CITY OF RENO

ATTEST:

CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO

Council Chambers, Reno, Nevada
November 16, 1987

A Special meeting of the Reno City Council was called to order at 12:18 p.m. on November 16, 1987 in the Council Chambers of City Hall.

PRESENT: Council members Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza.

ABSENT: None.

ALSO PRESENT: City Manager Schilling, City Attorney Lynch and City Clerk Cook.

Traffic System Improvement Study - Contract Award.

Recommended: Council approve the agreement for professional services for a traffic system improvement study in an amount not to exceed $198,000 and authorize the Mayor to sign.

Mr. Millard Reed, Director of Public Works, outlined the agreement and recommended that award of the contract be completed.

Lengthy discussion ensued with Mr. Reed responding to questions from the Council. Focus was in the areas of funding and responsibility of the traffic system as well as the scope of the contract.

It was moved by Councilman Allen, seconded by Councilman Nunez to approve the agreement for professional services for a traffic system improvement study in an amount not to exceed $198,000, with funding to be assured through the contingency fund until grant revenues are received.

Motion carried.

The meeting was adjourned at 12:58 p.m.

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Approved this 25th day of January, 1988.

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Peter J. Sferrazza
MAYOR OF THE CITY OF RENO

ATTEST:

Lorraine Cook
CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO

CITY OF RENO CORPORATE SEAL WASHOE COUNTY, NEVADA

Council Chambers, Reno, Nevada
November 23, 1987

The regular meeting of the Reno City Council was called to order at 9:05 a.m. on November 23, 1987 in the Council Chambers of City Hall.

PRESENT: Council members Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza.

ABSENT: None.

ALSO PRESENT: City Manager Schilling, Senior Assistant City Attorney Groves and City Clerk Cook.

SWEARING IN CEREMONY

Judge Mark Handelsman administered the Official Oath of Office to Lew Carnahan - Municipal Court Judge, Department #3.

APPROVAL OF THE MINUTES

Approval of the November 9, 1987 regular meeting minutes.

Councilwoman Wishart pointed out on page 26, Ms. Lynn Atcheson, is chairman of the United Way Task Force on the Homeless, not the Biggest Little City Committee Task Force as was noted.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to approve the November 9, 1987 regular meeting minutes as amended.

Motion carried.

APPROVAL OF THE AGENDA

Approval of the November 23, 1987 regular meeting agenda.

Mayor Sferrazza stated that item 10A "Park Tax Ordinance" and item 17B "Citizen Finance Committee" would be deferred to the December 7, 1987 meeting.

It was moved by Councilman Nunez, seconded by Councilwoman Smith to approve the November 23, 1987 regular meeting agenda as amended.

Motion carried.

CONSENT AGENDA

2 Cash Disbursements - October 29, 1987 through November 12, 1987.

Recommended: Council approve as submitted.

3 Staff Report #87-568 re: Business License Applications as follows:

a La Table Francaise; Muriel Pimparel; 3065 W. Fourth Street; Bar.

b Philadelphia CheeseSteak; Ronald Edward Prisbrey; 517 Forest Street; (Previous Owner/Licensee, John J. Byrne); Dining Wine/Beer.

c Incredible Edibles; John L. Olsen; 2755 Kietzke Lane; (Previous owner/licensee, Timothy S. Fisher; Dining Wine/Beer, Package Beer.

d Willie D's; William R. Davison; 3338 Kietzke Lane; (Previous owner/licensee, Thomas Bird, III, dba Members Only); Cabaret.

e Pacific Grill; Richard J. Cavell; 8195 S. Virginia Street; (Previous owner/licensee, William Frost dba Cafe 32); Cabaret.

f June's Sunshine Cafe & Deli; Robert P. Hill; 1905 Prosperity; (Previous owner/licensee, James Chattick dba Sunshine Deli); Dining Wine/Beer.

g El Lobo Motel & Cafe; Bertha M. Morton; 1659 N. Virginia Street; (Previous owner/licensee, Theodore Stratilitoff dba Broadview Motel); Dining Wine/Beer.

h Mama Lena's; Darrell A. Jason; 205 E. Second Street; (15) Slots.

i Collectable Corner, Inc.; Carl V. Payne; 35 E. Fourth Street; Secondhand Merchandise.

j Stremmel Auctions; Steve Stremmel; 1400 Holcomb; Secondhand Merchandise.

Recommended: Council approve business licenses as submitted.

4 Final Payment - Traner School Sanitary Sewer Replacement, Contract No. 593, to Highfield Construction in the amount of $3,248.20.

Recommended: Council approve payment in the amount of $3,248.20 to Highfield Construction.

5 Final Payment - 1987 Special Assessment District, Unit No. 1, Contract No. 601, to Granite Construction Company in the amount of $109,340.71.

Recommended: Council approve final payment to Granite Construction Company in the amount of $109,340.71.

6 Final Payment - 1987 Special Assessment District, Unit No. 2, Contract No. 602, to Granite Construction Company in the amount of $53,672.70.

Recommended: Council approve final payment to Granite Construction Company in the amount of $53,672.70.

7 Staff Report #87-569(a) re: Second Improvement Agreement Extension for Southwest Professional Center Subdivision.

Recommended: Council approve the Second Improvement Agreement Extension for Southwest Professional Center Subdivision and authorize the Mayor to sign.

8 Staff Report #87-569(b) re: Fourth Improvement Agreement Extension for Rockhill Unit No. 2 Subdivision.

Recommended: Council approve the Fourth Improvement Agreement Extension for Rockhill Unit No. 2 Subdivision.

9 Staff Report #87-569(c) re: Seventh Improvement Agreement Extension for Meadowridge Unit Z-2 Subdivision.

Recommended: Council approve the Seventh Improvement Agreement Extension for Meadowridge Unit Z-2 Subdivision.

It was moved by Councilman Wilson, seconded by Councilman Nunez to approve Consent Agenda Items 7A through 7D3.

Motion carried.

10 Staff Report #87-570(a) re: Authorization to purchase right-of-way for Ives Avenue.

Recommended: Council authorize public works to proceed with Ives Avenue right-of-way acquisition for $10,000 plus escrow fees.

11 Staff Report #87-570(b) re: Acceptance of dedicated water rights and transfer use to Sierra Pacific Power Company as follows:

	PROJECT	ACRE FEET
a	Caughlin Crest Subdivision	115.11
b	Court Street Condos	7.52
c	Redfield Estates Subdivision	56.22
		7.72
d	Murry Residence	.52
e	La Petite Child Care	2.54
f	Kragen Auto Parts	.72
		.28
g	11th Street Apartments	.47
	TOTAL	191.10

Recommended: Council accept dedications and approve water sale agreement.

12 Staff Report #87-571(a) re: Agreement with SCS to participate in funding Floodplain Management Study for Block "N" Watershed.

Recommended: Council approve and authorize the Mayor to sign the agreement.

13 Staff Report #87-571(b) re: Extension of Option Agreement - Sale of Filbert Road Property.

Recommended: Council approve the nine month extension to the January 12, 1987, option agreement with Sierra Horizons, Inc.

14 Staff Report #87-571(c) re: Change Order No. 10 - Contract No. 541 - Reno/Sparks Wastewater Treatment Facility - AT, Sletten Construction.

Recommended: Council approve Change Order No. 10 to the contract with Sletten Construction Company.

15 Staff Report #87-571(d) re: Bid #819 - Instant Film, Estimated Annual City Requirements, City-Wide. Joinder: Cities of Reno, Sparks and Carson City, Washoe and Mineral Counties, Washoe County School District, and Incline Village General Improvement District.

Recommended: Council award Bid to J.L. Products, Inc. at the net bid of $95,903.95.

16 Staff Report #87-571(e) re: Bid #821 - Diesel Cab/Chassis 14' Flatbed Truck - Park Division.

Recommended: Council award bid to Sierra Auto Center for a total cost of $12,700.00.

17 Staff Report #87-571(f) re: Bid #822 - Tractor Backhoe-Loader - Park Division.

Recommended: Council award Bid to Case Power & Equipment for a total cost of $25,951.00.

18 Staff Report #87-571(g) re: Bid #823 - Overhaul Aerial Boom - Motor Vehicle Division.

Recommended: Council award bid to Utility Equipment, Inc. for a total cost of $15,500.00.

19 Staff Report #87-572 re: Assignment of Leasehold Interest - Primadonna Hotel, Inc. to Reno Hilton Corporation.

Recommended: Council approve assignment of lease.

20 Staff Report #87-573 re: Adoption of Self Sufficiency Plan for Agencies funded under Community Development Block Grant and Community Support Programs.

Recommended: Council adopt the Self Sufficiency Plan Requirements.

(10)

Staff Report #87-570(a) re: Authorization to purchase right-of-way for Ives Avenue, continued:

In response to Councilman Nunez, Mr. Brent Boyer, Property Agent, explained that the staff report includes a recommendation and three alternatives to the recommendation. He explained that the cost to the City for the right-of-way necessary will be $10,000.00.

It was moved by Councilman Wilson, seconded by Councilman Nunez to authorize Public Works to proceed with the acquisition of the necessary right-of-way from the developer at a cost of $10,000.00.

Motion carried.

It was moved by Councilman Nunez, seconded by Councilman Wilson to approve Consent Agenda Items 7E2 through 7H.

Motion carried.

PLANNING DEPARTMENT

21

Staff Report #87-575 re: Request from the Reno/Sparks Convention and Visitors Authority for annexation of the 18 hole Northgate Golf Course, located on 221.55 acres in the McQueen area of Northwest Reno, Case No. 67-88 (Northgate Golf Course Annexation).

Recommended: Council approve the annexation Case No. 67-88 by ordinance.

Councilwoman Wishart inquired about the funding of the Robb Drive Interchange and suggested that a condition be added to the approval of this annexation that would require the applicant to participate on a pro-rata share of the cost for the Robb Drive Interchange prior to connection to the City sewer.

It was moved by Councilwoman Wishart, seconded by Councilwoman Smith to approve the Annexation Case No. 67-88 subject to the added condition that the Reno/Sparks Convention and Visitors Authority must execute an agreement with the City of Reno which would require the authority to pay a pro-rata share of the development of the proposed Robb Drive Interchange prior to connection to the City sewer.

Motion carried.

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The Council recessed at 9:45 a.m. to convene the Redevelopment Agency Meeting. Upon reconvening at 10:12 a.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

CITY ATTORNEY

22 Staff Report #87-593 re: 1987 Special Assessment District No. 2, Revised Maintenance Agreement for downtown alleys, between City, Redevelopment Agency, downtown businesses and owners, (Reference Redevelopment Agency Item #5).

Recommended: Council approve the revised agreement for maintenance of the downtown alley improvements and authorize the Mayor to sign on behalf of the Redevelopment Agency.

It was moved by Councilman Nunez, seconded by Councilwoman Smith to approve the revised agreement for maintenance of the downtown alleys, between the City, Redevelopment Agency, downtown businesses and owners.

Motion carried.

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23 Staff Report #87-576 re: Request to amend the conditions relating to flood hazards and identification of active fault lines with respect to the final map for North Reno Business Center.

Recommended: Council approve the amendments, with Condition No. 12 to read as indicated in the staff report and Condition No. 2 to read as follows:

2. The final map shall include the following note:

"A minimum lowest finished floor elevation of 4967.5 shall be maintained for all buildings constructed within this subdivision."

It was moved by Councilwoman Smith, seconded by Councilman Nunez to approve the amendments to the conditions as outlined in the staff report.

Motion carried.

24 Staff Report #87-577 re: Request for a Special Use Permit for a major project to allow for the construction of a 100,000 square foot office/warehouse building on a 5.09± acre site located within the Dermody Aircenter, at the southeast corner of Corsair Street and Aircenter Circle, in the M-E zone, Case No. 65-88 (Corsair 100 Building).

Recommended: Council appove Case No. 65-88, subject to the conditions in the staff report.

Ms. Leann McElroy, Planning Director gave a brief overview of the request.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve Case No. 65-88, subject to the conditions in the staff report.

Motion carried.

25

BILL NO. 4051

ORDINANCE NO. 3599

AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.06 OF THE RENO MUNICIPAL CODE ENTITLED "ZONING" PROVIDING FOR VACATION TIME SHARE PROJECTS IN HC AND HCD ZONES, TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4051, Ordinance No. 3599.

Motion carried.

26

BILL NO. 4042

ORDINANCE NO. 3600

AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING A 3.57 ACRE PARCEL OF PROPERTY LOCATED ON KUMLE LANE, APPROXIMATELY 500 FEET WEST OF SOUTH VIRGINIA STREET, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED "EXHIBIT A"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 48-88 (ELKS LODGE).

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to pass and adopt Bill No. 4042, Ordinance No. 3600.

Motion carried.

27

BILL NO. 4043

ORDINANCE NO. 3601

AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING 7.7 ACRES OF PROPERTY LOCATED NORTH OF GULLING ROAD BETWEEN HARDING WAY AND NORTH MCCARRAN BOULEVARD, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED "EXHIBIT A"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 45-88 (CHIARITO, MILLER, CORSENTINO, ZEITZIFF, C. SCHEFCIK, W. SCHEFCIK, REED).

It was moved by Councilwoman Lehners, seconded by Councilman Allen to pass and adopt Bill No. 4043, Ordinance No. 3601.

Motion carried.

BILL NO. 4044

28

ORDINANCE NO. 3602

AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING 7.21 ACRES OF PROPERTY LOCATED NORTH OF GLENDALE AVENUE AND EAST OF U.S. HIGHWAY 395, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED "EXHIBIT A"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 46-88 (SECURITY BANK OF NEVADA, A.N.R. FREIGHT SYSTEMS.)

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4044, Ordinance No. 3602.

Motion carried.

BILL NO. 4045

29

ORDINANCE NO. 3603

AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING A 3.35 ACRE PARCEL OF PROPERTY LOCATED NORTH OF MILL STREET AND EAST OF GREG STREET, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED "EXHIBIT A"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 47-88, (MILL STREET PROPERTIES)

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4045, Ordinance No. 3603.

Motion carried.

BILL NO. 4046

30

ORDINANCE NO. 3604

AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING A 6.15 ACRE PARCEL OF PROPERTY LOCATED NORTH OF MOANA LANE, APPROXIMATELY 90 FEET EAST OF KAUAI COURT, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED "EXHIBIT A"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 49-88, (MONTEREY DEVELOPMENT COMPANY, ET AL).

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to pass and adopt Bill No. 4046, Ordinance No. 3604.

Motion carried.

BILL NO. 4047

ORDINANCE NO. 3605

31

AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING A 2.37 ACRE PARCEL OF PROPERTY LOCATED NORTH OF WEST PECKHAM, BETWEEN WARREN WAY AND LAKESIDE DRIVE, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED "EXHIBIT A"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 50-88 (RINGKOB, PETERSON).

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to pass and adopt Bill No. 4047, Ordinance No. 3605.

Motion carried.

BILL NO. 4048

32

ORDINANCE NO. 3606

AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING 5.29 ACRES OF PROPERTY LOCATED SOUTH OF SOUTH MCCARRAN BOULEVARD AND EAST OF LAKESIDE DRIVE, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED "EXHIBIT A"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 52-88 (JAURIGUITO).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4048, Ordinance No. 3606.

Motion carried.

BILL NO. 4049

33

ORDINANCE NO. 3607

AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING A .45 ACRE PARCEL OF PROPERTY LOCATED ALONG THE EAST SIDE OF CLEARACRE LANE, AND NORTH OF U.S. HIGHWAY 395, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED "EXHIBIT A"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 54-88 (BALLEW).

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to pass and adopt Bill No. 4049, Ordinance No. 3607.

Motion carried.

MAYOR AND COUNCIL

34 Hot August Nights - fund raising plans and reorganization - G. Rivet.

Mr. Greg Rivet, of Hot August Nights, introduced the new Board of Directors of the Hot August Nights Organization.

Mr. Jim Thomspon, Chairman of Hot August Nights, presented a report to the Council which detailed the reorganization of Hot August Nights and stated that fundraisers are planned for early 1988. He noted that the Executive Committee has not yet been appointed, but will be soon.

Mr. Harry Parsons, Treasurer of Hot August Nights, stated that the 60% owed will be paid across the board, equally, to all creditors as the funds are received by the organization. He stated that it is understood that 75% of the cost of next year's City services will be required before the event takes place.

It was moved by Councilman Allen, seconded by Councilman Nunez to extend the repayment of the 60% until the January 25, 1988 regular Council meeting.

Motion carried.

35 Street Name change of Yori Avenue to Nevada Bell Way - B. Chez.

Mr. Bob Chez, representing Nevada Bell, stated that the 75th Anniversary of Nevada Bell will be January 13, 1988. He requested that the portion of Yori Avenue between Plumb Lane and Casazza Drive be renamed Nevada Bell Way for a period beginning January 13, 1988 to December 31, 1988.

It was moved by the Council as a Whole to allow the renaming of Yori Avenue between Plumb Lane and Casazza Drive to Nevada Bell Way for a period beginning January 13, 1988 to December 31, 1988.

Motion carried.

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A recess was called at 11:00 a.m. and upon reconvening at 11:15 a.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

36 Biggest Little City Committee Task Force Report.

Mr. Jim Rogers, Biggest Little City Image Committee, explained the projects that the Committee is planning to further enhance the image of Reno noting signage that would welcome visitors, and a friendliness program at the airport.

Ms. Alice Tobin, Biggest Little City Image Committee, stated that the Asset Subcommittee is focusing on projecting the assets of the City to the citizens in order to create a positive attitude of the community. She stated that the committee has done one survey and is planning to place another survey in the newspaper to obtain information of the local opinion of life in the Truckee Meadows. She continued that the rationale behind the survey would be to create a more positive image of the community.

Councilwoman Lehners suggested that the Image Committee should discuss the prostitution question as part of the community image issue.

CITY ATTORNEY LYNCH PRESENT 11:40 a.m.

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37 Bill No.4056 - An Ordinance to amend Chapter 18.06 of the Reno Municipal Code, concerning "Zoning", within the City of Reno, regulating and restricting: The use of land; the location and use of buildings and other structures; the density of population in proportion of land to be covered by structures; establishing building setback lines; providing for the adjustment, enforcement and amendment of said zoning; and providing penalties for violations thereof; by adding thereto a new section to be known as 18.06.040(b).220 relating to a 0.32 acre property located at 137 Burns Street, as is more particularly described in the attached "Exhibit A:, and rezoning said property from R-3 (Multiple Residential) to C-2 (Local Commercial); together with other matters properly relating thereto, was read by title, C-36-86 (Assistance League of Reno/Sparks).

It was moved by Councilman Nunez, seconded by Councilwoman Wishart to refer Bill No. 4056 to the Committee of the Whole.

Motion carried with Councilwoman Lehners voting Nay.

38 Bill No.4057 - An Ordinance to amend Chapter 18.06 of the Reno Municipal Code, concerning "Zoning", within the City of Reno, regulating and restricting: The use of land; the location and use of buildings and other structures; the density of population in proportion of land to be covered by structures; establishing building setback lines; providing for the adjustment, enforcement and amendment of said zoning; and providing penalties for violations thereof; by adding thereto a new section to be known as

18.06.040(b).221 relating to a 0.895 acre property located on Peckham Lane approximately 470 feet east of Neil Road, as is more particularly described in the attached "Exhibit A, and rezoning said property from E-1/TR (First Estates with Trailer Overlay) to R-3 (Multiple Residential); together with other matters properly relating thereto, was read by title, C-47-84 (Keever).

It was moved by Councilman Nunez, seconded by Councilwoman Smith to refer Bill No. 4057 to the Committee of the Whole.

Motion carried with Councilwoman Lehners voting Nay.

39 Bill No.4058 - An Ordinance to amend Chapter 18.06 of the Reno Municipal Code, concerning "Zoning", within the City of Reno, regulating and restricting: The use of land; the location and use of buildings and other structures; the density of population in proportion of land to be covered by structures; establishing building setback lines; providing for the adjustment, enforcement and amendment of said zoning; and providing penalties for violations thereof; by adding thereto a new section to be known as 18.06.040(b).214 relating to a 6,500 square foot property located at 619 South Arlington Avenue as is more particularly described as Lot 3 in Block 2 of Newlands Company Marker Tract Subdivision No. 1, according to the map thereof, filed in the Office of the County Recorder of Washoe County, Nevada, on July 13, 1907, and rezoning said property from R-2 (Multiple Residential) to P-O (Professional Office); together with other matters properly relating thereto, was read by title, C-50-85 (Mets Properties).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to refer Bill No. 4058 to the Committee of the Whole.

Motion carried.

40 Bill No.4059 - An Ordinance to amend Chapter 18.06 of the Reno Municipal Code, concerning "Zoning", within the City of Reno, regulating and restricting: The use of land; the location and use of buildings and other structures; the density of population in proportion of land to be covered by structures; establishing building setback lines; providing for the adjustment, enforcement and amendment of said zoning; and providing penalties for violations thereof; by adding thereto a new section to be known as 18.06.040(b).218 relating to a 49,000± square foot property located on the north side of Gulling Road and more particularly described as Parcel Map #242 filed in the Office of the County Recorder of Washoe County, Nevada, on April 14, 1976, and rezoning said property from E-1 (First Estates) to R-1 (Single Family Residential); together with other matters properly relating thereto, was read by title, C-9-79R (George Harding).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to refer Bill No. 4059 to the Committee of the Whole.

Motion carried.

POLICE DEPARTMENT

41 Staff Report #87-587 re: Request for reconsideration of fee waiver and insurance for special event, December 13, 1987 - United Motorcycle Riders of Nevada.

Recommended: Council deny the waiver of liability insurance and fees.

Mr. Joe Dodaro, of the United Motorcycle Riders of Nevada, stated that in January of 1987 the City Council granted the waiver of liability insurance and fees for the annual Motorcycle Toy parade to be held in December.

Chief Bradshaw stated that since the policy has changed subsequent to this request being granted last January the cost of this event was not included in the Police Department budget.

It was moved by Councilman Allen, seconded by Councilman Nunez to honor the waiver of the liability insurance and fees for the Motorcycle Toy Parade.

Motion carried.

42 Bill No.4060 - An Ordinance to amend Chapter 18.06 of the Reno Municipal Code, concerning "Zoning", within the City of Reno, regulating and restricting: The use of land; the location and use of buildings and other structures; the density of population in proportion of land to be covered by structures; establishing building setback lines; providing for the adjustment, enforcement and amendment of said zoning; and providing penalties for violations thereof; by adding thereto a new section to be known as 18.06.040(b).219 relating to a 2± acre property located on the north side of Gulling Road and more particularly described as Parcel Maps #1258 and #1259 filed in the Office of the County Recorder of Washoe County, Nevada, on June 8, 1981, and rezoning said property from LLR-1 (Large Lot Residential - 1 acre) to R-1a (Single Family Residential); together with other matters properly relating thereto, was read by title, C-29-80R (Peter S. Allen).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to refer Bill No. 4060 to the Committee of the Whole.

Motion carried.

43 Bill No.4054 - An Ordinance to amend Chapter 18.06 of the Reno Municipal Code, concerning "Zoning", within the City of Reno, regulating and restricting: The use of land; the location and use of buildings and other structures; the density of population in proportion of land to be covered by structures; establishing building setback lines; providing for the adjustment, enforcement and amendment of said zoning; and providing penalties for violations thereof; by adding thereto a new section to be known as

18.06.040(b).222 relating to a 7000 square foot property located at 715 Roberts Street and more particulary described as Lot 20, Block 4 of the amended map of Burkes Addition to Reno, filed in the Office of the County Recorder, Washoe County, Nevada, on October 19, 1917, and rezoning said property from R-2 (Multiple Residential) to R-3 (Multiple Residential); together with other matters properly relating thereto, was read by title, C-49-85 (Weigl/Totten).

It was moved by Councilman Nunez, seconded by Councilman Wilson to refer Bill No. 4054 to the Committee of the Whole.

Motion carried with Councilwoman Lehners voting Nay.

44 Bill No. 4061 - An Ordinance to amend Chapter 18.06 of the Reno Municipal Code, concerning "Zoning", within the City of Reno, regulating and restricting: The use of land; the location and use of buildings and other structures; the density of population in proportion of land to be covered by structures; establishing building setback lines; providing for the adjustment, enforcement and amendment of said zoning; and providing penalties for violations thereof; by adding thereto a new section to be known as 18.06.040(b).223 relating to a 43,222± square foot property located at 1505 Clough Road and more particularlly described as Lots 1 through 4 of Parcel Map 1235 filed in the Office of the County Recorder, Washoe County, Nevada, on March 11, 1981, and rezoning said property from R-1a (Single Family Residential) to R-1 (Single Family Residential); together with other matters properly relating thereto, was read by title, C-81-85 (Sharron Court).

It was moved by Councilwoman Wishart, seconded by Councilman Wilson to refer Bill No. 4061 to the Committee of the Whole.

Motion carried.

45 Bill No. 4062 - An ordinance annexing to and making part of the City of Reno certain specifically described territory being a 3.05 acre parcel of property located on the northeast corner of Valley Road and Timber Way, Washoe County, Nevada, as is more fully described in the attached "Exhibit A"; together with other matters properly relating thereto, was read by title, Case No. 37-88 (Salvation Army).

It was moved by Councilwoman Lehners, seconded by Councilwoman Wishart to refer Bill No. 4062 to the Committee of the Whole.

Motion carried.

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A recess was called at 12:00 p.m. and upon reconvening at 1:10 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

PARKS AND RECREATION

46 Staff Report #87-591 re: Traner Swimming Pool Renovation.

Recommended: Council accept the staff recommendation to re-plaster the pools, allocate up to $50,000 of unprogrammed Community Development Block Grant funds to accomplish full renovation of the pool, request confirmation of the allocation from CPPAC, appropriate $9,200 of general funds contingency monies to the Pools budget to finance May and June operations and direct staff to proceed with the necessary steps to expedite the renovation process.

Councilwoman Smith asked if the park would also be renovated.

Mr. Duke Lindeman, Parks and Recreation Director, stated that the entire amount allocated would be used for the pool. However, he noted that the Parks and Recreation Department has budgeted to replace the irrigation system on the soccer fields and re-seed the fields.

It was moved by Councilwoman Smith, seconded by Councilman Allen to uphold the staff recommendation and allocate up to $50,000 of unprogrammed Community Development Block Grant funds to accomplish full renovation of the pool, request confirmation of the allocation from CPPAC, appropriate $9,200 of general funds contingency monies to the Pools budget to finance May and June operations and direct staff to proceed with the necessary steps to expedite the renovation process.

Motion carried.

CITY CLERK

47 Staff Report #87-592 re: Clarification of Benefit Provisions - City Clerk.

Recommended: Council clarify the automobile allowance provision for the City Clerk and specify the method preferred for benefit assignment, to be applied from the date of appointment.

City Manager Schilling stated that at present, the two department heads with a car allowance are given $50.00 a month.

In response to Councilman Nunez, City Clerk Cook stated that the amount of driving required for City business varies from month to month.

It was moved by Councilman Nunez, seconded by Councilwoman Lehners to provide the City Clerk with a $50.00 flat rate car allowance to be applied from the date of appointment, with the understanding that such allowance would be for the metropolitan Reno/Sparks area; trips outside the area would be paid separately.

Motion carried.

FINANCE

48 Resolution No. 4383 - A resolution adopting first quarter fiscal year 1987-88 budget revisions/augmentations for the City of Reno, Nevada, was read by title.

It was moved by Councilman Nunez, seconded by Councilwoman Lehners to pass and adopt Resolution No. 4383.

COUNCILWOMAN SMITH ABSENT 1:55 p.m.

Mr. Bruce Brooks, Finance Director, discussed the schedule of first quarter budget revisions/augmentations and responded to questions from the Council.

Motion carried with Councilwoman Smith absent.

RESOLUTION NO. 4383

A RESOLUTION ADOPTING FIRST QUARTER FISCAL YEAR 1987-88 BUDGET REVISIONS/AUGUMENTATIONS FOR THE CITY OF RENO, NEVADA.

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The City Council recessed to the Redevelopment Agency meeting at 2:00 p.m. and upon reconvening at 2:15 p.m. roll was called with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

PUBLIC HEARING

2:00 p.m.

49 Staff Report #87-594 re: A public hearing on the Assessment Roll for the City of Reno, Nevada 1984 Special Assessment District No. 5 (Three Separate Projects).

Recommended: Council hold and conclude the public hearing on the assessment roll; and adopt and authorize the Mayor to sign Resolution No. 4380, dispensing with any protests and confirming the assessment roll.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and a letter of protest was received from Luke and Alicia Cao, 465 California Avenue, and he read the letter into the record.

The Mayor declared the public hearing opened and asked if anyone cared to speak on any of the three assessment projects. Hearing no one he closed the public hearing.

Mr. Steve Varela, City Engineer, addressed the written protest from Mr. and Mrs. Cao stating that there are always inconveniences during construction and since the Caos have not indicated any specific occurances or dollar amounts that they wish to be relieved of, this assessment cannot be adjusted.

Resolution No. 4380 - A resolution dispensing with all protests and objections to the Assessment Roll for the City of Reno, Nevada, 1984 Special Assessment District No. 5, and confirming said assessment roll and assessments therein, was read by title.

It was moved by Councilman Nunez, seconded by Councilwoman Smith to pass and adopt Resolution No. 4380.

Motion carried.

RESOLUTION NO. 4380

A RESOLUTION DISPENSING WITH ALL PROTESTS AND OBJECTIONS TO THE ASSESSMENT ROLL FOR THE CITY OF RENO, NEVADA 1984 SPECIAL ASSESSMENT DISTRICT NO. 5, AND CONFIRMING SAID ASSESSMENT ROLL AND ASSESSMENTS THEREIN.

50 Bill No. 4053 - An ordinance confirming the proceedings taken in providing for certain street and alley improvements in the City of Reno, Nevada, 1984 Special Assessment District No. 5: providing for the payment of the costs and expenses of said improvements, providing for assessing the cost of said improvements against the lots and parcels of land benefited by said improvements describing the manner for the collection of payment of said assessments and providing penalties for delinquent payments; together with other matters properly relating thereto, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to refer Bill No. 4053 to the Committee of the Whole.

Motion carried.

PUBLIC HEARING

2:00 p.m.

51 Staff Report #87-595 re: Public Hearing on the 1987 Public Nuisance Report and Account No. 2 for the abatement of an unfinished foundation, weeds, trash and debris as a public nuisance upon certain properties, and Resolution No. 4381 approving and confirming the Special Assessments to be levied therefore, (740 California Avenue an 2590 Skyline Boulevard.)

Recommended: Council accept the 1987 Report and Account No. 2, confirm the amount of the assessment against each parcel, and adopt Resolution No. 4381.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice had been given and no correspondence was received.

The Mayor declared the public hearing opened and asked if anyone cared to speak in favor or in opposition to the proposed assessment. Hearing no one he closed the public hearing.

It was moved by Councilwoman Lehners, seconded by Councilman Allen to accept the 1987 Report and Account No. 2.

Motion carried.

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Resolution No. 4381 - A resolution approving and confirming the assessments for the 1987 Report and Account No. 2 filed by the City Engineer with the City Clerk for the abatement of an unfinished foundation, weeds, trash and debris as a public nuisance upon certain properties, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to pass and adopt Resolution No. 4381.

Motion carried.

RESOLUTION NO. 4381

A RESOLUTION APPROVING AND CONFIRMING THE ASSESSMENTS FOR THE 1987 REPORT AND ACCOUNT NO. 2 FILED BY THE CITY ENGINEER WITH THE CITY CLERK FOR THE ABATEMENT OF AN UNFINISHED FOUNDATION, WEEDS, TRASH AND DEBRIS AS A PUBLIC NUISANCE UPON CERTAIN PROPERTIES.

PUBLIC HEARING

2:00 p.m.

52 Staff Report #87-596 re: Request for a zone change from R-3 to P-O to permit the conversion of a residential duplex located at 415 Apple Street to an office, Case No. 64-88 (Miner).

Recommended: Council approve Case No. 64-88 by ordinance.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice had been given and no correspondence was received.

The Mayor declared the public hearing opened and asked if anyone cared to speak in favor or in opposition to the zone change. Hearing no one he closed the public hearing.

It was moved by Councilwoman Lehners, seconded by Councilman Allen to uphold the recommendation and approve Case No. 64-88 by ordinance.

Motion carried

PUBLIC HEARING

2:30 p.m.

53 Staff Report #87-583 re: At the direction of the City Council, staff has prepared an ordinance amendment excluding access easements from calculations of minimum lot size, requiring front yard setbacks to be measured from access easements, modifying the definitions of front, rear and side yards to be consistent with the above changes and eliminating the minimum lot size requirements in multiple residential zoning districts, AT-2-88 (Access Easements/Lot Sizes/Yards).

Recommended: Council approve the ordinance amendment.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice had been given and no correspondence was received.

The Mayor declared the public hearing opened and asked if anyone wished to speak on this matter. Hearing no one he closed the public hearing.

54 Bill No. 4055 - An ordinance to amend Title 18, Chapter 18.06 of the Reno Municipal Code entitled "Zoning" to exclude access easements from required area; to redefine front, side and rear yards in order to measure setbacks from access easements as well as a street or freeway; and to eliminate minimum area requirements in R-2, R-3, R-3a, R-4 and R-5 zones; together with other matters properly relating thereto, was read by title.

It was moved by Councilman Wilson, seconded by Councilwoman Smith to refer Bill No. 4055 to the Committee of the Whole.

Motion carried with Councilman Nunez abstaining.

PUBLIC HEARING

2:30 p.m.

55 Staff Report #87-597 re: Request for an Amendment to the Master Plan, a zone change and a special use permit for a major project in order to construct a shopping center consisting of four anchor stores (217,738± square feet), three specialty retail shop wings (17,640, 20,800 and 17,280 square ffet for a total of 55,720± square feet), three pads (6,000, 6,000, and 8,000 square feet for a total of 20,000± square feet) for unspecified commercial uses all totaling 293,458± square feet of commercial retail space; associated accesses onto Mae Anne Avenue and McCarran Boulevard; and other accessory improvements, Case No. 26-88 (Sierra Highlands Commercial Development).

Recommended: Council approve the request for an Amendment to the Master Plan, zone change and special use permit for a major project, subject to conditions.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to continue this hearing until 5:00 p.m.

Motion carried.

PUBLIC HEARING

2:30 p.m.

56 Staff Report #87-598 re: Request for annexation of a 2.5 acre parcel located at 6930 South McCarran Boulevard and a zone change from LLR-1 to P-O for a 0.62 acre portion of the parcel to permit the continued use of a structure on the property as an office, Case No. 56-88 (Loomis).

Recommended: Council approve the annexation by ordinance and approval of the zone change subject to the condition listed in the staff report.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing opened.

Ms. Leann McElroy, Planning Director, explained that the Planning Commission added a condition that would require the property to connect to the public water system and the City sewer system within twelve months. She stated that the City Engineer has determined that the sanitary sewer does not currently exist along McCarran Boulevard adjacent to the subject property, therefore, connection would require a street cut. She noted that the Planning Commission did not have this information when the condition was added.

The Mayor asked if anyone cared to speak in favor or in opposition to the request. Hearing no one he closed the public hearing.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to approve the annexation and zone change by ordinance, eliminating the condition added by the Planning Commission.

Motion carried.

HUMAN RESOURCES

57 Staff Report #87-589 re: Ratification of Contract - Reno Police Supervisory and Administrative Employees Association.

Recommended: Council approve and ratify the amended terms of the current labor agreement between the City of Reno and the Reno Police Supervisory and Administrative Employee Association, as proposed.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to approve and ratify the amended terms fo the current labor agreement between the City of Reno and the Reno Police Supervisory and Administrative Employee Association, as proposed.

Motion carried.

58

BILL NO. 4052

ORDINANCE NO. 3608

AN ORDINANCE TO AMEND TITLE 12 OF THE RENO MUNICIPAL CODE ENTITLED "PUBLIC WORKS AND UTILITIES" BY ADDING A NEW CHAPTER ENTITLED "TRAFFIC ENGINEER" CREATING THE POSITION OF TRAFFIC ENGINEER; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

It was moved by Councilman Nunez, seconded by Councilman Allen to pass and adopt Bill No. 4052, Ordinance No. 3608.

Motion carried.

MAYOR AND COUNCIL

59

Animal Control Advisory Board Discussion - K. Wishart.

It was moved by Councilman Wishart, seconded by Councilman Allen to approve the membership of Animal Control Advisory Board to include two appointments either from Washoe County or the City of Sparks.

Motion carried.

It was moved by Councilman Wilson, seconded by Councilwoman Smith to increase the membership on the Animal Control Advisory Board to a total of nine members.

Motion carried.

CITY CLERK

60

Boards and Commissions - Animal Control Advisory Board.

It was moved by Councilwoman Smith, seconded by Councilman Wilson to confirm the appointments of Amy MacMullen and Donna Steadman to the Animal Control Advisory Board.

Motion carried.

It was moved by Councilman Nunez, seconded by Councilman Wilson to confirm the appointment of Robert Martin Sanchez to the Animal Control Advisory Board.

Motion carried with Councilman Allen and Councilwoman Wishart voting Nay.

It was moved by Councilwoman Wishart, seconded by Councilman Wilson to confirm the appointment of Mark McGuire to the Animal Control Advisory Board.

Motion carried.

61 Boards and Commissions - Citizen's Traffic Advisory Committee

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to confirm the appointments of the following individuals to the Citizen's Traffic Advisory Committee:

Harry Phelps
Joan Broadbent
Deno Paolini
William Pillsbury
Gilda Strawn
Guy Day
Anton Carlson
Stan Aaronson
James Freedman

Motion carried.

62 Boards and Commissions - Reno Bicycle Council

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to confirm the appointment of Robert Ince to the Reno Bicycle Council.

Motion carried.

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A recess was called at 3:30 p.m. and upon reconvening at 3:45 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

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CITY MANAGER

63 Council Rules/Regulations - Resolution to adopt Rules of Council Procedure.

It was moved by Councilwoman Lehners to amend the Council Rules/Regulations so that the complete agenda and packet be prepared by 8:00 a.m. on the Wednesday prior to the regular Council meetings.

There was no second to the motion.

Discussion ensued regarding the terms of appointment to Boards and Commissions. It was the determination of the Council that appointments shall not exceed two full consecutive terms and requested that the City Clerk notify existing board members of this provision.

Resolution No. 4382 - A resolution to adopt rules of Council procedures for the Reno City Council by providing guidelines for efficient and orderly conduct of its meetings in accordance with Section 2.060(2) of the Charter of the City of Reno, was read by title.

It was moved by Councilman Nunez, seconded by Councilman Allen to pass and adopt Resolution No. 4382.

Motion carried.

RESOLUTION NO. 4382

A RESOLUTION TO ADOPT RULES OF COUNCIL PROCEDURES FOR THE RENO CITY COUNCIL BY PROVIDING GUIDELINES FOR EFFICIENT AND ORDERLY CONDUCT OF ITS MEETINGS IN ACCORDANCE WITH SECTION 2.060(2) OF THE CHARTER OF THE CITY OF RENO.

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64 Staff Report #87-578 re: Status Report - Eastridge Subdivision (Caughlin Ranch).

Ms. Leann McElroy, Planning Director, explained that no recreational facilities were ever planned for the Eastridge area. However, she stated that Mr. Alan Means, of Omni-Means, indicated that if the City Council would be willing to consider a 100% tax credit, he would be willing to build another park on the Eastridge side of McCarran Boulevard. Ms. McElroy noted that the agreement to implement the Recreation Management Plan of Caughlin Ranch will be on the December 7, 1987 Council meeting.

The Council requested that all Eastridge homeowners be notified of the hearing.

In response to Mayor Sferrazza, Ms. Melissa Thompson, Associate Planner, stated that the Caughlin Ranch Master Plan Update does make reference to pedestrian crossings and trail ways indicating that in some areas pedestrian paths may be sidewalks.

Mayor Sferrazza requested that a detailed map of the trail system, that indicates where sidewalks will be placed, be made available to perspective home buyers in the Caughlin Ranch. He also requested that before the Eastridge developer's performance bond is released, the issue be brought to the Council to ensure that revegetation has occured.

Mr. Alan Means, Caughlin Ranch Partnership, stated that all of the monies that have been spent to date in the Caughlin Ranch on recreational development has all been by private developers of the various areas and none of the recreational tax money has been spent. He continued that the intention included in the original approval of the Caughlin Ranch Master Plan was that 75% of the recreational tax monies collected within the City of Reno portion of the Caughlin Ranch would be spent on the Village Green Park. Mr. Means noted that the developer has proposed, that if the City Council is willing to grant a 100% park tax credit, there will be sufficient funds that will be committed to building a park on the east side of McCarran.

No action was taken on this item.

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65 Clarification of condition #26 - Sierra Marketplace.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve the clarification of condition #26 that was distributed to Council.

COUNCILWOMAN LEHNERS ABSENT 5:00 p.m.

Ms. McElroy stated that it is her understanding that grading permits and building permits will be granted as long as the applicant complies with the other conditions of approval and the final amount that would have to be contributed by Sierra Marketplace would be determined and paid before a Certificate of Occupancy would be issued.

Motion carried with Councilwoman Lehners absent.

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55 Staff Report #87-597 re: Request for an Amendment to the Master Plan, a zone change and a special use permit for a major project in order to construct a shopping center consisting of four anchor stores (217,738+ square feet), three specialty retail shop wings (17,640, 20,800 and 17,280 square feet for a total of 55,720+ square feet), three pads (6,000, 6,000, and 8,000 square feet for a total of 20,000+ square feet) for unspecified commercial uses all totaling 293,458+ square feet of commercial retail space; associated accesses onto Mae Anne Avenue and McCarran Boulevard; and other accessory improvements, Case No. 26-88 (Sierra Highlands Commercial Development), continued:

The Mayor re-opened the public hearing.

COUNCILWOMAN LEHNERS PRESENT 5:08 p.m.

Ms. Leann McElroy, Planning Director, gave an overview of the request and responded to questions regarding the access to this project.

The Mayor stated that one letter in opposition was received from Mr. Jack Tarr of the Airport Plaza Hotel.

Mr. Perry DiLoreto, applicant, reviewed the background of this proposal and presented a brief overview of the statistical information as outlined in the staff report. He noted that letters of intent to locate within the proposed center had been received from ShopKo and Safeway Stores. Mr. DiLoreto indicated that a neighborhood meeting was held in the area and the residents outlined four major concerns of the development: 1) a buffer between commercial and residential property on Sierra Highlands Drive, 2) traffic, 3) penetration of shopping center traffic onto Sierra Highlands Drive, and 4) parking lot lighting. In response to these concerns he noted that a buffer would be provided in the form of a combination of one and two-story duplexes which would be placed at a higher elevation than the site so as to provide for privacy to the residents of the duplexes. With respect to traffic, Mr. DiLoreto explained that a major ingress/egress point off of McCarran Boulevard has been created and acceleration and deceleration lanes were proposed to minimize traffic impacts. He advised that there would not be any penetration from the shopping center onto Sierra Highlands Drive and the lighting in the parking lot would be addressed by having the lights pointing downward to minimize the impact on adjacent residential properties. In conclusion, Mr. DiLoreto indicated that, although it is not a condition in the staff report, he would volunteer to provide signalization at the intersection of Mae Anne Avenue and Sierra Highlands Drive and that he would be responsible for the entire cost if installed immediately, with the condition that he be reimbursed by future developers in the area on a prorated amount.

Mr. Bruce Arkell, of Summit Engineering, discussed the traffic impacts of the proposed development and explained the traffic plan within and around the project.

Mr. Gary Johnson, of Coldwell Banker, indicated that he is the real estate broker for ShopKo and Safeway Stores and the Sierra Highlands Center has been chosen as the most desirable site for another ShopKo and Safeway Store.

Ms. Jan Mooney, 5200 Crystal Vista Lane, spoke in favor of the project stating that the Northwest area is in desperate need of a shopping center.

Mr. David Williams, 1802 Rainbow Drive, concurred with Ms. Mooney and requested that the Council approve the project.

Mr. Pat Wallace, 5240 Crystal Vista Lane, stated that he lives directly behind the proposed center and expressed support for the project.

Ms. Patty McCabe, 5205 Crystal Vista Lane, indicated that she is in favor of the project.

Mr. R. W. Blair, 2300 Tuttle Circle, stated that he has the property on the northeast corner of Sierra Highlands and Mae Anne in escrow for an AM/PM Mini-Market to serve the Northwest area. He noted that the analysis of this property was based on the McQueen Area Master Plan noting that high-density residential adds greatly to the viability of an AM/PM Mini-Market and approval of this project would take away from the viability of this market.

Mr. Casey A. Horton, 1640 Hanover Drive, spoke in opposition to this project noting that Mae Anne Avenue is the only way in and out of the McQueen Area and if this development is approved the congestion on Mae Anne would interfere with the safety of the residents in the area.

Mr. Leonard Ramociotti, 2766 Harding Way, stated that he is in opposition to the project due to potential traffic problems.

Mr. Michael Emmert, representing Albertson's, indicated that Albertson's has committed to open a store in Canyon Center on the west side of McCarran and wanted the Council to be aware of this intent before approving this project with another major grocery store.

Mr. Jack Tarr, representing Canyon Center Associates, expressed concern over this proposal, stating that approval of the project would be a change of the McQueen Area Master Plan and the need for additional commercial development in this area has not been identified. He also indicated that approval of this project would be detrimental to the already approved development of Canyon Center.

Mr. DiLoreto addressed the Council stating that Sierra Highlands is a quality development and all possible impacts have been addressed and mitigation measures proposed. With respect to comments made by the representative of Canyon Center, Mr. DiLoreto noted that commercial competition is healthy, and should not be a determining factor in the Council's decision on this project. He urged the Council to approve this project.

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A recess was called at 5:55 p.m and upon reconvening at 6:10 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

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In response to Councilman Allen, Mr. Bruce Arkell stated that there will be additional access into the McQueen area and outlined the proposed plan for completion of Sierra Highlands at McCarran Boulevard.

Councilman Nunez stated that if Sierra Highlands is approved and the already approved Canyon Center is built, this area will become a community center.

Ms. McElroy indicated that Councilman Nunez was correct and traffic and air quality impacts would be examined to determine the proper mitigation measures that would be necessary.

In response to Councilwoman Smith, Bruce Arkell explained the proposed traffic flow of the service trucks that would be making deliveries to the shopping center. He also discussed the traffic analysis for the area in relation to the marketing target areas of the center.

Councilwoman Lehners asked the applicant if he would object to a condition which would prohibit refrigeration trucks from remaining overnight.

Mr. DiLoreto stated that he would agree to this condition.

Councilman Wilson stated that he believes if a community center is developed in this area, the air quality and traffic impacts created from residents presently driving great distances to reach the existing shopping centers in southeast Reno and in Sparks, will be reduced.

Councilwoman Smith inquired about the proposed interchange at Robb Drive and the freeway.

Bruce Arkell stated that the the State Department of Transportation is not willing to pay for this interchange but the Department will build the interchange if a financing method is devised.

The Mayor closed the public hearing.

Councilwoman Wishart stated that she would like to continue this case to a workshop meeting for the following reasons: 1) A report from the Regional Transportation Commission which states with completion of the McQueen Area Master Plan, both McCarran Boulevard and Mae Anne Avenue are expected to exceed capacity. 2) Air quality violations are predicted but no mitigation measures have been proposed by the applicant. 3) Need for additional commercial zoning in this area has not been identified. 4) The proposed entrances and exits have not been demonstrated to be safe or adequate. She also expressed concern about the possible overbuilding of commercial projects in this area and suggested that the McQueen Area Master Plan be reviewed. She concluded by expressing concern over amending the McQueen area plan and recommended a workshop meeting to address these issues and to determine a solution that will be beneficial for the community as a whole.

It was moved by Councilwoman Wishart, seconded by Councilman Allen to continue this case to a workshop meeting to further examine what effect increased commercial use will have on the McQueen area.

Councilman Nunez indicated that he does believe that there is a need for shopping in the northwest area of Reno and this is an opportunity to provide a center.

Councilwoman Smith contended that although there is a need for shopping in the northwest, she is concerned that the increased traffic would cause a problem for residents in the area.

Motion carried with Councilmen Wilson, Councilman Nunez and Mayor Sferrazza voting Nay.

It was moved by Councilwoman Smith, seconded by Councilwoman Wishart to hold a workshop December 8, 1987 at 12:00 p.m. to re-examine the McQueen Area Plan.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to amend the motion to hold a special meeting on December 8, rather than a workshop meeting.

Motion to amend carried with Councilwoman Smith and Wishart voting Nay.

Motion as amended carried with Councilwoman Smith and Wishart voting Nay.

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66 Liaison Reports

No action was taken on this item.

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67 Staff Report #87-582 re: Ordinance requesting annexation, Case No. 67-88, McQueen Area (Northgate Golf Course Annexation).

THIS ITEM WAS DEFERRED.

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68 Staff Report #87-586 re: Park Tax Ordinance

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

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69 Resolution establishing Citizen Finance Committee.

THIS ITEM WAS DEFERRED.

The meeting was adjourned at 7:05 p.m.

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Approved this 7th day of December, 1987.

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MAYOR OF THE CITY OF RENO

ATTEST:

CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO

CITY OF RENO CORPORATE SEAL WASHOE COUNTY, NEVADA

Council Chambers, Reno, Nevada
December 7, 1987

A Special meeting of the Reno City Council was called to order at 9:10 a.m. on December 7, 1987 in the Council Chambers of City Hall.

PRESENT: Council members Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza.

ABSENT: None.

ALSO PRESENT: City Manager Schilling, City Attorney Lynch and City Clerk Cook.

APPROVAL OF THE MINUTES

Approval of the November 23, 1987 Regular Council Meeting Minutes.

It was moved by Councilman Nunez, seconded by Councilman Allen to approve the November 23, 1987 Regular Council Meeting Minutes as submitted.

Motion carried.

APPROVAL OF THE AGENDA

Approval of the December 7, 1987 Regular Meeting Agenda.

City Attorney Lynch stated that an Emergency Ordinance should be added to the agenda as Item 7B.

It was moved by Councilman Allen, seconded by Councilwoman Smith the add Item 7B as an Emergency Item to the Agenda.

City Manager Schilling noted that Item 6C1 - "Final Payment - Paradise Park Activity Center, Contract No. 623" and Item 11B - "Labor Relations Consulting Agreement" should be withdrawn from the agenda.

It was moved by Councilman Wilson, seconded by Councilman Allen to approve the December 7, 1987 Regular Meeting Agenda as amended.

Motion carried.

CONSENT AGENDA

Cash Disbursements - November 12, 1987 through November 25, 1987.

Recommended: Council approve as submitted.

2 Staff Report #87-601 re: Business license applications as follows:

a Grog and Grist Market, Inc.; Joseph V. Marson, 4385 Neil Road; Dining Room Wine/Beer, Package Beer.

b Southland Corporation - 7-Eleven Store; John Walsh, Agent; 5250 Neil Road #100.

c Mountain Mikes Pizza; Masoud Abbasi; 5200 Meadowood Mall #706; (Previous owner/licensee Dan Begin, dba Lord Byrons Pizza.

d Silver Cue; Debra M. Morrow; 535 E. Fourth Street; (Previous owner/licensee Thomas McCurley, dba Latino Club); Bar.

e Bi-Rite Markets, Inc.; Ron Mestre; 801B W Fifth Street; (Previous location 150 N. Arlington); Package Liquor.

f IGT db at Pak N Save; Raymond D. Pike; 6011 S. Virginia Street; (15) slots - space lease.

g East Second Street Station; Stephen R. Vietti; 1295 E. Second Street; (10) slots - owner/operator.

h Bi-Rite Market, Inc.; Ron Mestre; 801B W. Fifth Street; (Previous location 150 N. Arlington); (6) slots - owner/operator.

i IGT; Raymond D. Pike; 585 Reactor Way; second hand merchandise.

Recommended: Council approve business license as submitted.

3 Final Payment - Paradise Park Activity Center, Contract No. 623.

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

4 Staff Report #87-602 re: New Improvement agreement for Sunray Subdivision, NE corner of Sunray Drive/Andrea St.

Recommended: Council approve and authorize the Mayor to sign.

5 Staff Report #87-603 re: Final Map - Caughlin Crest Subdivision.

Recommended: Council approve and authorize the Mayor to sign.

6 Staff Report #87-604(a) re: Acceptance of sanitary sewer easement through Meadowood Mall.

Recommended: Council accept the easement and approve the agreement.

7 Staff Report #87-604(b) re: Acceptance of drainage easement from Washoe County.

Recommended: Council accept drainage easement from Washoe County.

8 Staff Report #87-604(c) re: Acceptance of right-of-way dedication - Redfield Parkway.

Recommended: Council accept the deed of dedication from the Reno Elks Lodge.

9 Staff Report #87-604(d) re: Acceptance of dedicated water rights and transfer of use to Sierra Pacific Power Company.

PROJECT	ACRE FEET
Taco Bell	2.11
Duplex at Gordon & Monroe	.26
Neil Road Professional Building	15.00

Recommended: Council accept dedicated water right and approve agreement transferring use to Sierra Pacific Power Company.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to approve Consent Agenda Items 6A through 6F4.

Motion carried.

10 Staff Report #87-605(a) re: Contract for Survey - Center for Applied Research.

Recommended: Council approve contract and authorize the City Manager to sign.

11 Staff Report #87-605(b) re: Consultant Service Contract with MSA Engineering for Jack Tighe Park ball field lighting, Project No. 27-A88-0631-UG, Contract No. 632.

Recommended: Council approve contract for a sum not to exceed $12,000.00.

12 Staff Report #87-605(c) re: Consultant Service Contract with DC West for Virginia Lake Park Phase II, Project No. 27-A88-0631-UE, Contract No. 635.

Recommended: Council approve contract for a sum not to exceed $33,036.00.

13 Staff Report #87-605(d) re: Consultant Service Contract with Lawrence Chapen for Paradise Park Soccer Fields, Project No. 27-A88-0631-U3, Contract No. 636.

Recommended: Council approve contract for a sum not to exceed $18,510.00.

14 Staff Report #87-605(e) re: Consultant Service Contract with CFA for Manzanita Park Expansion, Project No. 27-A88-0631-R2, Contract No. 634.

Recommended: Council approve contract for a sum not to exceed $31,694.00.

15 Staff Report #87-605(f) re: Construction Testing Contract with J.H. Kleinfelder and Associates for Horseman's Park Phase II, Project No. 27-A87-0631-UC, Contract No. 624.

Recommended: Council approve the contract for a sum not to exceed $3,500.00.

16 Staff Report #87-605(g) re: Additional compensation for consultant, Lawrence Chapen, Crissie Caughlin Park, Project No. 27-A87-0631-RC, Contract No. 585.

Recommended: Council approve contract amendment increasing the consultant contract to a total of $29,632.00.

17 Staff Report #87-606(a) re: Request for a one-year time extension on the tentative map for Corporate Pointe, Case No. 69-87.

Recommended: Council approve the one-year time extension on the tentative map, subject to the original conditions of approval.

18 Staff Report #87-606(b) re: Request for a one year time extension on the tentative map for the 303 Hill Street Office Condominium Subdivision.

Recommended: Council approve the one-year time extension on the tentative map, subject to the original conditions of approval.

19 Staff Report #87-607(a) re: Request for a variance to reduce the normally-required 30 foot front yard setback to 25 feet on property located at 114 Greenridge Drive and zoned E-1 (First Estates), Case No. 70-88 (Hobson).

Recommended: Council approve Case No. 70-88, subject to conditions.

20 Staff Report #87-607(b) re: Request for a variance to reduce the normally-required 20 foot rear yard setback for detached accessory buildings greater than 15 feet in height to 10 feet on property located at 264 Hillcrest Drive and zoned R-1 (Single Family Residential), Case No. 68-88 (Cross).

Recommended: Council deny Case No. 68-88.

21 Staff Report #87-607(c) re: Request for a variance to reduce the normally-required 5 foot side yard setback to 2 feet on property located at 580 Darwin Circle and zoned R-1 (Single Family Residential), Case No. 69-88 (McMain).

Recommended: Council approve Case No. 69-88, subject to conditions.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve Consent Agenda items 6G through 6I2.

Motion carried with Councilman Nunez voting Nay on 6G3.

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PUBLIC WORKS DEPARTMENT

22 Resolution No. 4384 - A Resolution accepting streets - Coit Heights Subdivision Unit No. 4-A, was read by title.

It was moved by Councilwoman Wishart, seconded by Councilman Wilson to pass and adopt Resolution No. 4384.

Motion carried.

RESOLUTION NO. 4384

A RESOLUTION ACCEPTING STREETS - COIT HEIGHTS SUBDIVISION UNIT NO. 4-A.

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23 BILL NO. 4053

ORDINANCE NO. 3609

AN ORDINANCE CONFIRMING THE PROCEEDINGS TAKEN IN PROVIDING FOR CERTAIN STREET AND ALLEY IMPROVEMENTS IN THE CITY OF RENO, NEVADA, 1984 SPECIAL ASSESSMENT DISTRICT NO. 5: PROVIDING FOR THE PAYMENT OF THE COSTS AND EXPENSES OF SAID IMPROVEMENTS AGAINST THE LOTS AND PARCELS OF LAND BENEFITED BY SAID IMPROVEMENTS, DESCRIBING THE MANNER FOR THE COLLECTION AND PAYMENT OF SAID ASSESSMENTS AND PROVIDING PENALTIES FOR DELINQUENT PAYMENTS; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

It was moved by Councilwoman Lehners, seconded by Councilman Allen to pass and adopt Bill No. 4053, Ordinance No. 3609.

Motion carried.

PLANNING DEPARTMENT

24 Staff Report #87-609 re: Request for a one-year time extension of the tentative map and special use permit for the Rolling Hills Highlands Subdivision, Case No. 9-87 (Rolling Hills Highlands Subdivision).

Recommended: Council approve a one-year time extension for the tentative map and special use permit.

It was moved by Councilwoman Smith, seconded by Councilman Wilson to approve a one-year time extension for the tentative map and special use permit for Case No. 9-87.

Motion carried with Councilwoman Wishart voting Nay.

25 Staff Report #87-610 re: Request for annexation to the City of Reno of a 29.86± acre property located on the northeast corner of the intersection of Huffaker Lane and Del Monte Lane, which is the site of a Washoe County approved, eleven lot subdivision, Case No. 71-88 (View Crest Estates).

Recommended: Council approve the request for annexation.

Councilman Nunez expressed concern with respect to the annexation of this property, noting that if annexed, the City would then be responsible for the maintenance of this portion of Huffaker Lane and Del Monte Lane. He suggested that the property be allowed to connect to the City sewer without being annexed.

Ms. McElroy pointed out that this property is located within an area targeted for annexation in the City's Annexation Plan and if annexed it will provide a more easily identifiable City boundary.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve the annexation request for the View Crest Subdivision.

Motion carried with Councilwoman Lehners and Councilman Nunez voting Nay.

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The City Council adjourned to the Redevelopment Agency Meeting at 9:45 a.m. and upon reconvening at 10:07 roll was taken with the following Council members present: Wilson, Allen, Nunez, Smith, Wishart, and Sferrazza. Absent: Lehners.

26 Staff Report #87-611 re: Request for a variance to permit a nine foot rear yard setback in lieu of the ten foot setback that would normally be required in the P-O zone, Case No. 36-87 (Neil Road Professional Office).

Recommended: Council approve the variance request.

COUNCILWOMAN LEHNERS PRESENT 10:10 a.m.

Councilman Nunez stated that he was contacted by an area resident who stated that he tried to notify the building department prior to the construction of this office to inform them that the setback would be less than required.

Councilwoman Smith expressed concern with respect to permitted a staircase to be built in the setback.

It was moved by Councilman Nunez, seconded by Councilman Wilson to approve the variance for Neil Road Professional Office.

Motion carried.

CITY MANAGER

27 Citizen Finance Committee - Resolution establishing Citizen Finance Committee.

Coucnilwoman Wishart suggested that the attendance requirement should be amended because as it presently reads a member could, in effect, only attend every third meeting and still be an active member of the committee.

Discussion ensued regarding the duties of the committee with the Council recommended changes to be included in the final draft.

City Manager Schilling stated that the final draft including the amendments will be brought back to the Council when completed.

No action was taken on this item.

28 Labor Relations Consulting Agreement.

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

MAYOR AND COUNCIL

Liaison Reports

29 Councilwoman Lehners gave a status report on the high school student committee she has been working with.

Councilman Nunez reported on the advertising efforts of the Convention Authority to bring vistors to Reno.

No action was taken on this item.

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A recess was called at 10:45 a.m. and upon reconvening at 11:10 roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

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CITY ATTORNEY

30 Staff Report #87-613 re: Request by Reno Ramada to have theme promotion "walks" in the downtown area.

Recommended: Council approve the permit after obtaining reassurances that the Ramada will adhere to all pertinent laws.

Mr. James Ruhr, Director of Security for Reno Ramada, requested that the Council grant a permit to the Ramada allowing them to walk through the downtown area to promote business for the casino. He noted that a band would march through the downtown area, to promote interest for the Ramada. He continued that the marchers would not hand out any literature or coupons and would follow all pedestrian laws.

The Council expressed concern with respect to the use of amplified sound as a part of these promotional walks.

Assistant City Attorney Cooke suggested that the Council require the Ramada to enter into an agreement with the City to agree to follow any conditions placed on the permit.

It was moved by Councilman Nunez, seconded by Councilwoman Smith to approve to grant a permit to the Reno Ramada to have theme promotion "walks" in the downtown area with the understanding that the Ramada will meet with the City Attorney's Office to agree on the terms of the permit.

Motion carried

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A recess was called at 12:00 p.m. and upon reconvening at 1:45 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

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MAYOR AND COUNCIL

31 Reconsideration of added condition, Northgate Golf Course (Convention Authority to pay proportionate share of Robb Drive Interchange) - F. Lehners.

Councilwoman Lehners stated that she would like to reconsider the condition placed on the annexation of the Northgate Golf Course that would require the Convention Authority to pay a proportionate share of the Robb Drive Interchange. She stated that due to the fact that this project is already built, perhaps it should not be required to share in the cost of the proposed Robb Drive Interchange.

Discussion ensued regarding the amount of trips that would be generated by this course.

It was moved by Councilman Nunez, seconded by Councilwoman Lehners to reconsider this condition at the December 21, 1987 Council meeting.

Motion carried with Councilwomen Smith and Wishart and Mayor Sferrazza voting Nay.

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32 Biggest Little City Committee - Task Force Report

No presentation was given.

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PUBLIC HEARING

2:00 p.m.

33 Staff Report #87-614 re: Request for a zone change from C-3 to R-4 and a special use permit for a major project to allow for the construction of a 170 unit retirement center on a 2.69± acre site located on the northeast corner of Cadillac Drive and Eastshore Drive. A variance to reduce the number of parking spaces from 279 to 74 is also requested. Case No. 73-88 (Lakeshore Villas/Lakeshore Plaza).

Recommended: Council approve the variance subject to the conditions in the staff report with the modification of Condition 4 and the addition of Condition 9 and approve the zone change and special use permit, subject to the conditions in the staff report with the modification of Conditions 4 and 5.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

Ms. McElroy, stated that the Lakeshore Plaza portion is the only part of the project before the Council at this time, since the Lakeshore Villas project has been postponed. She noted that the Retirement Center will be four stories high but because the property slopes, it will appear to be at grade.

The Mayor opened the public hearing.

Mr. Bruce Arkell, of Summit Engineering, addressed the Council stating that the applicant is satisfied with the conditions placed on the project by the Planning Commission.

Mr. Dave Henzel, applicant, outlined the amenities that will be provided at the retirement center.

Councilwoman Lehners expressed concern regarding the evacuation plan in the case of fire due to the age of the residents and the fact that the project will be four stories high.

Mr. Henzel explained the fire alarm system that will be installed noting that it is over and above what is required by code.

The Mayor asked if anyone cared to speak in opposition to the project. Hearing no one he closed the public hearing.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve the variance subject to the recommendations of the Board of Adjustment and approve the zone change and special use permit, subject to the recommendations of the Planning Commission.

Motion carried with Mayor Sferrazza voting Nay.

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Mayor and Council, continued:

34 Resolution No. 4385 - A resolution to expand the Animal Control Advisory Board, was read by title.

Councilwoman Wishart recommended that the last sentence of the resolution be amended to read "Up to a total of two members may be from Sparks and/or Washoe County".

It was moved by Councilwoman Wishart, seconded by Councilman Nunez to pass and adopt Resolution No. 4385 as amended.

Motion carried.

RESOLUTION NO. 4385

A RESOLUTION TO EXPAND THE ANIMAL CONTROL ADVISORY BOARD.

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A recess was called at 2:45 p.m. and upon reconvening at 2:55 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

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Mayor and Council, continued:

35 Resolution No. 4386 - A resolution of the City Council of the City of Reno, Nevada, creating a Neighborhood Council for the Stead Area.

The Council discussed the proposed Stead Area Council and recommended changes to the Resolution.

COUNCILWOMAN SMITH ABSENT 3:23 p.m.

COUNCILMAN ALLEN ABSENT 3:30 p.m.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Resolution No. 4386 as amended.

Motion carried with Councilwoman Smith and Councilman Allen absent.

RESOLUTION NO. 4386

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RENO, NEVADA, CREATING A NEIGHBORHOOD COUNCIL FOR THE STEAD AREA.

COUNCILMAN ALLEN PRESENT 3:38 p.m.

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CITY CLERK

36 Boards and Commissions - (7) appointments to the Stead Neighborhood Council.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to appoint the following individuals to the Executive Board of the Stead Area Neighborhood Council:

Dick Hintz, Jean Knowles, Margaret Reif, Helen Squires, Frank Chaves, Betty Niedzwieki, Jeannie McKim and Tony Gould as an ex-officio member.

Motion carried with Councilwoman Smith absent.

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A recess was called at 4:00 p.m. and upon reconvening at 4:30 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Wishart and Sferrazza. Absent: Councilwoman Smith.

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PUBLIC HEARING

4:30 p.m.

37 Staff Report #87-615 re: A proposed amendment to the Policy Plan to include a policy which would provide for gaming in motels under certain conditions, AT-1-88 (Gaming in Motels).

Recommended: Council deny AT-1-88.

COUNCILWOMAN SMITH PRESENT 4:38 p.m.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received. The Mayor opened the public hearing.

Ms. Leann McElroy, Planning Director, explained the proposed amendment to the Policy Plan and outlined the draft regulations contained in the staff report.

Ms. Anne MacFarlane, of the Six Gun Motel, spoke in favor of adoption of the proposed amendment to the Policy Plan. She presented the current motel room rates for the City of Reno noting that the average rates are much less than motel rates in other cities. She continued that these lower rates have not allowed the motels in Reno the opportunity to expand.

Mr. Gary Royer, of Casino Control Corporation, spoke in favor of the amendment and discussed a report that he had prepared for the motel property owners regarding the decline of the motel industry and the reasons for that decline.

Ms. Norma Fink presented that Council with a petition signed by over 200 individuals in favor of the amendment.

Mr. Harvey Whittemore, Attorney with the firm of Lionel, Sawyer, and Collins, spoke on behalf of the Gaming Industry Association noting their opposition to the proposed amendment. He urged the Council to deny the proposal.

Mr. Conrad Priess, of the Onslow Hotel/Casino, pointed out that at present there are five hotels in the City of Reno that are closed and many others are struggling to stay open. He added that if motels are allowed to have gaming and revenue is spread thinner than it is now, there will be additional properties closing.

Ms. Sherrie Zentz, representing the Northern Nevada Lodging Association, asked the Council to approve this amendment in order to give motels the opportunity to expand.

Mr. Ben Farahi, co-owner of the Travelodge, spoke in favor of the amendment stating that if the amendment was adopted it would in no way threaten the major hotel/casinos but rather give motels the opportunity to expand.

Mr. Dick Legarza, Attorney representing the Gateway Motel, presented the Council with a proposal that would amend the Business License Section of the Reno Municipal Code and would allow the four or five existing motel and/or hotels who had 100 rooms or more in 1984, and limited gaming licenses, to apply, if they wanted to, for up to 100 slot machines.

The Mayor closed the public hearing.

In response to Councilman Allen, Mr. Preiss stated that he believes the City of Reno has already overbuilt casino space in relationship to the number of rooms provided.

Councilwoman Wishart stated that she does not believe that adoption of this amendment will help in the development of destination resorts as is claimed in the proposal.

In response to Councilman Nunez, Ms. MacFarlane stated that a step-ladder approch is what was originally requested by the motel owners, whereas, with an increase in the number of rooms, the number of slot machines allowed could be increased.

Mayor Sferrazza asked Chief Deputy City Attorney Shipman for her legal opinion with respect to the proposal made by Mr. Legarza.

Ms. Shipman stated that the code provision that Mr. Legarza refers to, may still exist but for those businesses that are not located in an HC or HCD zone, from a zoning standpoint, would not be allowed more than twenty slot machines.

It was moved by Councilman Nunez, seconded by Councilman Wilson to overrule the recommendation of the Planning Commission and approve the amendment to the Policy Plan to include a policy which would provide for gaming in motels under certain conditions as stated in Staff Report #87-615.

Motion failed with Council members Lehners, Allen, Smith and Wishart and Mayor Sferrazza voting Nay.

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PUBLIC HEARING

5:00 p.m.

38

Staff Report #87-616 re: Request for annexation of 636.67± acres currently with the County portion of the Caughlin Ranch and a change of zoning on 919± acres, also within the Ranch, to Planned Unit Development, Case No. 63-88 (Caughlin Ranch Annexation and Zone Change).

Recommended: Council approve the annexation by ordinance and the zone change subject to the condition outlined in the staff report.

39 Staff Report #87-612 re: Caughlin Ranch Recreation and Management Plan Agreement.

Recommended: Council approve the agreement and authorize the Mayor to sign.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received. The Mayor declared the public hearing opened.

Ms. Leann McElroy gave a brief overview of both items.

In response to Councilwoman Smith, Mr. Marvin Moss, Washoe County School District stated that with respect to the school children living on the east side of McCarran, it is the policy of the School District to bus school children across a major arterial if necessary.

It was moved by Councilman Wilson, seconded by Councilman Nunez to approve the annexation by ordinance and approve the zone change subject to the condition outlined in the staff report.

Motion carried.

It was moved by Councilman Wilson, seconded by Councilwoman Smith to approve the Caughlin Ranch Recreation and Management Plan Agreement and authorize the Mayor to sign.

Motion carried.

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A recess was called at 6:30 p.m. and upon reconvening at 6:50 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

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PUBLIC HEARING

5:15 p.m.

40 Staff Report #87-617 re: Dickerson Road Neighborhood Plan.

Recommended: Council adopt the Dickerson Road Neighborhood Plan with one additional condition as outlined in the staff report.

Mr. Bill Thomas, Senior Planner, gave a brief video presentation to familiarize the Council with the Dickerson Road Area.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and letters of opposition were received from Mr. and Mrs. Frank Gross, 2220 Dickerson Road and Robert Dodson, P.O. 5073, Reno, Nevada.

Mrs. Joan McCorkle, 2300 Dickerson Road #21, stated that she is in favor of a change in the Dickerson Road Area, however, she does not believe that there has been adequate discussion about this proposed plan.

Mr. Franklin Neal Silva, 675 Wellington Road, stated that he has recently purchased a business on Dickerson Road and he concurred with Mrs. McCorkle noting that he feels it is necessary that the plan be further discussed before it is implemented.

Ms. Adele Malot, 2300 Dickerson Road, spoke in favor of the portion of the plan which would provide increased access to the Truckee and make the River a Greenbelt Area.

Mr. Frank Gross, 2220 Dickerson Road, spoke in opposition to the proposed neighborhood plan, and noted conflicting reports written by the planning staff over the course of developing the plan.

Mr. John Eaton, 2222 Dickerson Road, stated that he owns riverfront property on Dickerson Road and is opposed to the portion of the plan which would require him to give up 20 feet of his property to comply with the plan.

Mr. Raymond Craft, 2250 Dickerson Road, stated that better access is necessary at the intersection of Dickerson Road and Second Street. He noted that the area is approximately 80% commercially zoned and to change the overall zoning of the area would definately hurt the businesses in the area.

Ms. Pat Gross, 3070 Zeus Way, pointed out that there has not been a general agreement between all of the residents on Dickerson Road and therefore, she feels that more discussion is necessary before any plan is adopted. She suggested that a committee of Dickerson Road residents and business owners be created that would work with staff to resolve this issue.

The Mayor asked if anyone else cared to speak on this issue. Hearing no one he closed the public hearing.

Mr. Bill Thomas addressed the concern over the conflicting numbers mentioned by Mr. Gross stating that many of the numbers on the drafts were changed as the area was researched further.

In response to Councilman Wilson, Mr. Gross stated that in his opinion one of the only things that has been accomplished by the proposed plan is that it has created conflict between the residents and the business owners in the area.

Councilwoman Wishart inquired about which issues were agreed upon by the property owners in the area at the previous meetings that were held.

Mr. Parky May, business owner at 2220 Dickerson Road, stated that he attended three of the meetings and noted that there were several points that had very strong agreement by those in attendance. He continued that as far as zoning was concerned the consensus was to leave the zoning the way it exists. He also mentioned that there was real concern about the Dickerson Road, Second Street; intersection, enforcement of the existing laws regarding storage and maintenance of the properties and fire access on the west end of the road.

Mr. Garth Lambrect, property owner on Dickerson Road, stated that his impression of the previous meetings was that there was a great feeling of being threatened because the residents were not given the opportunity to express the problems they saw with the area, but rather the staff presented a plan to them. He noted that he did not feel that there was a consensus on most of the issues.

Councilwoman Lehners suggested that a notice be sent to all property owners in the area stating a meeting date and at that meeting a majority vote be taken on each of the issues in the plan and return to staff with recommendations.

Discussion ensued regarding the process that was taken in creating the plan and how the issues that are proposed to be included in the plan were determined.

It was moved by Councilwoman Wishart, seconded by Councilwoman Smith to defer action on the Dickerson Road Neighborhood Plan until the area residents have been given the opportunity to meet with Planning Staff at a neighborhood meeting to attempt to arrive at an agreement regarding this area.

Motion carried.

The meeting was adjourned at 7:25 p.m.

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Approved this 21st day of December, 1987

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MAYOR OF THE CITY OF RENO

ATTEST:

CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO

CITY OF RENO CORPORATE SEAL WASHOE COUNTY, NEVADA

Council Chambers, Reno, Nevada
December 8, 1987

A Special Meeting of the Reno City Council was called to order at 12:10 p.m. on December 8, 1987 in the Council Chambers of City Hall.

PRESENT: Council members Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza.

ABSENT: None.

ALSO PRESENT: City Manager Schilling, Chief Deputy City Attorney Shipman, and City Clerk Cook.

Request for amendment to Master Plan, zone change and special use permit for major project, Case No. 26-88, Mae Anne Avenue/McCarran Boulevard (Sierra Highlands Commercial Development).

Ms. Leann McElroy, Planning Director stated that the major purpose of the Special Meeting was to examine traffic issues as they relate to this project. She continued that a report was requested from the Regional Transportion Commission but has not yet been received. She briefly explained the service access issue as it relates to the proposed project.

Mr. Greg Krause, of RTC, stated that not including the Sierra Highlands Development, at the completion of all the land uses in the McQueen area, the projected traffic volume suggests that there will be a capacity problem on both Mae Anne Drive between McCarran Boulevard and Sierra Highlands Drive, and on McCarran Boulevard between Mae Anne Drive and South Interstate 80.

Mayor Sferrazza inquired about the affect this shopping center will have in terms of attracting trips from other parts of Reno to the northwest.

Mr. Krause, stated that the RTC traffic model was examined and it was determined that there would be very little regional impact. He continued that in terms of the northwest neighborhood, many shopping trips may be shortened as a result of the proposed center.

In response to Councilwoman Smith, Mr. Krause discussed the traffic model that is used to determine the trip generation.

Councilman Nunez asked how many trips were estimated for the proposed Robb Drive Interchange.

Mr. Krause stated that the Average Daily Trips for the Robb Drive Interchange at build-out has been estimated at 19,000.

Ms. McElroy outlined the history of the McQueen Area Master Plan and discussed the use of McCarran Boulevard with respect to access for this center, noting that she does not believe this center would change the intended use of McCarran Boulevard.

It was moved by Councilwoman Wishart, seconded by Councilwoman Smith to defer any amendment to the McQueen Area Master Plan, to allow staff to continue the process of updating the plan and analyzing necessary possible mitigations and changes in land use designations.

Motion failed with Councilwoman Lehners, Councilman Wilson, Councilman Allen, Councilman Nunez and Mayor Sferrazza voting Nay.

Councilman Nunez stated that he concurs with the findings of the Planning Commission which indicate that there is a need for additional commercial area in northwest Reno.

Councilwoman Lehners stated that the projections for the McQueen Area did not internalize the tremendous growth that has taken place in this area. She noted that currently McQueen High School is above capacity, McCarran Boulevard is not functioning as an expressway as was originally designed and the density in the area has greatly and rapidly increased.

Councilwoman Smith pointed out that the current problem on Virginia Street and Kietzke Lane is something that the City Council inherited, and she believes that the problem that will occur at the intersection of McCarran Boulevard and Mae Anne Avenue will be something the City Council created.

Councilwoman Wishart expressed concern over the lack of consistency and fairness by the City Council with respect to the treatment of various Master Plans throughout the community.

It was moved by Councilman Nunez, seconded by Councilwoman Lehners to approve the amendment to the Master Plan from Multi-Residential to Commercial designation.

Motion carried with Councilwomen Smith and Wishart voting Nay.

It was moved by Councilman Nunez, seconded by Councilwoman Lehners to approve the zone change for Case No. 26-88, subject to the conditions as recommended by staff with the understanding that the developer will construct all street improvements recommended by RTC in order to accomodate traffic flow.

It was moved by Councilwoman Smith, seconded by Councilman Allen to amend the motion to include an additional condition to require the applicant to pay a proportionate share of cost of the Robb Drive or Mae Anne Avenue Interchange.

Councilman Nunez stated that if the amendment included that this proportionate share would be applied to all of the future development in the area, he could agree with the amendment.

Ms. McElroy suggested that the Council direct staff to analyze the proportionate share of the interchange in staff reports for all future projects in the area.

Motion to amend carried with Councilman Wilson and Councilman Nunez voting Nay.

Motion carried with Councilwomen Smith and Wishart voting Nay.

It was moved by Councilman Nunez, seconded by Councilwoman Lehners to approve the special use permit for Case No. 26-88, subject to the conditions in the staff report.

It was moved by Councilwoman Smith, seconded by Councilwoman Wishart to amend the motion to include an additional condition requiring the applicant to provide an adequate truck traffic access plan on this property that would prohibit large service trucks from driving through the parking lot.

Mr. Perry DiLoreto, applicant, stated that the truck deliveries would be scheduled so as not to conflict with peak hour customer traffic.

Councilwoman Wishart pointed out that even if a condition were added to require the applicant to schedule the truck traffic into the center, the condition would be virtually unenforceable.

Motion to amend failed with Councilwoman Lehners, Councilman Wilson, Councilman Allen, and Councilman Nunez voting Nay.

Motion to approve the Special Use Permit carried with Councilwoman Smith and Councilwoman Wishart voting Nay.

Ms. McElroy indicated that the zone change would be done by ordinance and the two conditions added by the Council will be placed on the special use permit.

It was moved by Councilman Nunez, seconded by Councilwoman Lehners to adjourn to a Labor Relations session.

Motion carried.

The meeting was adjourned at 1:18 p.m.

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Approved this 25th day of January, 1988

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MAYOR OF THE CITY OF RENO

ATTEST:

CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO

CITY OF RENO CORPORATE SEAL WASHOE COUNTY, NEVADA

Council Chambers, Reno, Nevada
December 14, 1987

The regular meeting of the Reno City Council was called to order at 9:00 a.m. on December 14, 1987 in the Council Chambers of City Hall.

PRESENT: Council member Allen.

ABSENT: Council members Lehners, Wilson, Nunez, Smith, Wishart and Sferrazza.

ALSO PRESENT: City Attorney Lynch and City Clerk Cook.

COUNCILMAN ALLEN PRESIDING

Councilman Allen noted that due to a lack of a quorum, the December 14, 1987 regular Council meeting will be continued to December 18, 1987 at 9:00 a.m.

The meeting was adjourned at 9:03 a.m.

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Approved this 25th day of January, 1988.

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MAYOR OF THE CITY OF RENO

ATTEST:

CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO

Council Chambers, Reno, Nevada
December 18, 1987

A Special meeting of the Reno City Council was called to order at 9:05 a.m. on December 18, 1987 in the Council Chambers of City Hall.

PRESENT: Council members Lehners, Wilson, Nunez, Smith, and Wishart

ABSENT: Councilman Allen and Mayor Sferrazza.

ALSO PRESENT: City Attorney Lynch and City Clerk Cook.

ASSISTANT MAYOR LEHNERS PRESIDING.

1

BILL NO. 4055

ORDINANCE NO. 3610

AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.06 OF THE RENO MUNICIPAL CODE ENTITLED "ZONING" TO EXCLUDE ACCESS EASEMENTS FROM REQUIRED AREA: TO REDEFINE FRONT, SIDE, AND REAR YARDS IN ORDER TO MEASURE SETBACKS FROM ACCESS EASEMENTS AS WELL AS A STREET OR FREEWAY; AND TO ELIMINATE MINIMUM AREA REQUIREMENTS IN R-2, R-3, R-3a, R-4, AND R-5 ZONES; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, AT-2-88 (ACCESS EASEMENTS/LOT SIZES/YARDS).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4055, Ordinance No. 3610.

Motion carried with Councilman Nunez abstaining and Councilman Allen and Mayor Sferrazza absent.

BILL NO. 4056

ORDINANCE NO. 3611

2

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE, CONCERNING "ZONING", WITHIN THE CITY OF RENO, REGULATING AND RESTRICTING: THE USE OF LAND; THE LOCATION AND USE OF BUILDINGS AND OTHER STRUCTURES; THE DENSITY OF POPULATION IN PROPORTION OF LAND TO BE COVERED BY STRUCTURES; ESTABLISHING BUILDING SETBACK LINES; PROVIDING FOR THE ADJUSTMENT, ENFORCEMENT AND AMENDMENT OF SAID ZONING; AND PROVIDING PENALTIES FOR VIOLATIONS THEREOF; BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).220 RELATING TO A 0.32 ACRE PROPERTY LOCATED AT 137 BURNS STREET, AND IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED "EXHIBIT A:, AND REZONING SAID PROPERTY FROM R-3 (MULTIPLE RESIDENTIAL) TO C-2 (LOCAL COMMERCIAL); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, C-36-86 (ASSISTANCE LEAGUE OF RENO-SPARKS).

It was moved by Councilwoman Smith, seconded by Councilman Nunez to pass and adopt Bill No. 4056, Ordinance No. 3611.

Motion carried with Councilwoman Lehners voting Nay and Councilman Allen and Mayor Sferrazza absent.

BILL NO. 4057

ORDINANCE NO. 3612

3 AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE, CONCERNING "ZONING", WITHIN THE CITY OF RENO, REGULATING AND RESTRICTING: THE USE OF LAND; THE LOCATION AND USE OF BUILDINGS AND OTHER STRUCTURES; THE DENSITY OF POPULATION IN PROPORTION OF LAND TO BE COVERED BY STRUCTURES; ESTABLISHING BUILDING SETBACK LINES; PROVIDING FOR THE ADJUSTMENT, ENFORCEMENT AND AMENDMENT OF SAID ZONING; AND PROVIDING PENALTIES FOR VIOLATIONS THEREOF; BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).221 RELATING TO A 0.895 ACRE PROPERTY LOCATED ON PECKHAM LANE APPROXIMATELY 470 FEET EAST OF NEIL ROAD, AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED "EXHIBIT A:, AND REZONING SAID PROPERTY FROM E-1/TR (FIRST ESTATES WITH TRAILER OVERLAY) TO R-3 (MULTIPLE RESIDENTIAL); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, C-47-87 (KEEVER).

It was moved by Councilwoman Nunez, seconded by Councilman Wilson to pass and adopt Bill No. 4057, Ordinance No. 3612.

Motion carried with Councilman Allen and Mayor Sferrazza absent.

BILL NO. 4058

ORDINANCE NO. 3613

4 AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE, CONCERNING "ZONING", WITHIN THE CITY OF RENO, REGULATING AND RESTRICTING: THE USE OF LAND; THE LOCATION AND USE OF BUILDINGS AND OTHER STRUCTURES; THE DENSITY OF POPULATION IN PROPORTION OF LAND TO BE COVERED BY STRUCTURES; ESTABLISHING BUILDING SETBACK LINES; PROVIDING FOR THE ADJUSTMENT, ENFORCEMENT AND AMENDMENT OF SAID ZONING; AND PROVIDING PENALTIES FOR VIOLATIONS THEREOF; BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).214 RELATING TO A 6,500 SQUARE FOOT PROPERTY LOCATED AT 619 SOUTH ARLINGTON AVENUE AS IS MORE PARTICULARLY DESCRIBED AS LOT 3 IN BLOCK 2 OF NEWLANDS COMPANY MARKER TRACT SUBDIVISION NO. 1, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF WASHOE COUNTY, NEVADA, ON JULY 13, 1907, AND REZONING SAID PROPERTY FROM R-2 (MULTIPLE RESIDENTIAL) TO P-O (PROFESSIONAL OFFICE); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, C-50-85 (METS PROPERTIES).

It was moved by Councilman Wilson, seconded by Councilman Nunez to pass and adopt Bill No. 4058, Ordinance No. 3613.

Motion carried with Councilman Allen and Mayor Sferrazza absent.

5

BILL NO. 4059

ORDINANCE NO. 3614

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE, CONCERNING "ZONING", WITHIN THE CITY OF RENO, REGULATING AND RESTRICTING: THE USE OF LAND; THE LOCATION AND USE OF BUILDINGS AND OTHER STRUCTURES; THE DENSITY OF POPULATION IN PROPORTION OF LAND TO BE COVERED BY STRUCTURES; ESTABLISHING BUILDING SETBACK LINES; PROVIDING FOR THE ADJUSTMENT, ENFORCEMENT AND AMENDMENT OF SAID ZONING; AND PROVIDING PENALTIES FOR VIOLATIONS THEREOF; BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).218 RELATING TO A 49,000± SQUARE FOOT PROPERTY LOCATED ON THE NORTH SIDE OF GULLING ROAD AND MORE PARTICULARLY DESCRIBED AS PARCEL MAP #242 FILED IN THE OFFICE OF THE COUNTY RECORDER OF WASHOE COUNTY, NEVADA, ON APRIL 14, 1976, AND REZONING SAID PROPERTY FROM E-1 (FIRST ESTATES) TO R-1 (SINGLE FAMILY RESIDENTIAL); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, C-9-76R (GEORGE HARDING).

It was moved by Councilwoman Wishart, seconded by Councilman Wilson to pass and adopt Bill No. 4059, Ordinance No. 3614.

Motion carried with Councilman Allen and Mayor Sferrazza absent.

BILL NO. 4060

ORDINANCE NO. 3615

6

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE, CONCERNING "ZONING", WITHIN THE CITY OF RENO, REGULATING AND RESTRICTING: THE USE OF LAND; THE LOCATION AND USE OF BUILDINGS AND OTHER STRUCTURES; THE DENSITY OF POPULATION IN PROPORTION OF LAND TO BE COVERED BY STRUCTURES; ESTABLISHING BUILDING SETBACK LINES; PROVIDING FOR THE ADJUSTMENT, ENFORCEMENT AND AMENDMENT OF SAID ZONING; AND PROVIDING PENALTIES FOR VIOLATIONS THEREOF; BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).219 RELATING TO A 2± ACRE PROPERTY LOCATED ON THE NORTH SIDE OF GULLING ROAD AND MORE PARTICULARLY DESCRIBED AS PARCEL MAPS #1258 AND #1259 FILED IN THE OFFICE OF THE COUNTY RECORDER OF WASHOE COUNTY, NEVADA, ON JUNE 8, 1981, AND REZONING SAID PROPERTY FROM LLR-1 (LARGE LOT RESIDENTIAL - 1 ACRE) TO R-1a (SINGLE FAMILY RESIDENTIAL); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, C-29-80R (PETER S. ALLEN).

It was moved by Councilwoman Wishart, seconded by Councilman Wilson to pass and adopt Bill No. 4060, Ordinance No. 3615.

Motion carried with Councilman Allen and Mayor Sferrazza absent.

BILL NO. 4054

ORDINANCE NO. 3616

7 AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE, CONCERNING "ZONING", WITHIN THE CITY OF RENO, REGULATING AND RESTRICTING: THE USE OF LAND; THE LOCATION AND USE OF BUILDINGS AND OTHER STRUCTURES; THE DENSITY OF POPULATION IN PROPORTION OF LAND TO BE COVERED BY STRUCTURES; ESTABLISHING BUILDING SETBACK LINES; PROVIDING FOR THE ADJUSTMENT, ENFORCEMENT AND AMENDMENT OF SAID ZONING; AND PROVIDING PENALTIES FOR VIOLATIONS THEREOF; BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).222 RELATING TO A 7000 SQUARE FOOT PROPERTY LOCATED AT 715 ROBERTS STREET AND MORE PARTICULARLY DESCRIBED AS LOT 20, BLOCK 4 OF THE AMENDED MAP OF BURKES ADDITION TO RENO, FILED IN THE OFFICE OF THE COUNTY RECORDER, WASHOE COUNTY, NEVADA ON OCTOBER 9, 1917, AND REZONING SAID PROPERTY FROM R-2 (MULTIPLE RESIDENTIAL) TO R-3 (MULTIPLE RESIDENTIAL); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, C-49-85 (WEIGL/TOTTEN).

It was moved by Councilman Nunez, seconded by Councilman Wilson to pass and adopt Bill No. 4054, Ordinance No. 3616.

Motion carried with Councilwoman Lehners voting Nay and Councilman Allen and Mayor Sferrazza absent.

BILL NO. 4061

ORDINANCE NO. 3617

8 AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE, CONCERNING "ZONING", WITHIN THE CITY OF RENO, REGULATING AND RESTRICTING: THE USE OF LAND; THE LOCATION AND USE OF BUILDINGS AND OTHER STRUCTURES; THE DENSITY OF POPULATION IN PROPORTION OF LAND TO BE COVERED BY STRUCTURES; ESTABLISHING BUILDING SETBACK LINES; PROVIDING FOR THE ADJUSTMENT, ENFORCEMENT AND AMENDMENT OF SAID ZONING; AND PROVIDING PENALTIES FOR VIOLATIONS THEREOF; BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).223 RELATING TO A 43,222± SQUARE FOOT PROPERTY LOCATED AT 1505 CLOUGH ROAD AND MORE PARTICULARLY DESCRIBED AS LOTS 1 THROUGH 4 OF PARCEL MAP 1235 FILED IN THE OFFICE OF THE COUNTY RECORDER, WASHOE COUNTY, NEVADA ON MARCH 11, 1981, AND REZONING SAID PROPERTY FROM R-1a (SINGLE FAMILY RESIDENTIAL) TO R-1 (SINGLE FAMILY RESIDENTIAL); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, C-81-85 (SHARRON COURT).

It was moved by Councilman Wilson, seconded by Councilman Nunez to pass and adopt Bill No. 4061, Ordinance No.3617.

Motion carried with Councilman Allen and Mayor Sferrazza absent.

BILL NO. 4062

ORDINANCE NO. 3618

9

AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING A 3.05 ACRE PARCEL OF PROPERTY LOCATED ON THE NORTHEAST CORNER OF VALLEY ROAD AND TIMBER WAY, WASHOE COUNTY, NEVADA, AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED "EXHIBIT A"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 37-88 (SALVATION ARMY).

It was moved by Councilman Nunez, seconded by Councilman Wilson to pass and adopt Bill No. 4062, Ordinance No. 3618.

Motion carried with Councilman Allen and Mayor Sferrazza absent.

The meeting was adjourned at 9:15 a.m.

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Approved this 25th day of January, 1988.

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MAYOR OF THE CITY OF RENO

CITY OF RENO * CORPORATE SEAL * WASHOE COUNTY, NEVADA

ATTEST:

CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO

Council Chambers, Reno, Nevada
December 21, 1987

A Special meeting of the Reno City Council was called to order at 9:00 a.m. on December 21, 1987 in the Council Chambers of City Hall.

PRESENT: Council members Allen, Nunez, Smith, Wishart and Sferrazza.

ABSENT: Councilmembers Lehners and Wilson.

ALSO PRESENT: City Manager Schilling, City Attorney Lynch and City Clerk Cook.

APPROVAL OF THE MINUTES

Approval of the December 7, 1987 Special Council Meeting Minutes.

It was moved by Councilman Allen, seconded by Councilman Nunez to approve the December 7, 1987 Special Council Meeting Minutes as submitted.

Motion carried with Councilwoman Lehners and Councilman Wilson absent.

APPROVAL OF THE AGENDA

Approval of the December 21, 1987 Special Council Meeting Agenda.

City Attorney Lynch requested that the claim of Woodard vs. the City of Reno be added to the agenda as an emergency item.

It was moved by Councilwoman Smith, seconded by Councilman Nunez to add the Claim of Woodard vs. the City of Reno to the agenda as an emergency item.

Motion carried with Councilwoman Lehners and Councilman Wilson absent.

It was moved by Councilman Nunez, seconded by Councilman Allen to approve the December 21, 1987 agenda as amended.

Motion carried with Councilwoman Lehenrs and Councilman Wilson absent.

CONSENT AGENDA

Cash Disbursements - November 26, 1987 through December 9, 1987

Recommended: Council approve as submitted.

2. Staff Report #87-623 re: Business License Applications as follows:

a. Park Place Restaurant & Lounge; James Wallace Kellison; 5485 Equity Avenue; Bar.

b. Steadfast Inc. dba Port of Subs; Dod K. Pittman; 10555 Stead Blvd.; Dining Wine/Beer.

c. La Guadalupana; Larry Monner; 41 W. First Street; (Previous owner/licensee Nellie Borrero, dba Tu Casa; Package Beer.

d. Keystone Lounge; Pauline Neoma Savage; 211 Keystone Avenue; (Previous owner/licensee Richard Long, dba same);

e. Deli Reno; Linda Jeffrey; 953 Fifth Street; (Previous licensee Wayne Jeffrey; Dining Wine/Beer, Package Beer.

f. V & T Markets Inc. dba Short Stop Food Stores; Deborah L. Sheltra; 275 S. Wells Avenue; (Previous licensee Russ Sheltra, Jr.); Dining Wine/Beer, Package Liquor.

g. Reno Catering Company, Inc.; John J. Slaboch; 1000 E. Sixth Street; (Previous licensee Robert L. Griffen); Bar, Extra Bartenders.

h. Reno Catering Company, Inc.; John J. Slaboch; 1000 E. Sixth Street; (Previous licensee Robert L. Griffen); Alcohol Catering.

i. R Bar; Leonard Houston Vaught; 3155 Kietzke Lane; Add-on Cabaret.

j. Video Gaming Inc. db at Beer Barrel; Kent Mattefs; 58 E. Ninth Street; (3) slots, space lease.

k. Cardivan db at Cameo Jewelry; Steven Mack; 190 N. Center Street; (3) slots, space lease.

l. Bally Distributing db at Dicks Market; Richard G. Hill; 2780 S. Virginia Street; (4) slots, space lease.

m. North Hills Lounge; Charles L. McGrew; 1075 N. Hills Blvd. #190; (11) slots, owner/operator.

n. Nyle Inc. dba Stained Glass Pub; Steven A. Kavner; 540 W. Fourth Street; (8) slots, participation.

o. Zephyr Bar; Timothy S. Wills; 1074 S. Virginia Street; (9) slots; owner/operator.

p. V & T Markets dba Short Stop Food Stores; Deborah L. Sheltra; 275 S. Wells Avenue; (Previous licensee Russ Sheltra, Jr.); (8) slots, owner/operator.

Comstock Games Inc. db at Reno Elks Homes; Virgil Aramini; 597 Kumle Lane; (Previous vendor Ace Coin); (3) slots, space lease.

7-Eleven #24578; Richard Rose; 3300 S. McCarran Blvd.; (Previous vendor Bally Distributing); (3) slots, owner/operator.

7-Eleven #22581; Richard Rose; 3085 S. Virginia Street; (Previous vendor Bally Distributing); (3) slots, owner/operator.

Recommended: Council approve business licenses as submitted.

COUNCILMAN WILSON PRESENT 9:10.

Staff Report #87-624 re: Claim of Richard Christensen in the amount of $15,000.00.

Recommended: Council acknowledge the claim of Richard Christensen and return to the administrative staff for referral to the Risk Management Committee.

Final Payment - Mira Loma Park Phase II, Contract No. 583.

Recommended: Council approve final payment to OSO Construction Company in the amount of $157,342.63.

Final Payment - Evans Avenue Storm Drain and 1985 Bond Issue Storm Drain, Contract No. 610.

Recommended: Council approve final payment to Gerhardt and Berry Construction, Inc. in the amount of $56,658.30.

COUNCILWOMAN LEHNERS PRESENT 9:15 a.m.

Staff Report #87-625 re: Amended final map of Rolling Hills Highlands Unit No. 1 Subdivision.

Recommended: Council reapprove the tentative map and approve this amended map and authorize the Mayor to sign.

Staff Report #87-626(a) re: Final map of 525 Court Street Condominium Subdivision.

Recommended: Council approve the final map of 525 Court Street Condominium Subdivision.

Staff Report #87-626(b) re: Final map of Sierra Highlands Unit No. 4-D Subdivision.

Recommended: Council approve the final map of Sierra Highlands Unit No. 4-D Subdivision.

9 Staff Report #87-626(c) re: Final map of Sierra Highlands Unit No. 4-E Subdivision.

Recommended: Council approve the final map of Sierra Highlands Unit No. 4-E Subdivision.

10 Staff Report #87-627 re: Acceptance of dedicated water rights and transfer use to Sierra Pacific Power Company.

PROJECT	ACRE FEET
Single Family Residence	2.16
South Terrace Heights Subdivision	21.38

Recommended: Council accept the subject water rights dedications and transfer the use of said rights to Sierra Pacific Power Company.

11 Staff Report #87-628(a) re: Bid #824 - Trencher - Parks Division.

Recommended: Council award Bid #824 to Ditch Witch for a total bid award of $23,456.00.

12 Staff Report #87-628(b) re: Bid #825 - Motor Pool and Fire Department Vehicles.

Recommended: Council award Bid #825 to Hallman Chevrolet, Owens Ford, Reno Dodge, Reno AMC Jeep and Capitol Ford for a total bid award of $202,577.02.

13 Staff Report #87-628(c) re: Bid #826 - Municipal Court Furniture.

Recommended: Council award Bid #826 to Morrill & Machabee for $8,076.00 and Custom Office Supply for $11,930.73, total bid award $20,006.73.

14 Staff Report #87-628(d) re: Bid #827 - 150 Tons Alfalfa Hay - Sanitary Engineer Division.

Recommended: Council award Bid #827 to Reno Ranch and Sprinkler Suppley for a total cost of $12,450.00.

15 Staff Report #87-628(e) re: 1988 Washoe County School District Bus Lease Agreement.

Recommended: Council approve the 1988 Washoe County School District Bus Lease Agreement and authorize the Mayor to sign.

16 Staff Report #87-628(f) re: Regional Flood Alert Interlocal Agreement.

Recommended: Council approve the Memorandum of Understanding between the Cities of Reno, Sparks and Washoe County for the Truckee Meadows Early Warning System and authorize the Mayor to sign.

17 Staff Report #87-628(g) re: Longley Interceptor Sewer Agreement for reimbursement.

Recommended: Council approve the Longley Interceptor Sewer Agreement for reimbursement.

It was moved by Councilman Nunez, seconded by Councilman Allen to approve Consent Agenda items 6A through 6H7 as recommended.

Motion carried with Councilwoman Lehners, Councilwoman Smith and Mayor Sferrazza voting Nay on Item 6F1.

18 Claim of Woodard vs. The City of Reno.

Recommended: Council follow the recommendation of Robert McQuaid, outside legal counsel for Risk Management.

It was moved by Councilwoman Lehners, seconded by Councilman Allen to follow recommendation as presented by Robert McQuaid.

Motion carried.

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PLANNING DEPARTMENT

19 Staff Report #87-630 re: Request for an amendment of a previously-approved major project review providing for the expansion of the Washoe Medical Center facilities. The proposed amendment would accommodate development of a two-story, 468 space parking garage on the property, as well as incorporation of a 17,509 square foot parking lot on the corner of Kirman and Mill into the overall land area now encompased by the special use permit for the facility, MPR-22-86 (NHS Enterprises).

Recommended: Council approve the amendment to MPR-22-86, subject to the conditions in the staff report.

Ms. Leann McElroy, Planning Director, gave an overview of the request.

It was moved by Councilman Nunez, seconded by Councilwoman Wishart to approve the amendment to MPR-22-86, subject to the conditions in the staff report.

Motion carried.

20 Staff Report #87-631 re: Request for an extension of the time limit imposed for application for a building permit by the approval of MPR-35-86. A circumstantial hardship exists preventing the project from being constructed within the time originally approved, in that the original applicant, Mr. John Keever, passed away earlier this year. His wife, Mrs. Bettie Keever, indicates that the development of the project must be postponed until estate matters can be settled, MPR-35-86 (Silver State Park).

Recommended: Council approve a one-year time extension for MPR-35-86, subject to the original conditions of approval.

It was moved by Councilwoman Wishart, seconded by Councilman Allen to approve a one-year time extension for MPR-35-86, subject to the original conditions of approval.

Motion carried.

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The City Council adjourned at 9:30 to the Redevelopment Agency Meeting and upon reconvening at 10:10 a.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

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FINANCE DEPARTMENT

21 Staff Report #87-638 re: Presentation of Comprehensive Annual Financial Report with Auditor's Opinion.

Recommended: Council accept the Comprehensive Annual Financial Report, authorized to be published, and the required reading be accomplished.

Mr. Bill Hartman, Deloitte, Haskins and Sells, gave a detailed outline of the report. He noted that the City of Reno received the Certificate of Acheivement for Excellence in Financial Reporting for the year 1986 and should receive the same for 1987.

Mr. John Serena, Project Manager for Deloitte, Haskins and Sells, commented on the body of the report and responded to questions from the Council.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to accept the Comprehensive Annual Financial Report and authorize the report to be published and that the required reading be accomplished and reflected in the minutes of the City Council meeting.

Motion carried.

22 Hearing re: Denial of Business License Application - Randy Sloan.

Recommended: Council deny the application for a business license.

The Mayor called upon Mr. Sloan to present his case. Neither Mr. Sloan nor a representative for him was present.

Mr. Robert Shoemaker, Revenue Manager, stated that the Council had received a summary of all the events that had taken place regarding the business license application.

Assistant City Attorney Cooke stated that there were several questions that she needed to ask Mr. Sloan but has been unable to meet with him to resolve the questions.

It was moved by Councilwoman Wishart, seconded by Councilman Nunez to accept the proposed findings in fact, conclusions of law and attached exhibits and deny the business license application of Randy Sloan.

Motion carried.

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PUBLIC HEARING

10:30 a.m.

23 Staff Report #87-639 re: Request for abandonment of portions of Razor Back Road, consisting of approximately 39,097± square feet, located south of McCarran Boulevard and west of Plumas Street, Case No. 75-88 (Razor Back Road Abandonment).

Recommended: Council approve Case No. 75-88, subject to the conditions in the staff report.

The Mayor asked if proper notice had been given. City Clerk stated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing opened and asked if anyone cared to speak in favor or in opposition to the request. Hearing no one he closed the public hearing.

The Mayor expressed concern over the abandonment of this portion of Razor Back Road.

Councilwoman Lehners expressed concern regarding this request stating that the abandonment should have been brought to Council when the final design for McCarran Boulevard was decided and secondly she felt that this abandonment favors the two parcels to the south and ignores the requests of the homeowners who asked that the road be pushed further south.

It was moved by Councilman Allen, seconded by Councilwoman Smith to approve Case No. 75-88, subject to the conditions in the staff report.

Motion carried with Councilwoman Lehners and Mayor Sferrazza voting Nay.

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A recess was called at 11:05 a.m. and upon reconvening at 11:20 a.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

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24 Staff Report #87-632 re: Request for a special use permit to permit the conversion of 70 existing hotel rooms to time share units at the Onslow Hotel/Casino located at 133 North Virginia Street in the Hotel Casino Downtown (HCD) zone, Case No. 55-88 (Onslow Hotel/Casino).

Recommended: Council approve Case No. 55-88, subject to the conditions in the staff report.

Ms. McElroy gave an overview of the request and noted that it is estimated that room tax revenues will be reduced by approximately $28,000 per year due to the conversion of the 70 rooms to time share units.

Mr. Conrad Priess, of the Onslow Hotel, addressed the Council relative to their request.

Mr. Foster Mullen, Q.M. Corporation representing the Onslow Hotel/Casino, explained the marketing approach that the Onslow will take to sell the units.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to approve Case No. 55-88, subject to the conditions in the staff report.

Motion carried.

PUBLIC HEARING

10:30 a.m.

25 Staff Report #87-640 re: Request for a zone change from R-2 to P-O on 0.393 acres of a 1.8 acre parcel and a zone change from R-3a to P-O on 0.03 acres of the 1.8 acre parcel which is located on the southeast corner of Silver Lake Boulevard and Stead Boulevard. The zone changes on the 0.423 acres are requested to enable the construction of a medical office building on the site, Case No. 62-88 (Stead Medical Center).

Recommended: Council approve Case No. 62-88 by ordinance.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing opened and asked if anyone cared to speak on this request. Hearing no one he closed the public hearing.

It was moved by Councilwoman Smith, seconded by Councilman Allen to approve Case No. 62-88 by ordinance.

Motion carried.

PUBLIC HEARING

11:00 a.m.

26

Staff Report #87-641 re: Public Hearing on the 1987 Public Nuisance Report and Account No. 3 for the abatement of a vacant structure and filling and compacting a basement as a public nuisance upon a certain property, and a resolution approving and confirming the Special Assessments to be levied therefor, (Toscano Hotel Site).

Recommended: Council to hold a public hearing on the Public Nuisance Report and Account No. 3, and adopt the resolution.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor opened the public hearing and asked if anyone cared to speak in favor or in opposition to the assessments to be levied.

It was moved by Councilwoman Lehners, seconded by Councilman Allen to accept the 1987 Public Nuisance Report and confirm the amount of the assessment against the parcel.

Motion carrried.

Resolution No. 4387 - A resolution approving and confirming the assessments for the 1987 Report and Account No. 3 filed by the City Engineer with the City Clerk for the abatement of a vacant structure and filling and compacting a basement as a public nuisance upon a certain property, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to pass and adopt Resolution No. 4387.

Motion carried.

RESOLUTION NO. 4387

A RESOLUTION APPROVING AND CONFIRMING THE ASSESSMENTS FOR THE 1987 REPORT AND ACCOUNT NO. 3 FILED BY THE CITY ENGINEER WITH THE CITY CLERK FOR THE ABATEMENT OF A VACANT STRUCTURE AND FILLING AND COMPACTING A BASEMENT AS A PUBLIC NUISANCE UPON A CERTAIN PROPERTY.

27 Planning Department, continued:

Reconsideration of condition placed upon annexation of Northgate Golf Course at the November 23, 1987 Council meeting.

Mr. Bill Hull, of the Reno/Sparks Convention and Visitors Authority, stated that the Golf Course has been under construction for over two years and never has anything been mentioned about an assessment for the proposed interchange. He also noted that the number of trips generated by the golf course had been estimated at 1200 and a more actual figure would be about 250 trips per day.

Discussion ensued regarding the traffic impact that the golf course will actually have on the McQueen area and the possibility of creating a special assessment district for existing development in the McQueen area.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to allow the Northgate Golf Course to continue with annexation and connection to the City sewer and to waive the condition which would require the applicant to participate in the pro-rata share of the cost of the Robb Drive Interchange.

Motion carried with Councilwoman Smith, Councilwoman Wishart and Mayor Sferrazza voting Nay.

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28 Plumas Street amendment (time extension) to Master Plan.

Ms. McElroy stated that at the October 26, Council meeting, staff was directed to work in conjunction with the Meadowridge Homeowners, the developer, the Southwest Truckee Meadows Homeowners Association, the Greenranch Homeowners and the Trails Committee, to develop options for the termination of Plumas Street on the north side of Windy Hill with the matter to return within 60 days. She continued that this group has requested an additional 60 days to examine the issue.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve the 60-day time extension to allow the issue to be evaluated.

Motion carried.

CITIZEN INTIATIVES

29 Slot release agreement - Golden Road Motor Inn - B. Farahi

Mr. John Farahi, 2030 Skyline Boulevard representing the Golden Road Motor Inn, stated that the Travelodge is asking for additional slot machines in order to financially amortize the improvements that are planned for the Travelodge. He continued that at the time the Travelodge came before the Council asking for 50 slot machines, the plans for the improvements were not finalized, however, it has now been determined that the cost of these improvements will be approximately $1.5 million.

City Attorney Lynch pointed out that because Council has already taken action on this item at a previous meeting, a motion to reconsider this action must be made within a time certain and that time has already passed. She continued that if the Council would like to consider changing the number of slots granted to the Travelodge from 50 to 80, as is now requested, then the rules of Council procedure must be suspended.

In reponse to Councilman Allen, Chief Deputy City Attorney Shipman stated that it is her understanding that the action taken by the Council on November 9, 1987, was an action to provide an exception to allow up to 50 slot machines which was not to be a consideration or a determination that there was a non-conforming use, but in fact, by allowing 50 slot machines at the Travelodge and by having the document recorded, it would be able to continue and go with the property. She continued that to that extent, the Travelodge would have a non-conforming gaming use for up to 50 slot machines.

Mayor Sferrazza inquired if it would be possible for the Travelodge to make another application for additional slots and if the Council denied that application, the applicant would be able to appeal that denial.

Ms. Shipman stated that Mayor Sferrazza's suggestion would be the appropriate way to have this item placed on the agenda. She added that what is on today's agenda is basically a motion to reconsider having been put on the agenda by the applicant.

City Attorney Lynch stated that at the November 9, 1987 meeting, the Council directed the City Attorney's Office to draft an agreement between the applicant and the City of Reno.

Mr. Farahi stated that the agreement has not been signed, so there is no signed agreement.

Discussion ensued regarding the reason for the drafting of the agreement.

Mr. Stephen Mollath, attorney representing the Travelodge, stated that the reason this item was placed on the agenda, was to provide the Council with the reasons behind the proposed change from 50 to 80 slot machines.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to follow the Council rules of procedure and decline to hear the presentation.

Councilman Nunez stated that this property is trying to improve itself to the benefit of the entire community and in his opinion if proper action were taken with respect to gaming in motels, perhaps this issue would not be before Council at this time.

Motion carried with Councilman Wilson voting Nay.

Mr. Mollath agreed to withdraw the application.

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A recess was called at 12:30 p.m. and upon reconvening at 1:30 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

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POLICE DEPARTMENT

30 Staff Report #87-634 re: Acquisition of floor space through lease contract to accomodate a Workcard/Training Facility outside of present police facility, at 704 Mill Street.

Recommended: Council approve the proposal and approve the lease agreement and authorize the Mayor to sign.

Discussion ensued regarding the cost of the lease and the parking provided at the site, with Sergeant Roger Clark responding to questions from the Council.

City Manager Schilling stated that the quality of the service provided to the clients will increase with the location of this service outside of the present police facility. He continued that there is a possibility that the City of Sparks and Washoe County will contract with the City of Reno to provide this service at this one central facility.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve this proposal with the understanding that in the event that the City of Sparks and Washoe County do contract with the City of Reno for the use of this facility, the monies received will be used for the amoritization of the lease.

Motion carried.

31 Staff Report #87-637 re: Request for SCCRT funds from the Reno Redevelopment Agency and approval of Hold Harmless Agreement.

Recommended: Council direct staff to request a distribution of SCCRT funds from the Reno Redevelopment Agency and authorize the Mayor to sign the hold harmless agreement.

It was moved by Councilwoman Wishart, seconded by Councilman Wilson to direct staff to request a distribution of SCCRT funds from the Reno Redevelopment Agency and authorize the Mayor to sign the hold harmless agreement.

Motion carried.

CITY CLERK

Boards and Commissions

32 Recreation and Parks Commissions (2 Appointments)

Mayor Sferrazza appointed Ellen Arrascada and Patrick Morrissey to the Recreation and Parks Commission, subject to Council confirmation, with the understanding that if Patrick Morrissey is unwilling to resign from the Citizens' Policy and Planning Advisory Commission, Craig Crow will be appointed.

It was moved by Councilwoman Smith, seconded by Councilman Nunez to approve the appointments made by Mayor Sferrazza.

Motion carried.

33 Reno Commission on the Status of Women (1 Appointment)

Mayor Sferrazza appointed Patricia Anderson to the Reno Commission on the Status of Women, subject to Council confirmation.

It was moved by Councilwoman Wishart, seconded by Councilman Wilson to approve the appointment of Patricia Anderson to the Reno Commission on the Status of Women.

Motion carried.

34 Truckee River Advisory Board (1 Appointment)

This item was deferred to the next meeting.

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35 Staff Report #87-633 re: Community Development Plan

Recommended: Council approve the Community Development Plan.

Ms. Leann McElroy, Planning Director, gave an overview of the plan and the Council discussed and commented on the priorities and procedures set forth in the plan.

It was moved by Councilwoman Wishart, seconded by Councilman Wilson to approve the Community Development Plan with the understanding that the Council will discuss the priorities to be established for physical development activities at a later date.

Motion carried.

36 Staff Report #87-629 re: Request for time extension in the form of an amendment to condition of Approval No. 38 which prescribes a time schedule for development on the project. In light of the Army Corps of Engineers involvement with the project, the applicant requests to postpone originally proposed phasing by three years, Case No. 77-87 (Double Diamond Ranch).

Recommended: Council approve the time extension as indicated in Condition No. 38 as listed in the Planning Commission report.

Ms. McElroy noted that the applicant is asking for a three year extension due to problems in conjunction with delineating the wetlands with the Corps of Engineers.

In response to Councilwoman Wishart, Ms. McElroy stated that it is debatable whether or not Condition No. 15 that was placed on the project, has been violated. She noted that trenches have been dug around the property and Condition No. 15 states that "Prior to the issuance of any permit or the commencement of any site work, DDR shall submit plans approved by the Corps of Engineers delineating wetlands or any other lands the development of which are subject to the issuance of Federal permits." She stated that the applicant has indicated that these trenches were dug for agricultural purposes rather than to facilitate the project.

Discussion ensued with respect to Condition No. 15 and whether or not the condition was violated.

Ms. McElroy explained that a condition has been placed on the project which states that if it is determined that substantial changes (±10%) are made in the size, intensity or density of componenets, or in the ratios and proportions of the various kinds of components, the entire project will be required to return to the Council and will be subject to debate.

It was moved by Councilman Nunez, seconded by Councilman Wilson to approve the time extension as indicated in Condition No. 38 as listed in the Planning Commission report.

City Manager Schilling indicated that from a planning perspective, a master plan on a property of this size, rather than development in a piece-meal fashion, is very desirable for the City of Reno.

Motion carried with Councilwoman Lehners and Mayor Sferrazza voting Nay.

CITY MANAGER

37 Study of Wastewater Treatment Facility Consolidation.

City Manager Schilling gave an overview the concept of consolidating wastewater treatment in the Truckee Meadows. He recommended that the Council direct staff to invite the City of Sparks and Washoe County to join with the City of Reno in contracting a study of the feasibility of consolidating wastewater treatment in the Truckee Meadows into a single operating authority, governed by balanced representation and respecting all legitimate interests.

It was moved by Councilman Wilson, seconded by Councilwoman Smith to authorize the City Manager to contact the City of Sparks and Washoe County to determine whether or not they are receptive to participating in a feasibility study regarding the consolidation of wastewater treatment in the Truckee Meadows.

Motion carried.

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HUMAN RESOURCES

38 Staff Report #87-635 re: Reno Administrative/Professional Group Contract ratification.

Recommended: Council approve and ratify the negotiated amendments to the subject labor agreement and authorize the Mayor to sign.

Mr. Mark Gregersen, Director of Human Resources, responded to questions from the Council regarding the amendments to the contract.

It was moved by Councilwoman Smith, seconded by Councilman Wilson to approve and ratify the amended terms of the current labor agreement between the City of Reno and the Reno Administrative/Professional Group as proposed.

Motion carried.

COUNCILMAN ALLEN ABSENT 3:45 p.m.

39 Staff Report #87-636 re: Extension of Select Plan Health Insurance Coverage

Recommended: Council approve an agreement which would extend the City's contract with Valley Wide through February 28, 1988 and authorize the Mayor to sign.

Mr. Mark Gregersen, Director of Human Resources, stated that Valley Wide Insurance Company has notified the City of it's intent to cancel coverage effective December 31, 1987. He continued that Valley Wide has offered to extend the City's contract through February 28, 1988, which would allow time the City additional time to find replacement insurance.

Discussion ensued regarding the benefits of extending this policy versus the creation of a self-funding mechanism.

It was moved by Councilman Nunez, seconded by Councilwoman Smith to approve an agreement which would extend the City's contract with Valley Wide through February 28, 1988 and authorize the Mayor to sign.

Motion carried with Councilwoman Lehners and Mayor Sferrazza voting Nay and Councilman Allen absent.

The meeting was adjourned at 4:00 p.m.

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Approved this 11th day of January 1988.

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Peter J. Sferrazza
MAYOR OF THE CITY OF RENO

ATTEST:

Johanne Leeder, Chief Deputy
CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO

Council Chambers, Reno, Nevada
December 28, 1987

The regular meeting of the Reno City Council was called to order at 9:00 a.m. on December 28, 1987 in the Council Chambers of City Hall.

PRESENT: None

ABSENT: Council members Lehners, Wilson, Allen, Nunez, Smith, Wishart, and Sferrazza.

ALSO PRESENT: Senior Assistant City Attorney Edwards, and City Clerk Cook.

Due to a lack of a quorum, no meeting was held.

The meeting was adjourned at 9:01 a.m.

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Approved this 25th day of January, 1988

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MAYOR OF THE CITY OF RENO

ATTEST:

CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO

Council Chambers, Reno, Nevada

The regular meeting of the Reno City Council was called to order at 3:05 p.m. on January 11, 1988 in the Council Chambers of City Hall.

PRESENT: Council members Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza.

ABSENT: None.

ALSO PRESENT: City Manager Schilling, City Attorney Lynch and City Clerk Cook.

APPROVAL OF THE MINUTES

Approval of the December 18, 1987 Special Meeting Minutes.

It was moved by Councilman Allen, seconded by Councilwoman Smith to approve the December 18, 1987 Special Meeting Minutes as submitted.

Motion carried.

Approval of the December 21, 1987 Special Meeting Minutes.

It was moved by Councilman Nunez, seconded by Councilwoman Smith to approve the December 21, 1987 Special Meeting Minutes.

Councilwoman Wishart pointed out that on page 13 it should be noted that the statement made by Councilman Nunez was his own opinion and not the position of the entire Council.

Discussion ensued with respect to what should be reflected in the minutes.

It was moved by Councilwoman Wishart, seconded by Councilman Allen to amend the minutes to preface Councilman Nunez's remark on page 13, with the words "In his opinion,".

Motion to amend carried with Councilman Wilson, Councilman Nunez, and Mayor Sferrazza voting Nay.

Councilwoman Wishart also pointed out that on Page 15 under Community Development Plan, the motion should reflect that the Council will discuss the priorities to be established for all activities at a later date, rather than just specifically the physical development activities, as was noted in the minutes.

Motion as amended carried.

APPROVAL OF THE AGENDA

Approval of the January 11, 1988 Regular Meeting Agenda.

City Manager Schilling stated that Item 12A should be withdrawn from the Agenda and Consent Agenda Item 6H4 should be listed under Planning Department items as Item 8I2.

It was moved by Councilman Nunez, seconded by Councilman Wilson to approve the January 11, 1988 Regular Meeting Agenda as amended.

Motion carried.

CONSENT AGENDA

1 Cash Disbursements - December 10 through December 30, 1987.

Recommended: Council approve as submitted.

2 Staff Report #88-001 re: Business License Applications as follows:

a Green Acres Billiards; Janice A. Lee; 7111 S. Virginia, (previous owner/licensee Earl W. Keppel, dba same); Bar.

b Elcano & Associates; The Pasta Mill; 297 E. Plumb Lane, (previous owner/licensee Denny Sakugawa, dba Yokohama); Dining Wine/Beer.

c Hong Kong Restaurant; Cheung Hoi Ho; 6423 S. Virginia Street, (previous licensee Anderson Wu); Dining Wine/Beer.

d Reno Hilton Corp. dba Reno Hilton; Edgar R. Shuman; 255 N. Sierra Street, (previous licensee Kevin G. Desanctis); Cabaret, 7 extra bars.

e IGT db at PDQ Food Store #507; Michael Bender; 2900 Clearacre Lane; (4) slots, space lease basis.

f IGT db at PDQ Food Store #502; Michael Bender; 1400A East Peckham Lane; (4) slots, space lease basis.

g IGT db at PDQ Food Store #501; Michael Bender; 10603 Stead Boulevard; (4) slots, space lease basis.

h IGT db at Park Place Cafeteria and Lounge; Jim Kellison; 5485 Equity Avenue; (5) slots, space lease basis.

Staff Report #88-001 re: Business License Applications, continued:

i Phone Booth Cocktail Lounge; Carl Richard McCoy; 180 E. First Street; (2) Slots, owner/operator.

j Reno Riviera; Eugene A. Rapp; 395 W. First Street; (7) slots, owner/operator.

k Reno Hilton Corp. dba Reno Hilton; Edgar R. Shuman; 255 N. Sierra Street, (previous licensee Kevin G. Desanctis); Unlimited Gaming.

l The Jewelry Box; Marvin D. McKiney; 111 N. Virginia Street; Second Hand Merchandise.

Recommended: Council approve business license applications as submitted.

3 Staff Report #88-002 re: Final Payment, Miscellaneous Flood Damage Repair - F.E.M.A. - Contract No. 616.

Recommended: Council approve final payment of $2,998.58 to Highfield Construction Company.

4 Staff Report #88-003 re: Amended final map of Lakeridge Heights Subdivision.

Recommended: Council reapprove the tentative map and approve the amended final map for Lakeridge Heights Subdivision.

5 Staff Report #88-004(a) re: Grant of easement to Nevada Bell for underground phone cable installation within a City of Reno owned property at the northeast corner of Longley and Huffaker Lanes.

Recommended: Council approve the grant of easement to Nevada Bell.

6 Staff Report #88-004(b) re: Acceptance of Drainage Easements at Stead.

Recommended: Council accept easements.

7 Staff Report #88-004(c) re: Acceptance of right-of-way dedication, Shell Oil.

Recommended: Council accept right-of-way easement.

8 Staff Report #88-005 re: Acceptance of deed to natural drainageway.

Recommended: Council accept the deed to the natural drainageway through Northgate 2B.

9 Staff Report #88-006(a) re: Sole Source Rebuild of Paint Striping Machine.

Recommended: Council approve Idaho Norland as a sole source vendor to rebuild the paint striper at a cost not to exceed $70,000.

10 Staff Report #88-006(b) re: Sole Source Purchase Radio Control Consoles for use in Police Department Dispatch.

Recommended: Council approve the sole source purchase from Zetron, Inc. at a cost of $22,000.00.

11 Staff Report #88-007(a) re: Construction contract for Reno/Stead Wastewater Treatment Facility Expansion.

Recommended: Council wave informalities in the bidding, award the contract to K.G. Walters Construction Company for $1,666,600.00.

12 Staff Report #88-007(b) re: Renewal of lease - East Second Street Parking Lot.

Recommended: Council approve the lease agreement with Gary Gielow for the East 2nd Street parking lot.

13 Staff Report #87-007(c) re: New Moana Ballpark Lease Agreement with Washoe Youth Foundation, Inc. (dba - Reno Silver Sox).

Recommended: Council approve the terms of the agreement between the City and the Washoe Youth Foundation, Inc., for use of Moana Ballpark as previously accepted by the Foundation and signed by their president and secretary.

14 Staff Report #88-008 re: Request for a variance to reduce the normally required twenty (20) foot rear yard setback to thirteen (13) feet to allow for the construction of a 280 square foot addition to the existing home on property located at 2860 Caballo Drive and zoned R-1, Case No. 82-88 (Richards).

Recommended: Council approve Case No. 82-88, subject to conditions.

15 Staff Report #88-009 re: Request for a variance to reduce the normally required five (5) foot side yard setback to three (3) feet to allow for the construction of a second story to an existing residence located at 219½ Arroyo and zoned R-2, Case No. 86-88 (Joseph).

Recommended: Council approve Case No. 86-88, subject to conditions.

16 Staff Report #88-010 re: Request for a one year time extension on the tentative map for the Lewis Homes-Lakeside Subdivision.

Recommended: Council approve the one year time extension, subject to the original conditions of approval associated with the tentative map.

17 Staff Report #88-011 re: Request for temporary employee for door to door canvassing program - Reno Animal Control.

Recommended: Council approve a temporary employee to conduct the door to door canvassing program.

It was moved by Councilman Allen, seconded by Councilwoman Smith to approve Consent Agenda Items 6A through 6L.

(13) Staff Report #87-007(c) re: New Moana Ballpark Lease Agreement with Washoe Youth Foundation, Inc. (dba - Reno Silver Sox), continued:

In response to Councilwoman Wishart, Mr. Duke Lindeman, Parks and Recreation Director, stated that the terms of this agreement are basically the same as the past agreement with Washoe Youth Foundation. He added that general maintenance of the Park will be the responsiblity of the City and in his opinion, this is a "break-even" contract.

Motion carried.

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The City Council adjourned to the Redevelopment Agency meeting at 3:35 p.m. and upon reconvening at 4:15 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

PUBLIC WORKS DEPARTMENT

18 Staff Report #88-012 re: City of Reno surplus vehicle donation to the Reno Martin Luther King Jr. Hall.

Recommended: Council consider the written request, Exhibit A, for two surplus vehicles be donated to the Martin Luther King Jr. Hall.

City Attorney Lynch stated that it has not yet been determined whether or not a public agency can legally make a donation to a private agency such as this. She requested that this item be deferred until such time as the legality of this matter can be determined.

Councilwoman Wishart recommended that when the City has surplus property, the property be advertised and requests be accepted from all private non-profit agencies.

It was moved by Councilwoman Smith, seconded by Councilman Allen to continue this item to the next meeting and direct the City Attorney to review the matter and develop a policy with respect to City surplus property.

Motion carried.

19 Resolution No. 4388 - A resolution accepting streets - Northgate No. 2E.

It was moved by Councilman Nunez, seconded by Councilman Wilson to pass and adopt Resolution No. 4388.

Motion carried.

RESOLUTION NO. 4388

A RESOLUTION ACCEPTING STREETS - NORTHGATE NO. 2E

20 Resolution No. 4389 - A resolution accepting streets - Sierra Highlands Unit No. 4, Phase 1A.

It was moved by Councilman Nunez, seconded by Councilman Wilson to pass and adopt Resolution NO. 4389.

Motion carried.

RESOLUTION NO. 4389

A RESOLUTION ACCEPTING STREETS - SIERRA HIGHLANDS UNIT NO. 4, PHASE 1A.

21 Resolution No. 4390 - A resolution accepting streets - Mayberry Meadows Unit One.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to pass and adopt Resolution No. 4390.

Motion carried.

RESOLUTION NO. 4390

A RESOLUTION ACCEPTING STREETS - MAYBERRY MEADOWS UNIT ONE.

22 Resolution No. 4391 - A resolution accepting streets - Sierra Highlands Unit No. 4, Phase 1B.

It was moved by Councilwoman Lehners, seconded by Councilman Allen to pass and adopt Resolution No. 4391.

Motion carried.

RESOLUTION NO. 4391

A RESOLUTION ACCEPTING STREETS - SIERRA HIGHLANDS UNIT NO. 4, PHASE 1B.

PLANNING DEPARTMENT

23 Staff Report #88-014 re: The feasibility of using Impact Fees to provide for Public Parks and for Childcare.

Recommended: Impact fees not be used to construct public parks or to provide childcare and the Council direct staff to further investigate using development exactions or incentive zoning for the provision of childcare.

Ms. Leann McElroy, Planning Director, outlined the staff report, noting that staff has recommended that impact fees not be used for child care, but rather, further investigation be done in an attempt to offer affordable child care.

Discussion ensued regarding the priority of investigating affordable child care by staff.

It was moved by Councilwoman Smith, seconded by Councilman Allen to instruct staff to further investigate using development exactions or incentive zoning for the provision of childcare

Councilman Wilson stated that although he realizes the need for affordable childcare, he has some concern about placing new demands on staff in light of their existing work program.

Ms. McElroy stated that when new items are added to the work program of the Planning Department by the City Council, it follows that less staff time is available for existing projects.

Councilman Nunez suggested that staff also investigate other possibilities of receiving funds for affordable childcare, such as contribution from local business.

Motion carried with Councilman Wilson voting Nay.

24 Staff Report #88-015 re: Request for a special use permit for a major project to enable the construction of a 44,000 square foot office/warehouse/commercial center on a 4.31 acre site on the southeast corner of Mill Street and Rock Boulevard in the M-E zone, Case No. 80-88 (Mill Center).

Recommended: Council approve Case No. 80-88, subject to the conditions listed in the staff report and adoption of the associated resolution.

Ms. McElroy gave an overview of the request and responded to questions from the Council regarding the amount of landscaping and parking that will be provided.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve Case No. 80-88, subject to the conditions listed in the staff report and adoption of the associated resolution.

Motion carried

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A recess was called at 4:45 p.m. and upon reconvening at 5:05 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza.

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25 Bill No. 4079 - An ordinance to amend Reno Municipal Code Title 18, Chapter 18.14 entitled "Development of Park Playground and Recreational Facilities", amending section 18.14.020 to include definitions of neighborhood park and facilities; amending section 18.14.030 to provide for a 1%, or maximum $1,000.00 per unit, tax; amending sections 18.14.040, 18.14.050 and 18.14.070 to accord with state law on reversions and rebates by adding thereto and deleting therefrom certain wording; together with other matters properly relating thereto.

Chief Deputy City Attorney Shipman, gave an overview of the proposed ordinance and outlined the Marshall-Swift valuations method which is proposed to be adopted.

Discussion ensued regarding the Marshall-Swift method, with Mr. Phil Herrington, Director of Building and Safety, explaining the method and responding to questions from the Council.

Mr. Bob Jones, representing the Builders Association of Northern Nevada, spoke in opposition of the portion of Bill No. 4079 worded: "...as determined by the Building and Safety Department in accordance with the Washoe County Assessor's Office." He contended that this portion of the Bill is not consistent with the language or the intent of AB7.

Lengthy discussion ensued between Mr. Jones and the Council concerning the intent of AB7 in relation to Bill No. 4079 and what will be included as the actual costs to the contractor under the proposed ordinance.

Bill No. 4079 was read by title.

It was moved by Councilwoman Lehners, seconded by Councilwoman Wishart to refer Bill No. 4079 to the Committee of the Whole, with the understanding that the Marshall-Swift provision will be included.

It was moved by Mayor Sferrazza, seconded by Councilman Wilson to amend the motion to direct staff to review with Marshall-Swift to determine if a provision should be made for a discount for production building.

Motion to amend carried.

Motion carried.

CITIZENS INITIATIVES

24 Slot machine agreement between City of Reno and Golden Road Motor Inn, Inc. - B. Farahi.

Mr. Stephen Mollath, Attorney representing the Golden Road Motor Inn, stated that the applicant is requesting an amendment to the agreement between the City of Reno and Golden Road Motor Inn, Inc. which would permit the operation of an additional 30 slot machines.

Mr. Peter Wilday, architect for the Golden Road Motor Inn, Inc., outlined the proposed renovation and expansion of the Travelodge. He explained that in order for the expansion to be viable, at least 80 slot machines would be necessary.

Councilman Nunez stated that he feels that the limit of 50 slot machines was the result of a quick, uninformed decision.

It was moved by Councilman Nunez, seconded by Councilman Wilson to amend the agreement to permit 80 slot machines, subject to the three conditions as outlined in the memo from the City Attorney.

Councilwoman Wishart stated that she would not support the motion because she felt this would set a dangerous precedent and would leave the door open for other motels to request increased gaming to generate the necessary revenue to expand.

Motion failed with Councilwoman Lehners, Councilman Allen, Councilwoman Smith and Councilwoman Wishart voting Nay.

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A recess was called at 6:40 p.m. and upon reconvening at 7:10 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza.

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27 Complaints re: Reno Police Department - J. Harrelson

Mr. Joseph Harrelson, 5355 Slope Drive, Sun Valley, stated that over the past eleven years he has had several conflicts with the Reno Police Department and expressed concern over equitable treatment.

No action was taken on this item.

PUBLIC HEARING

7:00 p.m.

28 Staff Report #88-028 re: Request for a street/alley abandonment and a special use permit for a major project to construct a 51,950 square foot four-story medical office building; a five-story, six-level, 439 space parking garage; 22 surface parking spaces and associated landscaping, Case No. 81-88 (St. Mary's Professional Building).

Recommended: Council approve Case No. 81-88, subject to the conditions in the staff report with a revision to Condition No. 13 as outlined in the staff report.

Councilwoman Lehners stated that she would be abstaining from discussion on this item due to a pending lawsuit.

COUNCILWOMAN LEHNERS ABSENT 7:15 p.m.

Ms. Leann McElroy, Planning Director, gave a brief overview of the request.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor opened the public hearing.

Mr. Paul Solaegui, of Osgood Engineers, discussed the ingress and egress of the proposed parking garage, and the security that will be provided at the change of shifts.

In response to Councilwoman Wishart, Mr. Robert Podewils, Director of Planning and Development for Saint Mary's, stated that the deliveries that will be made at the building will be very small and quick.

Councilwoman Wishart asked if the developer would be willing to pay for a median on Maple Street that would prevent left turns.

Mr. Tom Eggley, of Medi-Plex, stated that the applicant would be willing to pay their proportionate share of the cost of the median

It was moved by Councilwoman Smith, seconded by Councilman Wilson to approve Case No. 81-88, with the added condition that the developer will work with staff to provide for adequate channelization and signage on Maple Street.

It was moved by Councilwoman Wishart, seconded by Councilwoman Smith to amend the motion to include a condition that will require that all four sides of the parking garage will be landscaped.

Motion to amend carried.

Motion carried with Councilwoman Lehners abstaining.

COUNCILWOMAN LEHNERS PRESENT 7:50 p.m.

PUBLIC HEARING

7:15 p.m.

29 Staff Report #87-029 re: Request from the Airport Plaza to install a roof sign on their Porte Co-chere.

Recommended: Council approve the relocation of the restaurant sign which is presently located on the wall of the Airport Plaza to the roof of the Porte Co-chere.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

Mr. Mike Mitchell, Building and Safety Department, gave an overview of the request and presented photographs of the proposal to the Council.

The Mayor opened the public hearing and asked if anyone cared to speak in favor or in opposition to the request. Hearing no one he closed the public hearing.

It was moved by Councilman Nunez, seconded by Councilwoman Lehners to approve the relocation of the restaurant sign which is presently located on the wall of the Airport Plaza to the roof of the Porte Co-chere.

Motion carried.

PUBLIC HEARING

7:15 p.m.

30 Staff Report #88-030 re: An appeal of the Pole Sign Requirements by Young Electric Sign Company.

Recommended: Council approve the Young Electric Sign Company's appeal to allow for a minimum height clearance of 11 feet and a maximum projection of 5 feet 4 inches, in order that the pole sign portion will match the proposed marquee for the Riverboat Casino.

The Mayor asked if proper notice was given. City Clerk Cook stated that proper notice was given and no correspondence was received.

Mr. Mike Mitchell, Building and Safety, outlined the proposed marquee and responded to questions from the Council.

The Mayor asked if anyone cared to speak in favor or in opposition to this request. Hearing no one he closed the public hearing.

It was moved by Councilwoman Wishart, seconded by Councilman Allen to approve the Young Electric Sign Company's appeal to allow for a minimum height clearance of 11 feet and a maximum projection of 5 feet 4 inches, in order that the pole sign portion will match the proposed marquee for the Riverboat Casino.

Motion carried.

PUBLIC HEARING

7:30 p.m.

31

Staff Report #88-031 re: Request for a zone change from R-1a (Single Family Residential with 9,000 square feet minimum lot size) and E-1 (First Estates) to PUD (Planned Unit Development) on 210± acres; tentative map approval for a 403-unit single family home subdivision comprising 179± acres of the total mentioned above; and amendments to the Land Use/Transportation Guide to (1) reduce the classification of Socrates Drive from a minor arterial to a residential collector street and (2) to eliminate the proposed extension of Omega Drive from the project boundary to North Virginia Street, Case No 59-88 (University Ridge).

Recommended: Council approve the zone change by resolution of intent, subject to one condition and approve the tentative map, subject to the conditions in the staff report with a revision to Condition No. 5 as outlined in Staff Report #88-031. Denial of the Amendment to the Master Plan eliminating the extension of Omega Drive from the project boundary to North Virginia Street. Approve the Amendment to the Master Plan reclassifying Socrates Drive from a minor arterial to a residential collector by ordinance.

The Mayor asked if proper notice was given. City Clerk Cook stated that proper notice was given and a letter in opposition was received signed by 25 Prospect Hill residents.

The Mayor opened the public hearing.

Ms. Leann McElroy, Planning Director, outlined the proposal for the Council.

Mr. Jeff Codega, of Codega & Fricke Engineers and Planners, pointed out that with respect to the Omega Drive extension from Socrates Drive to the west of Virginia Street, the applicant has consented to provide for that street to the edge of their property. He noted that the developer has agreed to donate the property for the park and use the residential construction tax mechanism to provide for the construction of the park. The developer will then construct the park and dedicate it to the City. Mr. Codega continued that the developer has been working with the area residents to address their concerns with the necessary mitigation measures. He pointed out the five major points that the area residents would like to see accomplished with the development

as follows: 1) Study of the Omega Drive extension. 2) Require the extension of Socrates Drive to Parr Boulevard with any development in Phases E or F of the project. 3) The closure of Greenstone Drive within four years of project approval or when Socrates Drive is extended to Parr Boulevard, whichever comes first. In the interim, Greenstone be abandoned with the first unit of development with two travel lanes maintained connecting the end of Greenstone to Socrates. 4) Consider improvement of Comstock Drive. 5) Request the City to investigate the feasibility of installing the Socrates Drive/McCarran Boulevard traffic light sooner than is proposed.

Mr.Tom Macaulay, 30 Greenstone Circle, representing the Prospect Hill Property Owners Association, pointed out that the area residents contend that Comstock Drive should be upgraded to City standards and pointed out ingress/egress points of the subdivision. He noted that the major concern of the Association is to ensure that the agreements that are reached on this project are kept.

Dr. Chappel, 3165 Socrates Drive, representing the University Ridge Neighborhood Planning Association, indicated that one of the main concerns of the area residents is to protect property values in the area and to ensure the safety and quality of life of the people who live in this area.

The Mayor asked if anyone else cared to speak in favor or in opposition to the project. Hearing no one he closed the public hearing.

Councilman Nunez asked that if access would be adequate if the intersection of Socrates Drive and McCarran Boulevard were signalized, Comstock Drive were improved, and the developer were required to construct a secondary access up to Parr Boulevard.

Dr. Chapel agreed that this access would be adequate for the area residents.

Councilwoman Lehners expressed concern regarding the slope of the terrain in the area and the soil report contained in the developer's handbook. In conclusion, she stated that in light of the fact that 58 families were in opposition to this project at the Planning Commission phase, she would find it very difficult to approve this project.

In response to Councilwoman Wishart, Ms. McElroy stated that the Master Plan does not differentiate between residential collector and commercial collector streets.

Mr. Codega further discussed the plan and indicated that proposed construction takes into account the slope and the condition of the soil in the area.

It was moved by Councilwoman Smith, seconded by Councilman Wilson to approve the zone change by resolution of intent, subject to the one the condition in the staff report. Approve the tentative map, subject to the 17 conditions recommended by the Planning Commission, with the revision to Condition No. 5 to read as follows:

5) Prior to the issuance of a building permit for the 100th dwelling unit for this development, the applicant shall install and have operational a traffic signal at the intersection of McCarran Boulevard and Socrates Drive, the details of design for which are subject to the review and approval of the Nevada Department of Transportation and the City Engineer. Other projects in the area which impact this intersection shall pay their proportionate share in order to reimburse this applicant for that portion of the signal cost which exceeds his proportionate share.

And the addition of three conditions as follows:

1) The applicant shall apply for the abandonment of that portion of Greenstone Drive that is within the City of Reno and temporary emergency-only access shall be provided from the terminus of Comstock Drive to Socrates Drive at such time the abandonment of Greenstone is approved.

2) Prior to the issuance of a certificate of occupancy for the 251st dwelling unit, the developer shall extend Socrates Drive north from University Ridge to connect with Parr Boulevard. This extension of Socrates Drive shall be constructed to include a paved section twenty-eight (28) feet in width with asphalt berms. The alignment of this street shall be reviewed and approved by the City Engineer. The University Ridge developer shall provide the necessary easement, with the City of Reno providing the use of eminent domain powers should condemnation be necessary.

3) The developer shall contribute $50 per lot for the improvement of Comstock Drive prior to the approval by the City Council of each final map.

Approve the Amendment to the Master Plan eliminating the extension of Omega Drive from the project boundary to North Virginia Street. Approve the Amendment to the Master Plan reclassifying Socrates Drive from a minor arterial to a residential collector by ordinance.

Motion carried with Councilwoman Lehners voting Nay.

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A recess was called at 9:20 p.m. and upon reconvening at 9:28 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

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PUBLIC HEARING

8:00 p.m.

32 Staff Report #88-032 re: Proposed amendments distinquishing between nonconforming uses and nonconforming structures, providing a definition of abandonment for each and time limit for each after which the use of structure is considered abandoned, Case No. AT-4-88 (Nonconforming Uses and Structures).

Recommended: Council approve Case No. AT-4-88.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing opened.

Ms. McElroy gave an overview of the proposed amendments explaining the various instances in which a nonconforming use or a nonconforming structure would be abandonded. She noted that after a nonconforming use has ceased operating for a period of 18 consecutive months, it could not be resumed under any circumstance under the proposed regulations. A nonconforming structure could be reopened upon approval of a special use permit.

The Mayor asked if anyone cared to speak in favor or in opposition of the proposed amendments. Hearing no one he closed the public hearing.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to approve Case No. AT-4-88.

Motion carried.

33 Bill No. 4080 - An ordinance to amend the Reno Municipal Code Title 18, Chapter 18.06, Section 18.06.380 entitled "Nonconformance," by amending section 18.06.380(3) to provide that a nonconforming use may not be resumed after it has been abandoned and defining abandoned; by adding new Subsection (4) to provide that nonconforming land or buildings which are abandoned may be resumed for uses allowed in zone with special use permit and defining abandoned; establishing special use permit criteria; by adding new Subsection (7) defining time periods set forth in (3) and (4); together with other matters properly relating thereto, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to refer Bill No. 4080 to the Committee of the Whole.

Motion carried.

PUBLIC HEARING

8:00 p.m.

34 Staff Report #88-033 re: Proposed amendment which provides for property owners adjacent to or across the street from property being subdivided to be mailed a notice inviting the submission of written comments to be considered by the Planning Commission when the Commission makes its recommendation with respect to the tentative map, Case No. AT-5-88 (Tentative Map Notification).

Recommended: Council approve Case No. AT-5-88, as modified.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

Mayor Sferrazza declared the public hearing opened.

Ms. McElroy gave an overview of the proposed amendment stating that the Planning Commission recommended that the amendment be modified to include the noticing of all property owners within 300 feet.

The Mayor asked if anyone cared to speak in favor or in opposition to the amendment. Hearing no one he closed the public hearing.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to approve Case No. AT-5-88 as modified.

Motion carried.

BUILDING AND SAFETY

35 Bill No. 4078 - An ordinance to amend Title 14, Chapter 14.16 of the Reno Municipal Code entitled "Signs" by deleting wording and adding new wording to provide for new regulations to permit a maximum projection of four inches when a sign is less than eight feet above public property; together with other matters properly relating thereto, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to refer Bill No. 4078 to the Committee of the Whole.

Motion carried.

Planning Department, continued:

36 Bill No. 4066 - An ordinance annexing to and making part of the City of Reno certain specifically described territory being 1.45 acres of property located on the west side of Hilltop Road, approximately 700 feet south of Belford Road, Washoe County, Nevada, as is more fully described in the attached Exhibit "A"; together with other matters properly relating thereto, was read by title, Case No. 88-88 (Colberg).

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to refer Bill No. 4066 to the Committee of the Whole.

Motion carried.

37 Bill No. 4067 - An ordinance annexing to and making part of the City of Reno certain specifically described territory being 0.417 acres of property located at 2290 Barnes Boulevard, Washoe County, Nevada, as is more fully described in the attached Exhibit "A"; together with other matters properly relating thereto, was read by title, Case No. 77-88 (Jim Butler).

It was moved by Councilwoman Wishart, seconded by Councilwoman Smith to refer Bill No. 4067 to the Committee of the Whole.

Motion carried.

38 Bill No. 4068 - An ordinance annexing to and making part of the City of Reno certain specifically described territory being a 29.86 acre parcel of property located on the northeast corner of Huffaker Lane and Del Monte Lane, Washoe County, Nevada, as is more fully described in the attached Exhibit "A"; together with other matters properly relating thereto, was read by title, Case No. 71-88 (View Crest Estates).

It was moved by Councilwoman Lehners, seconded by Councilman Allen to refer Bill No. 4068 to the Committee of the Whole.

Motion carried with Councilman Nunez voting Nay.

39 Bill No. 4069 - An ordinance annexing to and making part of the City of Reno certain specifically described territory being a 221.546 acres of property located at 1111 Clubhouse Drive, Washoe County, Nevada, as is more fully described in the attached Exhibit "A"; together with other matters properly relating thereto, was read by title, Case 67-88 (Northgate Golf Course Annexation).

Discussion ensued with respect to attaching a condition to the project which would require the developer to pay their proportionate share of future traffic mitigation measures in the McQueen Area.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to refer Bill No. 4069 to the Committee of the Whole.

Motion carried with Councilwomen Smith and Wishart and Mayor Sferrazza voting Nay.

40 Bill No. 4070 - An ordinance annexing to and making part of the City of Reno certain specifically described territory being a 2.5 acre parcel of property located at 6930 South McCarran Boulevard, Washoe County, Nevada, as is more fully described in the attached Exhibit "A"; together with other matters properly relating thereto, was read by title, Case 56-88 (Loomis).

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to refer Bill No. 4070 to the Committee of the Whole.

Motion carried

41 Bill No. 4071 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code entitled "Zoning", by adding thereto a new section to be known as 18.06.040(b).229 relating to a 2.5 acre property located at 6930 South McCarran Boulevard, as is more particularly described in the attached Exhibit "A", and rezoning said property from LLR-1 (Large Lot Residential - 1 Acre) to P-O (Professional Office); together with other matters properly relating thereto, was read by title, Case No. 56-88 (Loomis).

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to refer Bill No. 4071 to the Committee of the Whole.

Motion carried.

42 Bill No. 4072 - An ordinance annexing to and making part of the City of Reno certain specifically described territory being a 24.565 acre parcel of property located on the easterly side of McCarran Boulevard, south of West Seventh Street, Washoe County, Nevada, as is more fully described in the attached Exhibit "A"; together with other matters properly relating thereto, was read by title, Case 164-87 (Canyon Center).

It was moved by Councilwoman Wishart, seconded by Councilman Wilson to refer Bill No. 4072 to the Committee of the Whole.

Motion carried with Councilwoman Lehners and Mayor Sferrazza voting Nay.

43 Bill No. 4073 - An ordinance to amend Title 18, Chapter 18.26 of the Reno Municipal Code entitled "Master Plan," by adding a new section to be known as Section 18.26.020(3)(A).42 adopting amendment to Master Plan, Planning Case No. 164-87 as more fully described below; together with other matters properly relating thereto, was read by title, Case No. 164-87 (Canyon Center).

It was moved by Councilwoman Wishart, seconded by Councilman Allen to refer Bill No. 4073 to the Committee of the Whole.

Motion carried with Councilwoman Lehners and Mayor Sferrazza voting Nay.

44 Bill No. 4074 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code entitled "Zoning", by adding thereto a new section to be knonw as 18.06.040(b).217 relating to a 17.69 acre property as is more particularly described in the attached "Exhibit A", and rezoning said property from LLR-1 (Large Lot Residential - 1 Acre) to C-1 (Local Commercial); together with other matters properly relating thereto, was read by title, Case No. 164-87 (Canyon Center).

It was moved by Councilwoman Wishart, seconded by Councilman Allen to refer Bill No. 4074 to the Committee of the Whole.

Motion carried with Councilwoman Lehners and Mayor Sferrazza voting Nay.

45 Bill No. 4075 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code entitled "Zoning" by adding thereto a new section to be known as 18.06.040 (b).227 relating to a 5.0 acre property located north of the present terminus of Yorkshire Drive as is more particularly described in the attached Exhibit "A", and rezoning said property from M-1 (Industrial) to R-2/TR (Multiple Family Residential/Trailer Overlay); together with other matters properly relating thereto, was read by title, Case No. 16-88 (Yorkshire Park).

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to refer Bill No. 4075 to the Committee of the Whole.

Motion carried.

46 Bill No. 4076 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code entitled "Zoning" by adding thereto a new section to be known as 18.06.040 (b).224 relating to a 16.8 acre property located on the north side of Lancaster Drive, approximately 215 feet west of North Virginia Street as is more particularly described in the attached Exhibit "A", and rezoning said property from M-1 (Industrial) to R-2/TR (Multiple Family Residential/Trailer Overlay); together with other matters properly relating thereto, was read by title, Case No. 163-87 (Wellington).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to refer Bill No. 4076 to the Committee of the Whole.

Motion carried.

47 Bill No. 4077 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code entitled "Zoning" by adding thereto a new section to be known as 18.06.040 (b).230 relating to a 2.03 acre property located on the northwest corner of Sunray Drive and Andrea Street, as is more particularly described in the attached Exhibit "A", and rezoning said property from LLR-1 (Large Lot Residential - 1 Acre) to R-1/PD (Single Family Residential with Planned Development Overlay); together with other matters properly relating thereto, was read by title, Case No. C-12-86 (Sunray Subdivision).

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to refer Bill No. 4077 to the Committee of the Whole.

Motion carried.

48 Staff Report #88-007(d) re: Consideration of contracts under the Emergency Shelter Grant Program (ESGP).

Recommended: Council approve and authorize the Mayor to sign contracts granting Emergency Shelter Grant Program funds to the following agencies:

Catholic Community Services	$ 3,512.00
Committee to Aid Abused Women	$10,588.33
Community, Runaway & Youth Services	$ 7,205.00
Kairos Outreach	$ 6,449.00
Martin Luther King, Jr. Hall	$ 5,120.00
TOTAL	$32,874.33

Ms. McElroy stated that the City of Reno is receiving an additional $2,214.33 that has been divided equally between the five agencies listed above.

Councilwoman Wishart stated that she would like to see all of the additional funds allocated to Catholic Community Services, to be used for a aid to the homeless, rather than divided among the five agencies.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve the the contracts granting Emergency Shelter Grant Program funds to the above mentioned agencies.

Motion carried with Councilwoman Wishart voting Nay, for the reason previously mentioned.

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49 Resolution No. 4392 - A resolution of intent to change zone classification in Case No. 22-88 from R-1 (Single Family Residential) to C-1 (Limited Commercial) zone on a .22 acre parcel of property located at 600 East Plumb Lane, Reno, Nevada, Case No. 22-88 (Pizza Parlor).

It was moved by Councilman Nunez, seconded by Councilman Allen to pass and adopt Resolution No. 4392.

Motion carried with Councilwoman Wishart voting Nay.

RESOLUTION NO. 4392

A RESOLUTION OF INTENT TO CHANGE ZONE CLASSIFICATION IN CASE NO. 22-88 FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO C-1 (LIMITED COMMERCIAL) ZONE ON A .22 ACRE PARCEL OF PROPERTY LOCATED AT 600 EAST PLUMB LANE, RENO, NEVADA, CASE NO. 22-88 (PIZZA PARLOR).

50 Resolution No. 4393 - A resolution of intent to change zone classification in Case No. 157-87 from R-2 (Multiple Residential) to R-3a (Multiple Residential) zone on a .2 acre parcel of property located at 342/344 West Eleventh Street, Reno, Nevada, Case No. 157-87 (Cage).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Resolution No. 4393.

Motion carried.

RESOLUTION NO. 4393

A RESOLUTION OF INTENT TO CHANGE ZONE CLASSIFICATION IN CASE NO. 157-87 FROM R-2 (MULTIPLE RESIDENTIAL) TO R-3a (MULTIPLE RESIDENTIAL) ZONE ON A .2 ACRE PARCEL OF PROPERTY LOCATED AT 342/344 WEST ELEVENTH STREET, RENO, NEVADA, CASE NO. 157-87 (CAGE).

CITY CLERK

51 City Clerk Salary Discussion.

Councilman Nunez inquired about the length of time that the other City Clerks in Nevada have been in office in relationship to their salaries.

It was moved by Councilwoman Lehners, seconded by Councilman Allen to adjust the salary of the City Clerk to $41,868.00.

Motion carried.

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52 Staff Report #88-024 re: Destruction of Records

Recommended: Council approve the disposal schedule and authorize the Mayor to sign.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to approve the disposal schedule and authorize the Mayor to sign.

Motion carried.

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53 Boards and Commissions - Truckee River Advisory Board (1 appointment).

It was moved by Councilman Nunez, seconded by Councilman Allen to appoint Mr. Edward Baird to the Truckee River Advisory Board.

Motion carried.

CITY ATTORNEY

54 Staff Report #88-025 re: Builders Association of Northern Nevada vs. City of Reno.

Recommended: Council refer the matter to the City Attorney's Office.

It was moved by Councilwoman Wishart, seconded by Councilwoman Smith to refer the matter to the City Attorney's Office.

Motion carried.

MAYOR AND COUNCIL

55 Cellular One Government Rate Plan - P. Sferrazza.

City Attorney Lynch stated that two phones were given to the City of Reno, however, there is a monthly service fee charged. She continued that because other vendors offer this service, she does not feel comfortable with the City entering into a contract with this company.

It was the determination of the Council to not enter into a contract with Cellular One.

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56 Shelter Alternatives for the Homeless - K. Wishart.

Councilwoman Wishart requested that this item be deferred with direction that staff further examine this issue and determine any alternatives that may be available and begin developing a contingency emergency plan.

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57 Resolution 4394 - A resolution of comendation and appreciation for John McGraw for his contributions to the community through service as Executive Director of the Reno Housing Authority.

It was moved by the Council as a Whole to pass and adopt Resolution No. 4394.

Motion carried.

RESOLUTION NO. 4394

A RESOLUTION OF COMENDATION AND APPRECIATION FOR JOHN MCGRAW FOR HIS CONTRIBUTIONS TO THE COMMUNITY THROUGH SERVICE AS EXECUTIVE DIRECTOR OF THE RENO HOUSING AUTHORITY.

CITY MANAGER

58. Staff Report #88-027 re: Request for approval of Agreement for EAP Services (Employee Assistance Program).

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

The Meeting was adjourned at 10:52 p.m.

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Approved this 25th day of January, 1988

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MAYOR OF THE CITY OF RENO

ATTEST:

CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO

Council Chambers, Reno, Nevada
January 25, 1988

The regular meeting of the Reno City Council was called to order at 3:05 p.m. on January 25, 1988 in the Council Chambers of City Hall.

PRESENT: Council members Lehners, Allen, Nunez, Smith, Wishart and Sferrazza.

ABSENT: Councilman Wilson.

ALSO PRESENT: City Manager Schilling, City Attorney Lynch and City Clerk Cook.

APPROVAL OF THE MINUTES

Approval of the minutes: November 2, 1987, November 16, 1987, December 8, 1987, December 14, 1987 and January 11, 1988.

Councilman Nunez pointed out that on page 7 of the January 11, 1988 minutes, with respect to investigating funding sources for affordable child care, it should be reflected that he indicated that a fee could be charged to local employers rather then asking for contributions from local businesses as was noted.

Councilwoman Smith indicated that City Manager Schilling was not present at the November 2, 1987 meeting as was indicated in the minutes.

Mayor Sferrazza stated that in the minutes of January 11, 1988, Page 1, with respect to the amendment regarding Councilman Nunez's remark, it should be noted that this is a characterization of what he stated and not what he actually stated.

It was moved by Councilman Nunez, seconded by Councilwoman Smith to approve the minutes of November 2, 1987, November 16, 1987, December 8, 1987, December 14, 1987 and January 11, 1988 as amended.

Motion carried with Councilman Wilson absent.

APPROVAL OF THE AGENDA

Approval of the January 25, 1988 Regular Meeting Agenda.

Mayor Sferrazza stated that Items 7A, 14A and 14B have been withdrawn from the agenda.

It was moved by Councilman Nunez, seconded by Councilwoman Smith to approve the January 25, 1988 regular meeting agenda as amended.

Motion carried with Councilman Wilson absent.

CONSENT AGENDA

1 Cash Disbursements - December 31, 1987 through January 13, 1988.

Recommended: Council approve as submitted.

2 Staff Report #88-035 re: Business License Applications as follows:

a Cha-Cha's; Anne Louise Cartmill, 575 W. Fifth Street; Dining Room Wine/Beer.

b Southern Bar-B-Que; Catherine Joyce Curtis; 1100 E. Plumb Lane; Dining Room Wine/Beer.

c Cotton Eyed Joe's; Martin T. Collins; 50 E. Grove Street; (Previous dba The Grand Ballroom); Cabaret/Category C.

d Pizza Huts of Las Vegas; Michael C. Moline; 2740 S. Virginia Street; (Previous licensee, D.J. McClure, dba same); Dining Room Wine/Beer.

e Bally Distributing db at Reno KOA; Robert Ryan; 600 Newport Lane; (10) slots, space lease.

f K & K Enterprises; Joseph Keith Skinner; 510 E. Fifth Street; Second Hand Merchandise.

Recommended: Council approve business license applications as submitted.

3 Staff Report #88-036 re: Claim of Thomas Allen Bohl against the City of Reno in the amount of $25,000.

Recommended: Council acknowledge the claim and return to the administrative staff for referral to the Risk Management Committee.

4 Staff Report #88-037 re: Disposal of Election Returns - 1987 City of Reno Municipal Election.

Recommended: Council authorize the City Clerk to proceed with the destruction of the appropriate election returns for both the 1987 Primary and General Elections.

5 Staff Report #88-038(a) re: Bid #829 - Personal Computer Training Specialist.

Recommended: Council accept the proposals as submitted by Dr. Fritz Grupe, Mr. Ron Peek and Dr. Arthur Broten working as independent contractors to provide training on personal computers for the period of January 26 through June 30, 1988 at an overall cost of $19,000, and authorize the Mayor to sign the agreements.

6 Staff Report #88-038(b) re: Bid #830 - Police Uniforms - Police Department.

Recommended: Council accept the overall low bid as submitted by Silver State Uniform for a one year period.

7 Staff Report #88-038(c) re: Purchase of Replacement Communications Equipment and Sole Source Purchase for certain portions.

Recommended: Council approve the purchase of the communications package under a five year/lease purchase plan with sole source authorization for ElectroCom Automation for the mobile data terminals.

8 Staff Report #88-038(d) re: Sole Source Purchase Radio Control Consoles for use in Fire Department Dispatch.

Recommended: Council approve the sole source purchase of a Radio Control Console from Zetron, Inc. at a cost of $20,000.

9 Staff Report #88-039(a) re: Paradise Park Activity Center Parking Area Contract No. 623, Project No. 27-A87-0631-U3.

Recommended: Council approve a final payment of $15,312.28 retention money withheld on this project.

10 Staff Report #88-039(b) re: Virginia Lake Park, Phase I, Contract No. 609, Project No. 27-A86-0631-UE.

Recommended: Council approve the final payment of $34,171.28 retention money withheld on this project.

11 Staff Report #88-039(c) re: Hilltop Park Renovation, Contract No. 617, Project No. 27-A87-0631-RS.

Recommended: Council approve the final payment of $5,921.28 rentention money withheld on this project.

COUNCILMAN WILSON PRESENT 3:20 p.m.

It was moved by Councilwoman Smith, seconded by Councilman Allen to approve Consent Agenda Items #88-035 through #88-039(c).

Motion carried with Councilwoman Wishart abstaining on Item #88-038(a).

12 Staff Report #88-040(a) re: Final map Lewis Lakeside Unit No. 1 Subdivision.

Recommended: Council approve the final map for Lewis Lakeside Unit No. 1 Subdivision.

13 Staff Report #88-040(b) re: Final map Sage Point Unit No. 1 Subdivision.

Recommended: Council approve the final map for Sage Point Unit No. 1 Subdivision.

14 Staff Report #88-040(c) re: Final map Northgate Unit No. 4-A Subdivision.

Recommended: Council approve the final map for Northgate Unit No. 4-A.

15 Staff Report #88-041(a) re: Dedication of Grandpoint Way.

Recommended: Council reject the offer of dedication at this time, with the offer to remain open in accordance with the provision of NRS 278.390.

16 Staff Report #88-041(b) re: Dedication of Villa Verde Drive, Sierra Highlands Drive and West Seventh Street.

Recommended: Council reject the offer of dedication at this time, with the offer to remain open in accordance with the provision of NRS 278.390.

17 Staff Report #88-041(c) re: Aceptance of dedicated water rights and transfer of use to Sierra Pacific Power Company.

ACRE FEET	PROJECT
.32	Single Family Residence
4.66	Office Building

Recommended: Council accept the subject water rights dedications, and approve the water sale agreement transferring the use of said rights.

18 Staff Report #88-042(a) re: Amendment No. 2 to agreement with Lumos and Associates for Engineering Design of Paradise Pond Flood Control Outfall.

Recommended: Council approve Amendment No. 2 to the agreement with Lumos and Associates.

19 Staff Report #88-042(b) re: Cooperative Agreement for Animal Control Services.

Recommended: Council approve the agreement for Animal Control Services and authorize the Mayor to sign.

20 Staff Report #88-042(c) re: Maintenance agreement for Lakeside Drive landscaping, (Lewis Homes).

Recommended: Council approve the maintenance agreement between Lewis Homes of Nevada and the City of Reno.

21 Staff Report #88-043 re: Request for time extension on the Tentative Map, Case No. 104--87 (Edgewater).

Recommended: Council approve a one year time extension on the tentative map for Edgewater Subdivision, subject to the original conditions of approval.

It was moved by Councilwoman Smith, seconded by Councilwoman Wishart to approve Consent Agenda Items #88-040 through #88-043.

(12) Staff Report #88-040(a) re: Final map Lewis Lakeside Unit No. 1 Subdivision, continued:

Mr. Theodore A. Manning, 655 Robinhood Dr. Apt. #39, spoke in opposition to approval of the final map for Lewis Lakeside Unit No. 1 Subdivision, noting his view that the lots are too small and the development too dense. He also stated that the school located within this subdivision is too close to the other schools in this area.

City Attorney Lynch stated that because the final map conforms to the zoning requirements in NRS and the conditions placed on the tentative map previously approved by the Council, the Council must approve the final map.

(19) Staff Report #88-042(b) re: Cooperative Agreement for Animal Control Services, continued:

Councilwoman Wishart stated that she wished to acknowledge the many hours of diligent work that the members of the Animal Control Advisory Board have dedicated in preparing this contract.

Mr. William Gardner, Chairman of the Animal Control Advisory Board, outlined the elements of the contract to the Council, noting that at present the City of Reno Animal Control Facility is operating without a contract with either Washoe County or the City of Sparks. He continued that under the new agreement, Washoe County would be accountable for their fair share of the hard operating costs at the facility, because they utilize one-third of the facility's services.

In response to Councilwoman Smith, Mr. Gardner stated that the reason the City of Sparks is not included in this agreement is because at present they pay an amount much closer to their fair share than the County does. However, he stated that an agreement with Sparks will be examined.

Discussion ensued regarding the fees paid by the County to the City of Reno Animal Control Facility.

Councilman Nunez requested that an audit be done over the last four years to determine how much, if any, money is due the City from the County with respect to the Animal Control Facility.

Motion carried with Councilman Nunez abstaining on Consent Agenda Items #88-041(a) and #88-043.

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The City Council adjourned to the Redevelopment Agency Meeting at 4:05 p.m. and upon reconvening at 4:40 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

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PLANNING DEPARTMENT

22 Bill No. 4080 - An ordinance to amend the Reno Municipal Code Title 18, Chapter 18.06, Section 18.06.380 entitled "Nonconformance," by amending section 18.06.380(3) to provide that a nonconforming use may not be resumed after it has been abandoned and defining abandoned; by adding new Subsection (4) to provide that nonconforming land or buildings which are abandoned may be resumed for uses allowed in zone with special use permit and defining abandoned; establishing special use permit criteria; by adding new Subsection (7) defining time periods set forth in (3) and (4); together with other matters properly relating thereto.

Ms. Leann McElroy, Planning Director, stated that under the proposed ordinance, after 18 months, a non-conforming use is abandoned and cannot be resumed. With respect to a non-conforming structure, if the structure is closed down for a period of 6 months it will be determined to be abandoned. The structure can however, be resumed and re-used for some use permitted under the Code, as long a the applicant goes through the Special Use Permit process and the required findings are made. She continued that since the first reading of this bill there has been concern expressed by local lenders and businesses and it had been suggested that adoption of this ordinance be delayed and a task force be formed that would allow these lenders and businesses a chance to present alternatives.

Ms. Sara Beth Brown, of First Interstate Bank, outlined the difficulties with the proposed ordinance and also recommended that a task force be formed in order to further examine and amend the ordinance before it is adopted.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to continue this item until the February 8, 1988 Regular Council Meeting.

Motion carried.

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A recess was called at 4:50 p.m. and upon reconvening at 5:05 roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith and Wishart. Absent: Sferrazza.

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COUNCILWOMAN LEHNERS PRESIDING.

CITY MANAGER

23 Report on emergency shelters for the homeless.
Shelter alternatives for the homeless.

MAYOR SFERRAZZA PRESENT 5:10 p.m.

24 City Manager Schilling gave a report with respect to the City of Reno providing an emergency shelter for the homeless of the community. He stated that several facilities have been examined to serve as an emergency shelter. He noted three potential sites that will be further examined. Mr. Schilling continued that the shelter will be staffed and operated by various social services agencies rather than making it a governmental operation. He outlined the standards that would trigger the opening of the shelter as follows: 1) When all local shelters are full. 2) When the temperature falls to 20 degrees or lower for three consecutive days. 3) When there is an equivalent temperature (20 degrees) as a result of the wind chill factor. 4) When there are severe storm conditions.

In response to Councilman Nunez, City Manager Schilling stated that the City of Reno's contribution for the shelter would have to come from the Contingency Fund.

Mr. "Pro-Life" Andy Anderson, addressed the Council with his concerns and suggestions regarding the homeless issue.

It was moved by Councilman Allen, seconded by Councilwoman Wishart to authorize the City Manager to represent the City with respect to requesting the Governor's assistance to allow the Nevada National Guard Armory to be used as an emergency shelter, provide a suitable location for the National Guard to train on the weekends and to commit funds in an amount not to exceed $5,000.00 with the understanding that he will consult with other agencies and the general public to try and obtain other contributions.

Motion carried.

CITY ATTORNEY

25 Bill No. 4079 - An ordinance to amend Reno Municipal Code Title 18, Chapter 18.14 entitled "Development of Park Playground and Recreational Facilities", amending section 18.14.020 to include definitions of neighborhood park and facilities; amending section 18.14.030 to provide for a 1%, or maximum $1,000.00 per unit, tax; amending sections 18.14.040, 18.14.050 and 18.14.070 to accord with state law on reversions and rebates by adding thereto and deleting therefrom certain wording; together with other matters properly relating thereto.

Chief Deputy City Attorney Shipman, stated that at the last meeting the Council directed staff to contact Marshall-Swift. She continued Marshall-Swift was contacted and it is still the contention of the City Attorney's Office that the proposed ordinance complies with State Law and recommends passage with an effective date of March 1, 1988.

Ms. Janice Pine, 375 Hillcrest Drive, gave an overview of what took place at the Legislative Session regarding the residential park tax. She stated that she does not recall any mention of a new formula in computing the amounts with respect to the residential park tax process.

Discussion ensued regarding the meaning of the words "actual construction costs" that are contained in A.B.7.

Mr. Deno Paolini, representing Concerned Citizens of Rancho San Rafael, spoke in favor of adoption of Bill No. 4079 and the Marshall-Swift valuation system.

Mr. Bob Jones, Executive Director of the Builders' Association of Northern Nevada, expressed his concerns regarding adoption of Bill No. 4079 and suggested that a workshop be scheduled to further discuss this issue.

It was moved by Councilman Nunez, seconded by Councilman Wilson to postpone the second reading of Bill No. 4079 until the February 8, 1988 Regular Council meeting, with the understanding that in the meantime, a workshop will be held with input from Marshall-Swift.

Councilwoman Smith stated that she would not support a workshop due to the fact that Washoe County is already using the Marshall-Swift method and she contended that Bill No. 4079 should be adopted.

Motion carried with Councilwomen Lehners, Smith and Wishart voting Nay.

26

Staff Report #88-050 re: Request for a time extension of the amendment to MPR-14-84 to allow for the construction of improvements at the Sands Regent Hotel/Casino located at 345 North Arlington Avenue in the HCD zone, MPR-14-84 (Sands Regent Hotel/Casino).

Recommended: Council approve a one year time extension, subject to the modifications as outlined in the staff report.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to approve a one year time extension for MPR-14-84, subject to the modifications as outlined in the staff report.

Motion carried.

It was moved by Councilman Nunez, seconded by Councilwoman Smith to adjourn to a Personnel/Labor Relations session.

Motion carried.

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A recess was called at 6:22 p.m. and upon reconvening at 7:25 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Smith, Wishart and Sferrazza. Absent: Councilman Nunez.

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PUBLIC HEARING

7:00 p.m.

27 Staff Report #88-065 re: Request for abandonment of an approximately 8,386 square foot piece of land which had been dedicated to the City as the beginning of a future street to the east off Standard Street in Panther Valley, Case No. 83-88 (Standard Street).

Recommended: Council approve Case No. 83-88, subject to the conditions listed in the staff report.

Mayor Sferrazza asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor opened the public hearing.

Ms. Leann McElroy, Planning Director, gave a brief overview of the request.

The Mayor asked if anyone cared to speak in favor or in opposition to the request. Hearing no one he closed the public hearing.

It was moved by Councilman Allen, seconded by Councilwoman Smith to approve Case No. 83-88, subject to the conditions listed in the staff report.

Motion carried with Councilman Nunez absent.

COUNCILMAN NUNEZ PRESENT 7:28 p.m.

PUBLIC HEARING

28 Staff Report #88-066 re: Request for a zone change from LLR-1 (Large Lot Residential - 1 acre) to G-O (General Office) and a special use permit for a major project to allow for the development of an 83,200 square foot complex on a 7.42± acre site located south of McCarran Boulevard between Talbot Lane and Kietzke Lane, Case No. 90-88 (McCarran Quail Office Park).

Recommended: Council approve the project, subject to the conditions in the staff report as modified.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondece was received.

The Mayor declared the public hearing opened.

Ms. Leann McElroy gave an overview of the request noting that the owner of the "Not A Part" parcel of the property has requested that the he be consulted regarding the access easements of the project. She continued that part of a condition that was placed on the Convention Properties Project stated that other developments in the area would contribute to the construction of a northbound fly-over ramp onto I-580. She noted that this condition was not placed on the McCarran Quail Office Park project at the Planning Commission level and the developer does object to including it as a condition at this level.

Discussion ensued regarding the access points proposed for this project.

Mr. Tom Gallagher, of Summit Engineering, representing the applicant, presented several renderings of the proposed project. He discussed the median break on McCarran Boulevard that has been requested by the applicant. Mr. Gallagher expressed concern regarding the contribution for the fly-over ramp stating that the City is not spreading the cost of this ramp in a uniform manner. Mr. Gallagher continued that the applicant would be willing to contribute their fair share in the construction of the ramp if applied uniformly over the total area.

Mr. Don Bernard, 1760 Sandpoint Circle, stated that he is the owner of the "Not a Part" parcel of the property. He noted that he is not in opposition to the proposed project but requested that he be assured to have the access points to his property left exactly as it was originally proposed, on the northwest portion and the northeast portion of the property.

Mr. Gallagher agreed that the access points would be left exactly as shown on the map, but did express that the applicant would be opposed to a fast food development on this property.

Councilman Nunez stated that he would like to require Mr. Bernard to sign an agreement with the City of Reno that he will limit his access on McCarran to these two access points in the case of any future development.

The Mayor asked if anyone else cared to speak in favor or in opposition to the project. Hearing no one he closed the public hearing.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve Case No. 90-88, subject to the conditions in the staff report as modified by the Planning Commission. With an amendment to Condition No. 4 to read:

4) Prior to the issuance of any permit, the applicant shall record access easements, to ensure access for this property to McCarran Boulevard, on the easterly and westerly portions of the "Not a Part" parcel to the satisfaction of the Engineering Division after consulting with the owner of the "Not a Part" parcel. The applicant will not be required to comply with this condition unless the owner of the "Not a Part" parcel provides the City with a recordable document relinquishing access to McCarran Boulevard from the "Not a Part" parcel.

With the addition of a condition to read:

25) Prior to the issuance of a building permit, the developer shall enter into an agreement with the City providing for the contribution of his proportionate share of the cost of a northbound on-ramp from Kietzke Lane to I-580 if such ramp is constructed within the next ten years.

It was moved by Councilman Nunez, seconded by Councilwoman Smith to amend the motion to include staff condition #3 that was deleted by the Planning Commission on the project.

Motion to amend carried with Councilman Allen, Councilman Wilson and Mayor Sferrazza voting Nay.

Motion carried.

PUBLIC WORKS DEPARTMENT

29 Staff Report #88-045 re: Wells Avenue Viaduct Replacement: State of Nevada/City of Reno Interlocal Agreement.

Recommended: Council approve the Interlocal Cooperative Agreement between the State of Nevada and the City of Reno and authorize the Mayor to sign.

Mr. Millard Reed, Director of Public Works Director, outlined the proposed agreement noting that the State has been offered a grant of 10.8 million in discretionary bridge replacement funds and the City is being asked to contribute 20% in matching funds for the project. He continued that several meetings have been held with City staff, NDOT staff and area residents regarding the preliminary design of the bridge replacement.

Mr. Mike McFal, Chief Design Engineer for the Nevada Department of Transportation, presented a rendering of the bridge and explained what is presently proposed for the replacement.

Mark Varela, Consultant from Sverdrup Corporation, outlined the design characteristics of the bridge. He also addressed the issue of traffic flow for the area.

In response to Councilwoman Wishart, Mr. Reed explained that there are alternatives sites for an overpass, however, the Wells Avenue Overpass is part of the Master Plan. He added that the monies from the State can only be spent on the Wells Avenue Viaduct and cannot be spent on any other structure.

City Manager Schilling asked if the impacts on the local businesses have been assessed as a result of the lower level Wells closures.

Mr. Varela stated that this issue has not been fully examined at this time.

Mr. Alex Fittinghoff, representing the local property oweners in the vicinity of the Wells Overpass, presented a slide show depicting the existing Wells Avenue and discussed how the proposed redesign of the viaduct will affect the businesses in the area. He pointed out that during construction, closure of lower Wells for several months would have a devastating affect on the property owners in this area. He recommended that proper access to lower Wells Avenue from both the north and south direction be maintained.

Mr. Pat Horgan, of Commercial Hardware, expressed concern over the proposed replacement of the Wells Avenue Overpass stating that other alternatives should be examined.

Mr. Larry Landa, of Landa Muffler, spoke on behalf of the business and property owners on Fourth Street and in the vicinity of Fourth Street. He stated that he and many others in the area are opposed the proposed plan. He noted that the restricted access will cause the business in the area to deteriorate.

Mr. Sam Dibitonto, stated that extending Sutro Street to Kirman Avenue would be a much better alternative than replacing the Wells Avenue Overpass. Mr. Dibitonto noted that the City has the option to purchase the necessary right-of-way next to the Reno-Gazette to complete the Sutro/Kirman connection and this should be examined to ensure that the crossing can be completed. He suggested that the City of Reno refuse the grant from the Federal Government and use the City funds that are earmarked for the matching funds for the Sutro/Kirman extension.

Councilman Nunez noted that staff had stated earlier that eventually both the Wells Overpass and another crossing will be necessary to carry traffic. At present, there are not funds available to build a new crossing and if the City refuses the grant monies, there will be no mechanism for refurbishing the Wells Overpass and the City could be left without any crossings in this area.

In response to the Mayor, Mr. Reed stated that approval of the Interlocal Agreement could be delayed, however, a letter of financial committement would be required for the 20% of the total project costs.

It was moved by Councilman Nunez, seconded by Councilman Wilson to approve the Interlocal Agreement between the State of Nevada and the City of Reno and authorize the Mayor to sign.

It was moved by Councilwoman Wishart, seconded by Councilwoman Lehners to amend the Interlocal Agreement to indicate that any bridge design would have to include the lower Wells Avenue access and preclude any closure of the accesses to the businesses in the area.

Mr. Reed suggested that the Council continue this item until the February 8, 1988 regular Council meeting.

Both motions were withdrawn.

It was moved by Councilwoman Smith, seconded by Councilman Allen to continue this item to the February 8, 1988 regular Council meeting.

Motion carried with Councilman Wilson voting Nay.

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A recess was taken at 10:10 p.m. and upon reconvening at 10:25 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza.

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BILL NO. 4068

30

ORDINANCE NO. 3621

AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING A 29.86 ACRE PARCEL OF PROPERTY LOCATED ON THE NORTHEAST CORNER OF HUFFAKER LANE AND DEL MONTE LANE, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED EXHIBIT "A"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 71-88, (VIEW CREST ESTATES).

It was moved by Councilman Allen, seconded by Councilman Wilson to pass and adopt Bill No. 4068, Ordinance No. 3621.

Motion carried with Councilwoman Lehners and Councilman Wilson voting Nay.

31 Staff Report #88-046 re: Moana Lane Drainage Structure: Washoe County/City of Reno agreement.

Recommended: Council approve the agreement between Washoe County and the City concerning the installation of the Moana Lane Drainage Structure and authorize the Mayor to sign.

It was moved by Councilman Allen, seconded by Councilwoman Smith to approve the agreement between Washoe County and the City concerning the installation of the Moana Lane Drainage Structure and authorize the Mayor to sign.

Motion carried with Councilwoman Lehners voting Nay.

32 Staff Report #88-047 re: Consultant contract: Lakeside/Plumas and Moana Storm Drain Design.

Recommended: Council approve the design consultant contract for a lump sum of $35,100.00.

It was moved by Councilman Allen, seconded by Councilwoman Smith to approve the design consultant contract with Kennedy/Jenks/Chilton in the sum of $35,100.00, subject to City Attorney approval.

Motion carried with Councilwoman Lehners voting Nay.

33 Staff Report #88-048 re: Robb Drive Interchange.

No action was taken on this item.

34 Staff Report #88-049 re: Request for special use permit for major project to allow for the construction of a 41,771 square foot paper salvage facility on a 2.7 acre site located in the M-1 zone at 1100 East Commercial Row on the north bank of the Truckee River, Case No. 91-88 (Paper Salvage Facility).

Recommended: Council approve the special use permit for a major project, subject to the conditions listed in the staff report.

It was moved by Councilwoman Lehners, seconded by Councilman Allen to continue this item to the February 8, 1988 regular Council meeting.

Motion carried.

35

BILL NO. 4066

ORDINANCE NO. 3619

AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING 1.45 ACRES OF PROPERTY LOCATED ON THE WEST SIDE OF HILLTOP ROAD, APPROXIMATELY 700 FEET SOUTH OF BELFORD ROAD, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED EXHIBIT "A"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 88-88 (COLBERG).

It was moved by Councilwoman Lehners, seconded by Councilman Allen to pass and adopt Bill No. 4066, Ordinance No. 3619.

Motion carried.

BILL NO. 4067

36

ORDINANCE NO. 3620

AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING 0.417 ACRES OF PROPERTY LOCATED AT 2290 BARNES BOULEVARD, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED EXHIBIT "A"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 77-88 (JIM BUTLER).

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to pass and adopt Bill No. 4067, Ordinance No. 3620.

Motion carried.

BILL NO. 4069

37

ORDINANCE NO. 3622

AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING 221.546 ACRES OF PROPERTY LOCATED AT 1111 CLUBHOUSE DRIVE, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED EXHIBIT "A"; TOGETHER OTHER MATTERS PROPERLY RELATING THERETO, CASE 67-88 (NORTHGATE GOLF COURSE ANNEXATION).

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to pass and adopt Bill No. 4069, Ordinance No. 3622.

Motion carried with Councilwoman Smith, Councilwoman Wishart and Mayor Sferrazza voting Nay.

38

BILL NO. 4070

ORDINANCE NO. 3623

AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING A 2.5 ACRE PARCEL OF PROPERTY LOCATED AT 6930 SOUTH MCCARRAN BOULEVARD, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED EXHIBIT "A"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE 56-88 (LOOMIS).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4070, Ordinance No. 3623.

Motion carried.

39

BILL NO. 4071

ORDINANCE NO. 3624

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE ENTITLED "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).229 RELATING A 2.5 ACRE PROPERTY LOCATED AT 6930 SOUTH MCCARRAN BOULEVARD, AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT "A", AND REZONING SAID PROPERTY FROM LLR-1 (LARGE LOT RESIDENTIAL - 1 ACRE) TO P-O (PROFESSIONAL OFFICE); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 56-88 (LOOMIS).

It was moved by Councilwoman Wishart, seconded by Councilman Nunez to pass and adopt Bill No. 4071, Ordinance No. 3624.

Motion carried.

40

BILL NO. 4072

ORDINANCE NO. 3625

AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING A 24.565 ACRE PARCEL OF PROPERTY LOCATED ON THE EASTERLY SIDE OF MCCARRAN BOULEVARD, SOUTH OF WEST SEVENTH STREET, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED EXHIBIT "A"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE 164-87 (CANYON CENTER).

It was moved by Councilwoman Wishart, seconded by Councilman Allen to pass and adopt Bill No. 4072, Ordinance No. 3625.

Motion carried with Councilwoman Lehners and Mayor Sferrazza voting Nay.

41

BILL NO. 4073

ORDINANCE 3626

AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.26 OF THE RENO MUNICIPAL CODE ENTITLED "MASTER PLAN," BY ADDING A NEW SECTION TO BE KNOWN AS SECTION 18.26.020(3)(A).42 ADOPTING AMENDMENT TO MASTER PLAN, PLANNING CASE NO. 164-87 AS IS MORE FULLY DESCRIBED BELOW; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 164-87 (CANYON CENTER).

It was moved by Councilwoman Wishart, seconded by Councilman Allen to pass and adopt Bill No. 4073, Ordinance No. 3626.

Motion carried with Councilwoman Lehners and Mayor Sferrazza voting Nay.

BILL NO. 4074

42

ORDINANCE NO. 3627

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE ENTITLED "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).217 RELATING TO A 17.69 ACRE PROPERTY AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED "EXHIBIT A", AND REZONING SAID PROPERTY FROM LLR-1 (LARGE LOT RESIDENTIAL - 1 ACRE) TO C-1 (LOCAL COMMERCIAL); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 164-87 (CANYON CENTER).

It was moved by Councilwoman Wishart, seconded by Councilman Allen to pass and adopt Bill No. 4074, Ordinance No. 3627.

Motion carried with Councilwoman Lehners and Mayor Sferrazza voting Nay.

BILL NO. 4075

43

ORDINANCE NO. 3628

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE ENTITLED "ZONING" BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040 (b).227 RELATING TO A 5.0 ACRE PROPERTY LOCATED NORTH OF THE PRESENT TERMINUS OF YORKSHIRE DRIVE AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT "A", AND REZONING SAID PROPERTY FROM M-1 (INDUSTRIAL) TO R-2/TR (MULTIPLE FAMILY RESIDENTIAL/TRAILER OVERLAY); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 16-88 (YORKSHIRE PARK).

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to pass and adopt Bill No. 4075, Ordinance No. 3628.

Motion carried.

44

BILL NO. 4076

ORDINANCE NO. 3629

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE ENTITLED "ZONING" BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040 (b).224 RELATING TO A 16.8 ACRE PROPERTY LOCATED ON THE NORTH SIDE OF LANCASTER DRIVE, APPROXIMATELY 215 FEET WEST OF NORTH VIRGINIA STREET AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT "A", AND REZONING SAID PROPERTY FROM M-1 (INDUSTRIAL) TO R-2/TR (MULTIPLE FAMILY RESIDENTIAL/TRAILER OVERLAY); TOGETHER WITH OTHER MATTERS PROPERLY RELAITNG THERETO, CASE NO. 163-87 (WELLINGTON).

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to pass and adopt Bill No. 4076, Ordinance No. 3629.

Motion carried.

45

BILL NO. 4077

ORDINANCE NO. 3630

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUCICIPAL CODE ENTITLED "ZONING" BY ADDING THERETO A NEW SECTION TO BE KNONW AS 18.06.040 (b).230 RELATING TO A 2.03 ACRE PROPERTY LOCATED ON THE NORTHWEST CORNER OF SUNRAY DRIVE AND ANDREA STREET, AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT "A", AND REZONING SAID PROPERTY FROM LLR-1 (LARGE LOT RESIDENTIAL - 1 ACRE) TO R-1/PD (SINGLE FAMILY RESIDENTIAL WITH PLANNED DEVELOPMENT OVERLAY); TOGETHER WITH OTHER MATTERS PROEPRLY RELAITNG THERETO, CASE NO. C-12-86 (SUNRAY SUBDIVISION).

It was moved by Councilwoman Wishart, seconded by Councilwoman Lehners to pass and adopt Bill No. 4077, Ordinance No. 3630.

Motion carried.

46

BILL NO. 4078

ORDINANCE NO. 3631

AN ORDINANCE TO AMEND TITLE 14, CHAPTER 14.16 OF THE RENO MUNICIPAL CODE ENTITLED "SIGNS" BY DELETING WORDING AND ADDING NEW WORDING TO PROVIDE FOR NEW REGULATIONS TO PERMIT A MAXIMUM PROJECTION OF FOUR INCHES WHEN A SIGN IS LESS THAN EIGHT FEET ABOVE PUBLIC PROPERTY; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

It was moved by Councilwoman Smith, seconded by Councilman Allen to pass and adopt Bill No. 4078, Ordinance No. 3631.

Motion carried.

47 Staff Report #88-059 re: Implementation of Long Term Disability Insurance Contract Provisions for R.P.S.A.E. and R.A.P.G.

Recommended: Council authorize the Mayor to sign an amended contract with Standard Insurance Compnay to extend long term disability coverage to employees covered under the R.P.S.A.E. and R.A.P.G. labor agreements, as proposed.

It was moved by Councilman Nunez, seconded by Councilman Allen to approve the contract as amended.

Motion carried with Councilwoman Lehners voting Nay.

CITY CLERK

48 Resolution No. 4395 - A resolution establishing the annual salary of the City Clerk of the City of Reno, Nevada.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to pass and adopt Resolution No. 4395.

Motion carried.

RESOLUTION NO. 4395

A RESOLUTION ESTABLISHING THE ANNUAL SALARY OF THE CITY CLERK OF THE CITY OF RENO, NEVADA.

-0-0-0-0-0-0-0-

49 Boards and Commissions - Citizens Policy Planning and Advisory Commission (3 appointments).

It was moved by Councilman Allen, seconded by Councilman Wilson to appoint the following individuals to the Citizens Policy Planning and Advisory Commission: Doris Phelps, Wayne Burback and Myra Pisacane.

Motion carried.

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50 Boards and Commissions - Reno Bicycle Council (2 appointments).

It was moved by Councilman Wilson, seconded by Councilwoman Wishart to appoint Lizanne Neddenriep to the Reno Bicycle Council.

Motion carried.

It was moved by Councilwoman Smith, seconded by Councilman Nunez to appoint Ernie McNeil to the Reno Bicycle Council.

Motion carried.

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51 Appointment of Geroge Kiesel to the Stead Advisory Commission.

It was moved by Councilwoman Smith, seconded by Councilman Allen to appoint George Kiesel to the Stead Advisory Commission.

Motion carried.

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52 Staff Report #88-061 re: Request for approval, Estoppel Statement for Cal-Neva Lease (FIB).

Recommended: Council rescind its prior approval and approve and authorize execution of the Estoppel Statement attached in the staff report.

It was moved by Councilman Nunez, seconded by Councilman Allen to approve and authorize execution of the Estoppel Statement attached in the staff report.

Motion carried.

-0-0-0-0-0-0-0-

53 Staff Report #88-064 re: City of Reno surplus vehicle donation to the Reno Martin Luther King, Jr. Hall.

Recommended: If the Council determines that the surplus vehicles have no marketable value, then the Council may donate said vehicles to the Reno Martin Luther King, Jr. Hall. However, if the Council finds that the surplus vehicles have a marketable value, then the Council may sell said vehicles at public auction if it deems such sale desirable in the best interests of the City.

It was the determination of the Council that the vehicles do have a marketable value.

It was moved by Councilman Wilson, seconded by Councilman Nunez to declare that a marketable value exists and direct staff to notice a public auction for the sale of the vehicles.

Motion carried.

Resolution No. 4396 - A resolution of the City Council of the City of Reno, Nevada creating an Ad-hoc Financial Advisory Board.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to amend the second sentence in Section 6 of the Resolution to read: "Absence from three (3) regular meetings, without the apporval of the Board, shall be deemed as a resignation of board membership."

Motion carried.

RESOLUTION NO. 4396

54 A RESOLTUION OF THE CITY COUNCIL OF THE CITY OF RENO, NEVADA CREATING AN AD-HOC FINANCIAL ADVISORY BOARD.

-0-0-0-0-0-0-0-

55 Staff Report #88-044 re: Resolution - Revisions to Public Works Design Manual.

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

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56 Acceptance of paving, Coit Heights Subdivision, Unit 4-B - F. Saltern.

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

-0-0-0-0-0-0-0-

57 Discussion of asphalt requirement for rejection - A. Sperber.

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

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The meeting was adjourned at 11:15 p.m.

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Approved this 8th day of February, 1988.

0-0-0-0-0-0-0

MAYOR OF THE CITY OF RENO

ATTEST:

CHIEF DEPUTY

CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO

Council Chambers, Reno, Nevada
February 8, 1988

The regular meeting of the Reno City Council was called to order at 3:05 p.m. on February 8, 1988 in the Council Chambers of City Hall.

PRESENT: Council members Lehners, Wilson, Allen, Nunez, Smith, and Sferrazza.

ABSENT: Councilwoman Wishart.

ALSO PRESENT: City Manager Schilling, City Attorney Lynch and City Clerk Cook.

APPROVAL OF THE MINUTES

Approval of the January 25, 1988 regular meeting minutes.

Recommended: Council approve the January 25, 1988 regular meeting minutes as submitted.

It was moved by Councilman Nunez, seconded by Councilwoman Smith to approve the January 25, 1988 regular meeting minutes as submitted.

Motion carried with Councilwoman Wishart absent.

APPROVAL OF THE AGENDA

Approval of the February 8, 1988 regular meeting agenda.

Recommended: Council approve the February 8, 1988 regular meeting as submitted.

City Manager Schilling noted that items 6D1 and 8A should be withdrawn from the agenda.

It was moved by Councilman Nunez, seconded by Councilman Allen to approve the agenda as amended.

Motion carried with Councilwoman Wishart absent.

FIRE DEPARTMENT

Staff Report #88-089 re: 100 Year Anniversary of the Reno Fire Department.

Recommended: Council support the program outlined in the staff report and authorize the Department to proceed with plans for a City-sponsored celebration for the 100 Year Anniversary of the Reno Fire Department.

Fire Chief Turner outlined the events that have been scheduled for the 100th Year Anniversary of the Reno Fire Department.

It was moved by Councilwoman Lehners, seconded by Councilman Allen to support the program outlined in the staff report and appoint Councilman Allen to act as the liaison to the Fire Department Steering Committee, with the understanding that the police services fees for the parade will be paid by the City.

Motion carried with Councilwoman Wishart absent.

CONSENT AGENDA

2 Cash Disbursements - January 14, 1988 through January 27, 1988.

Recommended: Council approve Cash Disbursements - January 14, 1988 through January 27, 1988 as submitted.

3 Staff Report #88-068 re: Business license applications as follows:

a Dealer's Choice; Jack Dale Henslee; 2900 Clearacre-J; Bar.

b PRM Associates; DBA Kicks; William T. Medley; 136 N. Center Street; Cabaret - Category C.

c The Riverboat Hotel & Casino; Ralph Leland Albright; 34 W. Second Street; Cabaret - Category A, Extra Bar - 1.

d The Heritage; Gertrude E. Heckman; 241 S. Sierra Street; (Previous licensee, Daniel Lee Lucha, dba Cordial Room); Bar.

e Tony's Delicatessen; Ronald A. Squatrito; 145 Casazza Drive; (Previous licensee, Frederick Jackson, dba Same); Dining Wine/Beer, Package Beer.

f P & M Coin DB at Green Acres Billiards; Janice A. Lee; 7111-A6 S. Virginia; (5) slots, space lease.

g Bally Distributing DB at Mandarin Restaurant & Bar; Ping C. Liang; 5089 S. McCarran Boulevard; (4) slots, space lease.

h The Riverboat Hotel & Casino; Ralph Leland Albright; 34 W. Second Street; Unlimited Gaming.

i Silver Cue; Debra Morrow; 535 E. Fourth Street; (6) slots, space lease.

j United Coin DB at 7-11 #26797; Larry Garrison; 4995 W. Seventh Street; (4) slots, space lease.

k United Coin DB at Reno Super T's; Frank Scibila; 434 N. Virginia Street; (6) slots, space lease.

l The Jewelry Box; Marvin McKiney; 111 N. Virginia Street; Second Hand Jewelry and Small Merchandise.

Recommended: Council approve business licenses as submitted.

4 Staff Report #88-069 re: New improvement agreement for Sierra Highlands Unit No. 2-B Subdivision.

Recommended: Council approve the new improvement agreement for Sierra Highlands Unit No. 2-B Subdivision.

5 Staff Report #88-070(a) re: Dedication of Richards Street and Louis Lane.

Recommended: Council accept the dedication.

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

6 Staff Report #88-070(b) re: Acceptance of easements and quitclaim from Lewis Homes.

Recommended: Council accept the easements and quitclaim from Lewis Homes.

7 Staff Report #88-070(c) re: Acceptance of Public Use Easement - 100 W. Liberty.

Recommended: Council accept the public use easement at 100 W. Liberty Street.

8 Staff Report #88-070(d) re: Acceptance of Easement Assignment from R.J.B. Management Company.

Recommended: Council accept the assignment of a storm drain easement from R.J.B. Management Company.

9 Staff Report #88-071 re: Addition to the connection applications for the North Vally Sewer District.

Recommended: Council authorize the addition of the Washoe County School District bus depot to the North Valley Sewer District.

10 Staff Report #88-072(a) re: Change Order No. 11 - Contract No. 541 - Reno/Sparks Wastewater Treatment Facility - AT Sletten Construction.

Recommended: Council approve Change Order No. 11 to the contract with Sletten Construction and authorize the Mayor to sign.

11 Staff Report #88-072(b) re: Agreement with Last Chance Ditch Company.

Recommended: Council approve the agreement with Last Chance Ditch Company.

12 Staff Report #88-072(c) re: Moana Lane Culvert - Project No. 26-A86-0631-BJ, Contract No. 637.

Recommended: Council award Contract No. 637 to Q and D Construction Company Inc. for an amount not to exceed $56,504.70.

13 Staff Report #88-073 re: Quitclaim of interest in Eldorado Alley.

Recommended: Council approve the quitclaim deed releasing any interest the City has in the "Eldorado" alley.

14 Staff Report #88-074 re: Oxbow Nature Study Area Phase III, Project No. 27-A88-0631-R7.

Recommended: Council approve the Consultant Contract for Oxbow Nature Study Area Phase III in a sum not to exceed $28,000 to Interpretive Gardens, Inc.

15 Staff Report #88-075 re: Construction engineering/inspection consultant agreement for the Reno-Stead Wastewater Treatment Plant expansion.

Recommended: Council approve the consultant contract with CH2M/Hill Engineers and authorize the Mayor to sign the agreement.

16 Staff Report #88-076 re: Request for time extension on zone change, Case No. 157-87 (342-344 West Eleventh Street).

Recommended: Council approve a three month time extension.

It was moved by Councilman Allen, seconded by Councilwoman Smith to approve Consent Agenda items 6A through 6J with the exception of Item 6D1 which was withdrawn from the agenda.

Motion carried with Councilwoman Wishart absent.

PUBLIC WORKS DEPARTMENT

17 Staff Report #88-077 re: Report Submittal - Reno Wastewater Treatment Capacity Increase Project.

Recommended: Council acknowledge receipt of the report, adopt the recommended alternative and authorize the staff to request proposals for engineering design of the project.

Mr. Art Molin, Sanitary Engineer, gave an overview of the report.

Discussion ensued regarding the process of requesting proposals for the engineering design of the project with Mr. Molin explaining the details of this process. He noted that engineering costs cannot be included in the proposal, the proposals only contain a statement of qualifications.

Mayor Sferrazza requested that the City Attorney review the State Statute regarding providing costs in engineering proposals with respect to the constitutionality of the statute.

It was moved by Councilman Nunez, seconded by Councilman Wilson to acknowledge receipt of the report, adopt the recommended alternative and proceed with negotiations with CH2M/Hill for the design phase of the project.

Mayor Sferrazza spoke in opposition to the motion stating that local engineering firms should be given the chance to present proposals on the project.

Motion carried with Mayor Sferrazza voting Nay and Councilwoman Wishart absent.

18 Staff Report #88-078 re: Removal of Condition No. 11 from MPR-17-86 (Newest Commercial Center and Health Park).

Recommended: Council remove Condition No. 11 from MPR-17-86.

Mr. Brent Boyer, Property Agent, stated that it is necessary for this item to return to the Planning Commission.

It was moved by Councilwoman Lehners, seconded by Councilman Allen to refer this item back to the Planning Commission.

Motion carried with Councilwoman Wishart absent.

19 Resolution No. 4397 - A resolution abandoning proceedings on the proposed City of Reno, Nevada 1982 Special Assessment District No. 3 (Lower Panther Valley area).

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to pass and adopt Resolution No. 4397.

Motion carried with Councilwoman Wishart absent.

RESOLUTION NO. 4397

A RESOLUTION ABANDONING PROCEEDINGS ON THE PROPOSED CITY OF RENO, NEVADA 1982 SPECIAL ASSESSMENT DISTRICT NO. 3 (LOWER PANTHER VALLEY AREA).

PLANNING DEPARTMENT

20 Staff Report #88-081 re: Request for a special use permit for a major project to allow for the construction of a 41,771 square foot paper salvage facility on a 2.7 acre site located in the M-1 zone at 1100 East Commercial Row on the north bank of the Truckee River, Case No. 91-88 (Paper Salvage Facility).

Recommended: Council approve the special use permit for a major project, subject to conditions.

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

21 Bill No. 4080 - An ordinance to the Reno Municipal Code Title 18, Chapter 18.06, Section 18.06.380 entitled "Nonconformance," by amending section 18.06.380(3) to provide that a nonconforming use may not be resumed after it has been abandoned and defining abandoned, by adding new subsection (4) to provide that nonconforming land or buildings which are abandoned may be resumed for uses allowed in zone with special use permit and defining abandoned; establishing special use permit criteria; by adding new subsection (7) defining time periods set forth in (3) and (4); together with other matters properly relating thereto, Case No. AT-4-88 (Nonconforming Uses and Structures).

NO ACTION WAS TAKEN ON THIS ITEM.

22 Bill No. 4081 - An ordinance annexing to and making part of the City of Reno certain specifically described territory being .356 acres of property located on the north side of Del Monte Lane, between South Virginia Street and I-580, Washoe County, Nevada, as is more particularly described in the attached Exhibit "A"; together with other matters properly relating thereto, was read by title, (Del Monte Plaza Partners).

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to refer Bill No. 4081 to the Committee of the Whole.

Motion carried with Councilwoman Wishart absent.

23 Bill No. 4082 - An ordinance annexing to and making part of the City of Reno certain specifically described territory being 11.16 acres of property lcoated on the south side of North McCarran Boulevard and west of Socrates Drive, Washoe County, Nevada, as is more fully described in the attached Exhibit "A"; together with other matters properly relating thereto, was read by title (Nevada Division of State Lands).

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to refer Bill No. 4082 to the Committee of the Whole.

Motion carried with Councilwoman Wishart absent.

24 Bill No. 4083 - An ordinance annexing and making part of the City of Reno certain specifically described territory being 13.11 acres of property located south of North McCarran Boulevard, between North Virginia Street and Socrates Drive, Washoe County, Nevada, as is more fully described in the attached Exhibit "A"; together with other matter properly relating thereto, was read by title, (UNR Board of Regents).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to refer Bill No. 4083 to the Committee of the Whole.

Motion carried with Councilwoman Wishart absent.

25 Bill No. 4084 - An Ordinance annexing to and making part of the City of Reno certain specifically described territory being 637.078 acres of property located within the Caughlin Ranch, generally east of Alum Creek, extending from the Truckee River south to the upper reaches of Skyline Boulevard, Washoe County, Nevada, as is more fully described in the attached Exhibit "A"; together with other matters properly relating thereto, was read by title, Case No. 63-88 (Caughlin Ranch).

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to refer Bill No. 4084 to the Committee of the Whole.

Motion carried with Councilwoman Wishart absent.

26 Resolution No. 4398 - A resolution of intent to change zone classification in Case No. 63-88 from various residential zones to PUD (Planned Unit Development) zone on a 919 acre property located within the Caughlin Ranch, Reno, Nevada, was read by title, Case No. 63-88 (Caughlin Ranch).

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to pass and adopt Resolution No. 4398.

Motion carried with Councilwoman Wishart absent.

RESOLUTION NO. 4398

A RESOLUTION OF INTENT TO CHANGE ZONE CLASSIFICATION IN CASE NO. 63-88 FROM VARIOUS RESIDENTIAL ZONES TO PUD (PLANNED UNIT DEVELOPMENT) ZONE ON A 919 ACRE PROPERTY LOCATED WITHIN THE CAUGHLIN RANCH, RENO, NEVADA, CASE NO. 63-88 (CAUGHLIN RANCH).

27 Bill No. 4085 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code entitled "Zoning", by adding thereto a new section to be known as 18.06.040(b).233 relating to a .42± acre portion of a 1.8± acre parcel of property located on the southeast corner of Silver Lake Boulevard and Stead Boulevard, as is more particularly described in the attached Exhibit "A", and rezoning said property from R-2 (Multiple Residential) and R-3a (Multiple Residential) to P-O (Professional Office); together with other matters properly relating thereto, was read by title, Case No. 62-88 (Stead Medical Plaza).

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to refer Bill No. 4085 to the Committee of the Whole.

Motion carried with Councilwoman Wishart absent.

28 Bill No. 4086 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code entitled "Zoning", by adding thereto a new section to be known as 18.06.040(b).235 relating to an 18,156 square foot property located on the south side of Grand Canyon Boulevard, 100 feet west of its intersection with Kirman Avenue as is more particularly described in the attached Exhibit "A", and rezoning said property from R-2 (Multiple Residential) to R-3 (Multiple Residential); together with other matters properly relating thereto, was read by title, Case No. C-28-85 (Blair).

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to refer Bill No. 4086 to the Committee of the Whole.

Motion carried with Councilwoman Wishart absent.

29 Bill No. 4087 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code, concerning "Zoning", by adding thereto a new section to be known as 18.06.040(b).231 relating to a 3.047± acre property located on the northeast corner of Cadillac Drive and Eastshore Drive, as is more particularly described in the attached Exhibit "A", and rezoning said property from C-3 (General Commercial) to R-4 (Multiple Residential); together with other matters properly relating thereto, was read by title, Case No. 73-88 (Lakeshore Plaza).

It was moved by Councilman Allen, seconded by Councilman Nunez to refer Bill No. 4087 to the Committee of the Whole.

Motion carried with Councilwoman Lehners and Mayor Sferrazza voting Nay and Councilwoman Wishart absent.

30 Bill No. 4088 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code entitled "Zoning", by adding thereto a new section to be known as 18.06.040(b).234 relating to a 16,900± square foot property located on the southwest corner of Mt. Rose and Plumas Streets as is more particularly described in the attached Exhibit "A", and rezoning said property from R-2 (Multiple Residential) to P-O (Professional Office); together with other matters properly relating thereto, was read by title, Case No. C-14-85 (Woodruff).

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to refer Bill No. 4088 to the Committee of the Whole.

Motion carried with Councilwoman Wishart absent.

31 Bill No. 4089 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code entitled "Zoning", by adding thereto a new section to be known as 18.06.040(b).228 relating to a .23 acre property located at 415 Apple Street, as is more particularly described in the attached Exhibit "A", a rezoning said property from R-3 (Multiple Residential) to P-O (Professional Office); together with other matters properly relating thereto, was read by title, Case No. 64-88 (Miner).

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to refer Bill No. 4089 to the Committee of the Whole.

Motion carried with Councilwoman Wishart absent.

32 Bill No. 4090 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code entitled "Zoning", by adding thereto a new section to be known as 18.06.040(b).179 relating to a .179 acre parcel of property located at 319 Capitol Hill, Reno, Nevada, as is more particularly described in the attached Exhibit "A", and rezoning said property from R-3 (Multiple Residential) to C-3 (General Commercial); together with other matters properly relating thereto, was read by title, Case No. C-7-85 (Rogers).

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to refer Bill No. 4090 to the Committee of the Whole.

Motion carried with Councilwoman Wishart absent.

33 Bill No. 4091 - An ordinance to amend Title 18, Chapter 18.26 of the Reno Municipal Code entitled "Master Plan," by adding a new section to be known as 18.26.020(3)(A).43 adopting amendment to Master Plan, Planning Case No. 28-88 as is more fully described below; together with other matters properly relating thereto, was read by title, Case No. 28-88 (Grandpoint Way Postal Facility).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to refer Bill No. 4091 to the Committee of the Whole.

Motion carried with Councilman Nunez abstaining and Councilwoman Wishart absent.

34 Bill No. 4092 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code entitled "Zoning", by adding thereto a new section to be known as 18.06.040(b).225 relating to a 2.29± acre property located on the easterly side of Grandpoint Way approximately 450 feet south of Mae Anne Avenue, as is more particularly described in the attached Exhibit "A", and rezoning said property from P-O (Professional Office) and R-2 (Multiple Residential) to P-F (Public Facility); together with other matters properly relating thereto, was read by title, Case No. 28-88 (Grand Point Postal Facility).

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to refer Bill No. 4092 to the Committee of the Whole.

Motion carried with Councilman Nunez abstaining and Councilwoman Wishart absent.

35 Bill No. 4093 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code entitled "Zoning", by adding thereto a new section to be known as 18.06.040(b).232 relating to a 0.23± acre property located approximately 475 feet east of Grandpoint Way and approximately 620 feet south of Mae Anne Avenue, as is more particularly described in the attached Exhibit "A", and rezoning said property from P-O (Professional Office) to R-2 (Multiple Residential); together with other matters properly relating thereto, was read by title, Case No. 28-88 (Grand Point Postal Facility).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to refer Bill No. 4093 to the Committee of the Whole.

Motion carried with Councilman Nunez abstaining and Councilwoman Wishart absent.

36 Resolution No. 4399 - A resolution of intent to change zone classification in Case No. 79-87 from R-3 (Multiple Residential) to C-1 (Limited Commercial) on a 1.18 acre parcel of property located on the south side of California Avenue across from Lahonton Way, Reno, Nevada, was read by title, Case No. 79-87 (California Street Shops).

It was moved by Councilman Wilson, seconded by Councilman Allen to pass and adopt Resolution No. 4399.

The motion resulted in a tie vote with Councilwoman Lehners, Councilwoman Smith and Mayor Sferrazza voting Nay and Councilwoman Wishart absent.

This resolution will be placed on the February 22, 1988 Council agenda for final action.

POLICE DEPARTMENT

37 Staff Report #88-088 re: Approval of Agreement regarding Police Services, Airport Authority of Washoe County and the City of Reno.

Recommended: Council approve the agreement and authorize the Mayor to sign.

It was moved by Councilwoman Lehners, seconded by Counciman Allen to approve the agreement and authorize the Mayor to sign.

Motion carried with Councilwoman Wishart absent.

PARKS AND RECREATION

COUNCILWOMAN LEHNERS ABSENT 4:12 p.m.

38 Staff Report #88-090 re: Proposed agreement to supply benches for Brookside Golf Course for privilege to sell advertising to be placed on benches.

Recommended: Council approve the agreement between the City and Bench Craft Company and authorize the Mayor to sign.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve the agreement between the City and Bench Craft Company and authorize the Mayor to sign.

Councilman Nunez expressed concern with respect to the appearance of advertising on the golf course.

Motion carried with Councilman Nunez voting Nay and Councilwomen Lehners and Wishart absent.

COUNCILWOMAN LEHNERS PRESENT 4:16 p.m.

39 Resolution No. 4400 - A resolution supporting the purchase of a Lewis Lakeside Parksite.

It was moved by Councilman Allen, seconded by Councilman Nunez to pass and adopt Resolution No. 4400.

Motion carried with Councilwoman Wishart absent.

RESOLUTION NO. 4400

A RESOLUTION SUPPORTING THE PURCHASE OF A LEWIS LAKESIDE PARKSITE.

CITY CLERK

40 Boards and Commissions - Citizens Finance Committee (7 appointments).

It was moved by Councilman Allen, seconded by Councilwoman Smith to appoint the following individuals to the Citizens Finance Committee:

Ranson Webster
John McGlamery
Lance Van Lydegraf
David Nadel
Harmon Barton

It was noted that two additional appointments will be made at the February 22, 1988 regular Council meeting, as well as discussion of a possible increase in the size of the committee.

Motion carried with Councilwoman Wishart absent.

CITY MANAGER

41 Staff Report #88-095 re: Request for approval of FMCS Grant, Employee Assistance Program Provider

Recommended: Council authorize the Mayor to sign the contract with Northern Area Substance Abuse Council to provide employee assistance program services.

It was moved by Councilman Nunez, seconded by Councilman Wilson to authorize the Mayor to sign the contract with Northern Area Substance Abuse Council to provide employee assistance program services.

Motion carried with Councilwoman Wishart absent.

HUMAN RESOURCES

13A 42 Bill No. 4094 - An ordinance to amend Title 2 of the Reno Municipal Code entitled "Administration" by adding a new section to be known as 2.10.120 entitled "Disbursement Manager" creating the position of Disbursement Manager: together with other matters properly relating thereto, was read by title.

It was moved by Councilman Nunez, seconded by Councilwoman Smith to refer Bill No. 4094 to the Committee of the Whole.

Motion carried with Councilwoman Wishart absent.

43 Bill No. 4095 - An ordinance to amend Title 12 of the Reno Municipal Code entitled "Public Works and Utilities" by adding a new chapter to be known as "Maintenance Engineer" creating the position of Maintenance Engineer; together with other matters properly relating thereto, was read by title.

It was moved by Councilman Nunez, seconded by Councilwoman Lehners to refer Bill No. 4095 to the Committee of the Whole.

Motion carried with Councilwoman Wishart absent.

CITY ATTORNEY

44 Bill No. 4096 - An ordinance to amend Reno Municipal Code Title 18, Chapter 18.14 entitled "Development of Park, Playground and Recreational Facilities", amending section 18.14.020 to include definitions of neighborhood park and facilities; amending section 18.14.030 to provide for a 1%, or maximum $1,000.00 per unit, tax; amending sections 18.14.040, 18.14.050, and 18.14.070 to accord with State Law on reversions and rebates by adding thereto and deleting therefrom certain wording; together with other matters properly relating thereto, was read by title, (Park Tax).

It was moved by Councilman Nunez, seconded by Councilman Allen to refer Bill No. 4096 to the Committee of the Whole and further direct the City Clerk to defer publication until after February 18, 1988.

Motion carried with Councilwoman Wishart absent.

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A recess was called at 4:35 p.m. and upon reconvening at 4:50 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith and Sferrazza. Absent: Councilwoman Wishart.

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CITIZEN INITIATIVES

45 Report from Hot August Nights

Mr. Randy Burke, President of Hot August Nights, gave an overview of the event held at the Livestock Events Center on February 6, 1988. He noted that although the attendance was less than anticipated, he felt the event was a success.

The Council acknowledged receipt of the report.

46 Police Department Staffing

Mr. Norm Nielson, of Reno Citizens for Public Safety, spoke on the need for additional police officers. He stated that the committee he represents is more than willing to pledge their support in any effort to provide additional police protection. He continued that the Reno Citizens for Public Safety are not in favor of placing a tax initiative question on the May ballot, simply because it is felt that more time is necessary to ensure the measure will succeed.

The following individuals also spoke in favor of additional police staffing:

Lynn Atcheson
Ron Mestre
Kelly Dean
Dick Hintz
Hans Moos
John Genasci
Patrick Hayes
Wayne Burback
Marcia Cobian
Frances Hawkins
Ralph Riggins
Ken Braunstein
Kermit King
Chuck Gaw
Bill Johnston
Rev. Robert Swartz

The Mayor stated that the City Council recently held a workshop on the advantages and disadvantages of placing the police issue on a spring ballot versus a fall ballot and it was determined that more research is necessary before a decision can be made.

Councilwoman Smith stated that she would support placing a police services tax incentive question on a May ballot.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to direct staff to provide additional information concerning the advantages and disadvantages of placing a police levy override question on the May versus the November ballot.

Motion carried with Councilwoman Wishart absent.

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A recess was called at 6:00 p.m. and upon reconvening at 7:05 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith and Sferrazza. Absent: Councilwoman Wishart.

PUBLIC HEARING

7:00 p.m.

47

Staff Report #88-098 re: Request for an amendment to the Master Plan from Multi-Residential to Office and a zone change from E-1 to G-O to allow for the furture development of a 141,250 square foot general office complex on a 9.48± acre site bounded by McCarran Boulevard on the north; Plumas Street on the east and the Lakeridge Golf Course on the west, Case No. 143-87 (Lakeridge Centre).

Recommended: Council approve the amendment to the Master Plan and approve the zone change by ordinance.

The Mayor asked if proper notice was given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing opened and asked if anyone cared to speak in favor or in opposition to the proposed project. Hearing no one he closed the public hearing.

It was moved by Councilman Allen, seconded by Councilwoman Lehners to uphold the recommendation and approve the amendment to the Master Plan and approve the zone change by ordinance.

Motion carried with Councilwoman Wishart absent.

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PUBLIC HEARING

7:00 p.m.

48

Staff Report #88-099 re: Request for annexation of a 5 acre parcel zoned R-3 upon annexation and located on the northwest corner of Plumas Street and Moana Lane, Case No. 53-88 (Sinai Annexation).

Recommended: Council approve the annexation for Case No. 53-88, subject to the conditions in the staff report.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

Ms. Leann McElroy, Planning Director, gave an overview of the request stating that the applicant is requesting annexation to facilitate the construction of a United States Postal Facility.

Mr. Marv Hamrick, of Osgood Engineers, stated that the applicant is requesting the removal of the conditions placed on the project by the Planning Commission. He continued that because this will be a federal facility, the time limits placed on the annexation under the Resolution of Intent will be difficult, if not impossible, to meet. He asked the Council to approve the annexation and remove the conditions placed on the project by the Planning Commission.

Ms. Virginia Cain, 3710 Clover Way, spoke in opposition to the proposed postal facility in this area. She contended that a post office will not conform to the residential nature of this area. She noted concerns about traffic problems a facility such as this could create in the area.

Ms. Kris Sampson, 2388 Plumas Street, concurred with Ms. Cain and asked the Council to deny this annexation.

Mr. Kevin Sampson, 2388 Plumas Street, also spoke in opposition to the proposed use for this site.

Mr. Michael Rosenauer, 6555 Plumas Street, Apt. 211, also stated that he is in opposition to the annexation.

Mayor Sferrazza stated that a petition was received with 76 signatures in opposition to the proposed project. He asked if anyone else cared to speak in favor or in opposition to the project. Hearing no one he closed the public hearing.

In response to Councilman Nunez, Mr. David Klement, of the United States Postal Service, stated that the facility will not be a 24 hour operation and will employ 53 individuals.

Councilwoman Lehners expressed concern over the fact that because this facility would be protected by federal law, the postal service does not need to comply with local standards, and therefore, without a written agreement the City would have no assurance that City regulations would be met.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to overrule the recommendation of the Planning Commission and deny the request for annexation in Case No. 53-88.

Councilman Wilson indicated that he believes this site is suitable for a postal facility and is in favor of the annexation.

Motion carried with Councilman Wilson voting Nay and Councilwoman Wishart absent.

PUBLIC HEARING

7:00 p.m.

49

Staff Report #88-100 re: Request for a zone change from C-3 (General Commercial) and R-2 (Multiple Residential) to R-2 with TR (Trailer) Overlay and a special use permit for the establishment of a 35-unit mobile home park on property located on the north bank of the Truckee River at the west end of Dickerson Road, Case No. 58-88 (River Park).

Recommended: Council approve the zone change by ordinance and approve the special use permit, subject to the conditions in the staff report, with the revision of Condition No. 3 as noted.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and letters of opposition were received from Mr. Edward Leal, 2855 Idlewild Drive, Mr. and Mrs. James Valpa, 2845 Idlewild Drive, Mr. and Mrs. Raymond Precup, 2845 Idlewild Drive, Mr. Ethelyn Wilhite, 2855 Idlewild Drive, The Idlewild Homeowners Association II, P.O. Box 70280, The Riverfront Homeowners Association, P.O. Box 70280, and Mr. Richard Baker, 3000 Dickerson Road.

Ms. Leann McElroy, Planning Director, gave a brief overview of the request.

Mr. Jeff Codega, Codega and Fricke Engineers, outlined the project noting that the manufactured homes that will be placed in the park will be much more attractive than mobile homes. He noted that the homes would be equipped with fire sprinklers and discussed secondary access for emergency vehicles.

Mr. Codega continued that the applicant is willing to participate in any reasonable improvements in the area on a fair share basis.

Mr. Dario Rissone, 90 Rissone Lane, noted that he is an adjacent property owner and stated that he is in favor of the River Park project. He also noted that he is in opposition to the Truckee River Corridor Plan.

Mr. Richard Baker, 3000 Dickerson Road, addressed the Council with respect to the conditions placed on the project. He contended that the condition which would require that the applicant provide a 25-feet easement along the length of the southern boundary of the property should be omitted. Instead, he suggested that the applicant be assessed a cash consideration of a lump sum of $100.00 times the daily average car trips generated.

Mr. Codega responded to Mr. Baker by indicating that the 25-foot easement has already been recorded, however, if the City Council should make an official policy decision regarding this easement, the applicant is willing to abandon the easement.

The Mayor asked if anyone else cared to speak in favor or in opposition to the proposed project. Hearing no one he closed the public hearing.

Councilman Nunez stated that since it is the intent of the applicant to participate in any improvements to the area, he requested that the applicant be required to sign a waiver of protest for any future special assessment districts for improvements to the intersection of Dickerson Road and Second Street or provisions for secondary emergency access to the area.

It was moved by Councilwoman Smith, seconded by Councilman Nunez to approve the zone change by ordinance and approve the special use permit, subject to the conditions in the staff report with the revision to Condition No. 3 as noted. With the added condition that the applicant shall sign a waiver of protest for any future special assessment districts in this area.

Motion carried with Councilwoman Wishart absent.

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A recess was called at 8:40 p.m. and upon reconvening at 8:50 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, and Sferrazza. Absent: Councilwoman Wishart.

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PUBLIC HEARING

7:00 p.m.

50 Staff Report #88-101 re: Request for a zone change from R-2 (Multiple Residential) to R-3a (Multiple Residential) in conjunction with a special use permit for a major project consisting of a 324 unit apartment complex which includes sixty (60) three-, four-, and six-unit apartment buildings, associated private street system, landscaping and public improvements, Case No. 79-88 (Ambassador Village).

Recommended: Council deny the request for a zone change and approve the request for a special use permit, subject to conditions.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and letters in opposition were received from Mr. Norman Huckle, 1275 Ambassador Drive, Ms. Marlene Hughes, 1353 Ambassador Drive, Ms. Chrystine Pacheco, 1375 Ambassador Drive, Mr. and Mrs. Ron Hess, 1354 Ambassador Drive, Ms. Daphne Wathen, 1364 Ambassador Drive, Mr. Scott Pruter, 1066 Ambassador Drive, Mr. and Mrs. Dan Dragan, 6099 Bankside Way, Mr. Bob Mooney and Angela Gearhart, 1245 Ambassador Drive. He noted that this item is before the Council on two appeals, one from the applicant, RJB Development and the second from the Concerned Citizens of the McQueen Area.

Ms. Leann McElroy, Planning Director, gave an overview of the proposal. She discussed the slope reduction factors included in the McQueen Area Plan noting that based on these figures, the total number of units allowable on the site would be reduced to 304.

Mr. John Francovich, representing the applicant, stated that Ambassador Village will be a portion of the Northgate development which will be in compliance with the McQueen Area Plan. He outlined the history of the project, highlighting the improvements RJB Development have made in the area. Mr. Francovich stated that the applicant is requesting a total of 316 dwelling units and described the landscaping and buffering that will be provided.

Mr. Francovich continued stating that the applicant would like to be made aware of the exact amount of the proportionate share they will be required to pay for the ladder truck. He also noted that the applicant is in agreement with the condition that prohibits wood-burning devices in the development, however, they wish to be allowed to place a fireplace in the clubhouse.

Ms. Marlene Hughes, 1353 Ambassador Drive, presented the Council with a petition containing over 575 signatures in opposition to the proposed zone change.

Mr. Ron Hess, 1354 Ambassador Drive, spoke in opposition to the proposed zone change and added that he would like to see a limit of 245 units on the site. He also expressed concern over possible traffic problems, water demand, sewage, air quality and lack of proper fire protection if the project is approved.

Mrs. Chrystine Pacheco, 1375 Ambassador Drive, indicated that she was in opposition the to project due to concerns about the unsuitability and inconsistency of the design, the density, and the visual impact of three-story apartments in the area.

The following McQueen Area residents were present and indicated that they were in opposition to the project:

Tom Burrous	Anthony Bator	Cheryl Lang
Larry Matlock	Rick Harvey	Melonia Torres
Kathleen Ryan	Albert Dyer	David Torres
Kurt Gottschalk	Thomas Jones	Nancy Harvey
Jim McCluney	Barbara McCluney	James Colombini
Clarice Williams	Don Thoreson	Kelli Thoreson
Ed Harney	H. Netuchil	Lisa Netuchil
Frank Barnes	Jim Hay	Donna Laubscher
Paul McAffee	James Brandl	James Lyle
Jesse Pierce	James Walpole	Lila Walpole
Elaine Turner	Kim Munz	Andy Munz
Bob Turner	Debbi Pierce	Joel Laubscher
Bo Holden	Rebecca Hess	Herbert Hess
Bill Wagoner	Mary Hall	Shane Templeton
Katherine Templeton	Korbie Neil	Jim Neil
Cameran Slotz	Joseph Kantor	Linda Kantor
May Reinbold	Robert Chaefant	Daphne Wathen
Rodney Denn	Lori Floto	Geoff Radloff
Lori Radloff	Harry Rodieck	Robert Pecanic
Lisa Pecanic	Tim Fruhwirth	Frances Matlock
Gail Holden	Anthony Pacheco	William Callahan
Irene Bator	Terry Lang	Bob Mooney
Mary Callahan	Paul Diek	Rene' Diek
George Lish	Victor Schiro	Nadine Schiro
Neil Talbot	Scott Talbot	John Lovitt
Diane Lovitt	Scott Schultz	Robert Johnson
Randel Walker	Glenn Netuschil	Pamela Netuschil
Deborah Griffin	Thomas Griffin	LaVonne Duhon
Michelle Mullet	Hans Baier	Kim Sakurada
Hilde Baier	Bill Schiro	Laurie Schiro
Mary Lee	Jason Bowers	Melissa Wenzel
Steve Wenzel	Alan Hughes	Sherilyn Elcano
Louis Lepry	Peggy Lepry	W.C. Lepry
Josefina Burgess	Drake Shaw	Philip Elcano
David Zeiger	Romulo Burgess	Kathy Suarez
Pio Suarez		

Discussion ensued regarding the density, buffering and transitional impacts of the project, with respect to the Reno Master Plan and the McQueen Area Plan.

The Mayor closed the public hearing.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to deny the request for a zone change and approve the special use permit for a Major Project for 245 dwellings, subject to the conditions in the staff report with the following revisions and amendments:

No three-story buildings in the project.

Prior to the issuance of a building permit the applicant shall submit plans indicating the relocation of the main entrance on Mae Anne Avenue to the satisfaction of the City Engineer.

Prior to the issuance of a building permit the applicant shall pay in cash to the City a proportionate share for the provision of a ladder truck for the McQueen Area.

There shall be no wood-burning devices in any of the buildings except for the clubhouse.

A secondary access be changed from Ambassador to another route subject to the satisfaction of the Engineering staff.

The applicant shall apply for a building permit within eighteen months of the date of the City Council approval and continuously maintain the validity of that permit or this approval shall be null and void.

Councilman Nunez requested that separate motions be made on the zone change and the special use permit.

The motion was withdrawn.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to deny the request for the zone change.

Motion carried with Councilman Wilson voting Nay and Councilwoman Wishart absent.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to table action on the request for a special use permit until such a time as resolution of the number of units is reached.

Motion carried with Councilwoman Wishart absent.

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A recess was called at 10:28 p.m. and upon reconvening at 10:38 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nuenz, Smith and Sferrazza. Absent: Councilwoman Wishart.

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51 Staff Report #88-079 re: Wells Avenue viaduct replacement: State of Nevada/City of Reno Interlocal agreement and consideration of Sutro/Kirman bridge connection.

Recommended: Council approve the Interlocal Cooperative Agreement and select Scenerio "F" as outlined in the report and also direct staff to proceed with the implementation of the Sutro/Kirman connection project, including selection of a consultant firm from the short list of 3 from the Wells Avenue Viaduct Project and authorize the Mayor to sign a contract with a Geotechnical Firm selected by staff from the rotation list in an amount not to exceed $15,000.00.

Mr. Millard Reed, Director of Public Works, outlined the various scenerios that would be possible in the reconstruction of the Wells Avenue Viaduct. He explained that there are some unused street bond issue funds and interest that could be used in the construction of the Sutro/Kirman connection and the reconstruction of the Wells Avenue Viaduct structure.

Mr. Alex Fittinghoff, representing the East Reno Access Committee, indicated that the committee is in agreement with the recommendation. He noted that the Committee will participate in the program by providing the City with recent aerial photography in order to assist the City in the fast-tracking of the design of the street.

Mr. Pat Horgan, member of the East Reno Access Committee, spoke in favor of the reconstruction of the Wells Avenue Viaduct and the construction of the Sutro/Kirman bridge connection.

Mr. Curtis Fitch, East Reno resident, spoke in favor of the use of minority contractors for the construction of the bridges.

Mr. Belie Williams, 1000 East Fourth Street, concurred with Mr. Fittinghoff and contended that the replacement of the Wells Avenue Overpass will help revitalize the businesses in this area.

Mr. Dave Licko, Controller at The Reno Gazette Journal, expressed concern regarding the safety of the employees at the Reno Gazette Journal once the new connection is built.

Councilman Nunez addressed the issue of the increased traffic on Kirman Avenue south of Ryland Street which is predominately residential and requested that staff provide the future traffic projections for this street.

It was moved by Councilwoman Smith, seconded by Councilman Allen to approve the Interlocal Cooperative Agreement between the State of Nevada and the City of Reno. With the understanding that Scenerio "F" with total closure will be selected and authorize the Mayor to sign the agreement.

Motion carried with Councilwoman Wishart absent.

It was moved by Councilwoman Smith, seconded by Councilman Nunez to direct staff to proceed with the implementation and funding of the estimated 2,780,000 of the Sutro/Kirman connection project including the selection of a consultant firm from the short list of 3 from the Wells Avenue Viaduct Project and authorize the Mayor to sign a contract with a Geotechnical Firm selected by staff from the rotation list in an amount not to exceed $15,000.00.

Motion carried with Councilwoman Wishart absent.

52 Staff Report #88-096 re: Selection process - Washington D.C. lobbyist.

Recommended: Council schedule a study session to address modification of alternatives and discussion of A, B, and C as outlined.

It was the determination of the Council to appoint Councilwoman Lehners, Councilwoman Smith and Mayor Sferrazza to the review committee to rank the top three firms and negotiation with the top firm to present a contract to Council for approval.

COUNCILMAN WILSON ABSENT 11:12 p.m.

53 Staff Report #88-097 re: Agreement regarding Emergency Homeless Shelter.

It was moved by Councilman Nunez, seconded by Councilwoman Smith to authorize the City Manager to sign the agreement.

Motion carried with Councilman Wilson and Councilwoman Wishart absent.

MAYOR AND COUNCIL

54 Discussion - starting time of City Council meetings.

It was moved by Councilwoman Smith, seconded by Councilman Allen to start the Redevelopment Agency Meeting at 1:30 p.m., the City Council Meeting at 2:00 p.m. and the Public Hearing be scheduled to begin at 6:00 p.m.

Motion failed with Councilwoman Lehners, Councilman Nunez, Mayor Sferrazza voting Nay and Councilman Wilson and Councilwoman Wishart absent.

It was moved by Councilwoman Smith, seconded by Councilman Allen to schedule public hearings at 6:00 p.m.

Motion carried with Councilwoman Lehners and Councilman Nunez voting Nay.

The meeting was adjourned at 11:23 p.m.

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Approved this 22th day of February, 1988.

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Peter J. Sferrazza
MAYOR OF THE CITY OF RENO

ATTEST:

CITY OF RENO CORPORATE SEAL WASHOE COUNTY, NEVADA

Donald Cook
CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO

Council Chambers, Reno, Nevada
February 22, 1988

The regular meeting of the Reno City Council was called to order at 3:05 p.m. on February 22, 1988 in the Council Chambers of City Hall.

PRESENT: Council members Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza.

ABSENT: None

ALSO PRESENT: City Manager Schilling, City Attorney Lynch and Chief Deputy City Clerk Peebles.

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****** SPECIAL PRESENTATION ******

The Mayor presented Certificates of Appreciation to the members of the Emergency Shelter Task Force for their efforts in the opening of the Emergency Homeless Shelter.

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APPROVAL OF THE MINUTES

Approval of the February 8, 1988 Regular Meeting Minutes.

It was moved by Councilman Allen, seconded by Councilwoman Smith to approve the February 8, 1988 regular meeting minutes as submitted.

Motion carried with Councilwoman Wishart abstaining.

APPROVAL OF THE AGENDA

Approval of the February 22, 1988 Regular Council Meeting Agenda.

City Attorney Lynch indicated that Item 12C "Park Tax Ordinance" should be withdrawn from the agenda.

It was moved by Councilwoman Smith, seconded by Councilman Allen to approve the February 22, 1988 regular Council meeting agenda as amended.

Motion carried.

CONSENT AGENDA

1 Cash Disbursements - January 28, 1988 through February 10, 1988.

Recommended: Council approve cash disbursements January 28, 1988 through February 10, 1988 as submitted.

2 Staff Report #88-105 re: Business License Applications as follows:

a The Blue Max; Spyridon Gardikiotis; 3411 N. McCarran; (Previous owner, Max Brown, dba same); Cabaret, category C.

b New York Pizza, Inc.; Richard Crocitto; 3305 Kietzke Lane; Dining Wine/Beer.

c Sacks Thrift Avenue; Patsy L. Weston; 316 Broadway; Second Hand Merchandise.

d Maxters Jewelry & Loan; Steven Mack; 155 N. Virginia St.; Second Hand Merchandise; Pawnbroker, based on gross receipts.

e Palace Loan & Jewelry; Darren Roy Mack; 300 N. Virginia St.; (Previous licensee, Dennis Alan Mack, same dba); Pawnbroker, based on gross receipts; Second Hand Merchandise.

Recommended: Council approve business license applications as submitted.

3 Staff Report #88-106 re: Final Map Sierra Highlands Unit No. 9-A Subdivision.

Recommended: Council approve the Final Map for Sierra Highlands Unit No. 9-A.

4 Staff Report #88-107 re: New Improvement Agreement for Caughlin Ridges Unit No. 1 Subdivision.

Recommended: Council approve the New Improvement Agreement for Caughlin Ridges Unit No. 1.

5 Staff Report #88-108(a) re: Acceptance of slope easement - S.W. McCarran Boulevard.

Recommended: Council accept and approve the slope easement agreement.

6 Staff Report #88-108(b) re: Acceptance of Right-of-way dedication - Longley Lane and McCarran Boulevard.

Recommended: Council accept the Right-of-way dedication.

7 Staff Report #88-108(c) re: Acceptance of water rights dedications and transfer of use to Sierra Pacific Power Company.

Recommended: Council accept the water rights dedications and approve the water sale agreement transferring the use of said rights to the specified projects.

8 Staff Report #88-109(a) re: Change Order No. 5 and Final Payment - Contract No. 608 - Reno/Sparks Wastewater Treatment Facility - Effluent Irrigation Project Construction - A & K Earthmovers.

Recommended: Council approve Change Order No. 5 and the Final Payment to the contract with A & K Earthmovers.

9 Staff Report #88-109(b) re: Change Order No. 10 and Final Payment - Contract No. 500 - Reno/Sparks Wastewater Treatment Facility - Sludge Dewatering - Roen Construction.

Recommended: Council approve Change Order No. 10 and the final payment to the contract with C.W. Roen Construction.

Discussion ensued regarding the justification of the change order with Mr. Art Molin, Sanitary Engineer, explaining the circumstances surrounding this amendment to the contract.

It was moved by Councilwoman Lehners, seconded by Councilman Allen to defer this item to the next regular Council meeting and direct the City Attorney's Office to further review this matter.

Motion carried.

It was moved by Councilman Allen, seconded by Councilman Nunez to approve Consent Agenda Items 6A through 6F1.

Motion carried.

10 Staff Report #88-110(a) re: Change Order No. 1 - Contract No. 592- Reno/Sparks Wastewater Treatment Facility - Chlorine Storage Modification Construction - Resource Development Company.

Recommended: Council approve Change Order No. 1 to the contract with Resource Development Company.

11 Staff Report #88-110(b) re: Change Order No. 12 - Contract No. 541 - Reno/Sparks Wastewater Treatment Facility - AT, Sletten Construction.

Recommended: Council approve Change Order No. 12 to the contract with AT, Sletten Construction.

12 Staff Report #88-110(c) re: Change Order No. 1 - Contract No. 624 - Horseman's Park Phase II.

Recommended: Council approve Change Order No. 1 to Contract No. 624 and authorize the Mayor to sign.

13 Staff Report #88-110(d) re: Jack Tighe Ballfield Lighting, Contract No. 632.

Recommended: Council award the Construction Contract for Jack Tighe Ballfield Lighting to Network Electric for a sum not to exceed $163,500.04.

14 Staff Report #88-110(e) re: 1988 Fire Hydrant Replacement, Project No. 01-422-0370-F8, Contract No. 639.

Recommended: Council approve the purchase of fire hydrants from R Supply Company, Inc. per their quotation for an amount not to exceed $25,070.00 and award Contract No. 639 to Q & D Construction Company, Inc. for an amount not to exceed $48,208.00.

15 Staff Report #88-110(f) re: Amendment to the Agreement with UNR for irrigation with treated wastewater.

Recommended: Council approve the amendment to the agreement with UNR for the project to irrigate with wastewater, and authorize the Mayor to sign.

16 Staff Report #88-111(a) re: Northgate Park Design/Consultant Contract.

Recommended: Council award the Consultant Contract to Dick Wood for masterplanning services for Northgate Park in a sum not to exceed $9,070.00.

17 Staff Report #88-111(b) re: Crissie Caughlin Park/Consultant Services Contract Amendment.

Recommended: Council approve the contract amendment increasing the Consultant Contract with Lawrence Chapen by $2,945 to a total sum not to exceed $32,577.

18 Staff Report #88-112 re: Request to connect Casazza Ranch Estates - Phase II Subdivision in the County to the City sewer.

Recommended: Council approve the connection of Casazza Ranch Estates - Phase II to the City sewer subject to the "Agreement to Annex".

19 Staff Report #88-113 re: Agreement with Edgewater Partners regarding utility cuts on Riverhaven Drive, and provisions to overlay street surface.

Recommended: Council approve the agreement with Edgewater Partners.

20 Staff Report #88-114 re: Request for refund of sewer connection fee for apartments at 3430 Gypsum.

Recommended: Council authorize a refund of the $18,000 sewer connection fee on the 18 unit apartment being moved from 3430 Gypsum.

21 Staff Report #88-115 re: One year time extension on the tentative map for Northgate Unit No. 5 Subdivision, Case No. 113-87.

Recommended: Council approve a one year time extension on the tentative map for Northgate Unit No. 5 Subdivision, subject to the original conditions of approval and the addition of Condition No. 19 as recommended in the staff report.

(13) Staff Report #88-110(d) re: Jack Tighe Ballfield Lighting, Contract No. 632, continued:

Mr. John Madole, representing the Associated General Contractors, indicated that the low bidder on this contract did not have a valid contractor's license at the time the bid was submitted. He continued that based on this information and according to the Nevada Revised Statutes, the bid should be void.

Mr. Steve Varela, City Engineer, requested that this item be deferred until it can be further examined.

It was moved by Councilman Allen, seconded by Councilman Nunez to defer this item to the March 14, 1988 regular Council meeting.

Motion carried.

(16) Staff Report #88-111(a) re: Northgate Park Design/Consultant Contract, continued:

Councilwoman Wishart requested that in the future, contracts that deal with park design, be reviewed by the Parks and Recreation Commission.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve Consent Agenda Items 6G through 6L with the exception of Item 6G4.

Motion carried with Councilman Nunez abstaining on Item 6J and Councilwoman Lehners voting Nay on Item 6I.

CITY ATTORNEY

22 Staff Report #88-142 re: Amendments to Holiday Inn's Airspace Leases.

Recommended: Council approve the amendments to the leases and authorize the Mayor to sign.

It was moved by Councilman Allen, seconded by Councilwoman Smith to approve the amendments to the leases and authorize the Mayor to sign.

Motion carried.

PUBLIC WORKS DEPARTMENT

23 Staff Report #88-116 re: Agreement with Washoe County for Wastewater Treatment Services.

Recommended: Council provide direction to staff so that a document can be prepared to incorporate the desires of the Council.

Mr. Art Molin, Sanitary Engineer, explained that the staffs from the City of Reno and Washoe County have been working for some time to develop an agreement for wastewater treatment services. He noted that at this time it would be appropriate for the City Council to discuss certain aspects of that agreement and provide direction to staff.

It was moved by Councilwoman Lehners, seconded by Councilwoman Wishart to defer this item to a workshop meeting to be held on March 7, at 12:00 p.m. to further discuss the agreement.

Motion carried.

HUMAN RESOURCES

24 Staff Report #88-132 re: Renewal of Claims Administrator Contract with Mutual Administrators.

Recommended: Council approve the contract with Mutual Administrators to provide claims payment services to the City's self-funded medical and dental plans in accordance with the recommendations contained in the staff report and authorize the Mayor to sign.

It was moved by Councilwoman Lehners, seconded by Councilman Allen to approve the contract with Mutual Administrators to provide claims payment services to the City's self-funded medical and dental plans in accordance with the recommendations contained in the staff report and authorize the Mayor to sign.

Motion carried.

25 Staff Report #88-133 re: Renewal of Stop-Loss Coverage for Self-funded Health Insurance Plan.

Recommended: Council approve the renewal of the contract with George Washington Life Insurance Company to provide aggregate and specific stop-loss coverage to the City's self-funded medical and dental plans effective March 1, 1988 in accordance with the recommendations in the staff report.

It was moved by Councilman Nunez, seconded by Councilwoman Smith to approve the renewal of the contract with George Washington Life Insurance Company to provide aggregate and specific stop-loss coverage to the City's self-funded medical and dental plans effective March 1, 1988 in accordance with the recommendations in the staff report.

Motion carried.

26 Staff Report #88-134 re: Self-funded Health Plan Consulting Agreement with CVA Consultants, Inc.

Recommended: Council approve the three year agreement with CVA Consultants, Inc. to provide consulting services for the City's self-funded health plans and broker of record services for employee services.

It was moved by Councilwoman Smith, seconded by Councilman Allen to approve the three year agreement with CVA Consultants, Inc. to provide consulting services for the City's self-funded health plans and broker of record services for employee services.

Motion carried with Councilwoman Lehners and Mayor Sferrazza voting Nay.

27 Staff Report #88-135 re: Approval of Preferred Provider Hospital Agreements with St. Mary's Regional Medical Center and Sparks Family Hospital.

Recommended: Council approve the preferred provider agreements with St. Mary's Regional Medical Center and with Sparks Family Hospital.

It was moved by Councilwoman Smith, seconded by Councilman Allen to approve the preferred provider agreements with St. Mary's Regional Medical Center and with Sparks Family Hospital.

Motion carried.

28 Staff Report #88-117 re: Resolution adopting revisions to the City of Reno "Public Works Design Manual".

Recommended: Council pass and adopt the resolution.

Councilman Nunez requested that the Council be provided with a copy of the provisions for review, before the resolution is adopted.

It was moved by Councilwoman Wishart, seconded by Councilwoman Smith to defer this item to the March 7, 1988 Council Workshop meeting.

Motion carried

29 Resolution No. 4401 - A resolution accepting streets - Severn View Subdivision.

It was moved by Councilwoman Wishart, seconded by Councilman Allen to pass and adopt Resolution No. 4401.

Motion carried.

RESOLUTION NO. 4401

A RESOLUTION ACCEPTING STREETS - SEVERN VIEW SUBDIVISION.

30 Resolution No. 4402 - A resolution accepting street - McCarran Boulevard.

It was moved by Councilwoman Smith, seconded by Councilman Nunez to pass and adopt Resolution No. 4402.

Motion carried.

RESOLUTION NO. 4402

A RESOLUTION ACCEPTING STREET - MCCARRAN BOULEVARD.

PLANNING DEPARTMENT

31 Staff Report #88-119 re: Request for a tentative map and special use permit to allow for the development of a 165 unit zero lot line subdivision with reduced lot widths and setbacks on a 21.77± acre site located south of McCarran Boulevard and west of Rio Poco Road in the R-2/PD zone, Case No. 105-88 (The Villages - Phases II and III.)

Recommended: Council approve the tentative map and special use permit, subject to the conditions in the staff report.

Councilwoman Smith indicated that she is concerned about the density of this project and also the lack of school facilities in the area.

It was moved by Councilman Nunez, seconded by Councilman Wilson to approve the tentative map and special use permit, subject to the conditions in the staff report.

Motion carried with Councilwomen Lehners, Smith and Wishart voting Nay.

32 Staff Report #88-120 re: Amendments to the Community Development Plan.

Recommended: Council adopt the amendments to the Community Development Plan as recommended by CPPAC.

Ms. Leann McElroy, Planning Director, outlined the amendments to the plan noting that CPPAC recommended that Item 12C should be deleted from the plan. She also explained the appeal process provided within the plan.

It was moved by Councilwoman Wishart, seconded by Councilman Nunez to adopt the amendments to the Community Development Plan as recommended by CPPAC.

Motion carried.

33 Staff Report #88-121 re: Interlocal Agreement - Projects of Regional Significance.

Recommended: Council approve the Interlocal Agreement and authorize the Mayor to sign.

It was moved by Councilman Nunez, seconded by Councilwoman Smith to approve the Interlocal Agreement and authorize the Mayor to sign.

Motion carried.

34 Staff Report #88-122 re: Interlocal Agreement - Annexation

Recommended: Council approve the agreement and authorize the Mayor to sign.

Councilman Nunez inquired about provision C on page 3 of the agreement which provides that where state law requires cities to annex half the width of a county road, the full width will be annexed. He contended that by annexing the full width, the City will be responsible for the maintenance of the entire width of the street.

Ms. McElroy stated that the reason for annexing the entire width would be to provide a more easily identifiable boundary.

It was moved by Councilwoman Wishart, seconded by Councilman Allen to approve the agreement and authorize the Mayor to sign.

It was moved by Councilman Nunez, seconded by Mayor Sferrazza to amend the motion to delete provision C on page 3 of the agreement.

Motion to amend carried with Councilwoman Wishart voting Nay.

Motion as amended carried with Councilwoman Wishart voting Nay.

35 Staff Report #88-123 - Consultant Agreement - Implementation of impact fee system.

Recommended: Council authorize the Mayor to sign an agreement with Siemon, Larson, Mattlin and Purdy in the amount of $30,000.00.

It was moved by Councilman Allen, seconded by Councilman Nunez to authorize the Mayor to sign an agreement with Siemon, Larson, Mattlin and Purdy in the amount of $30,000.00

Motion carried.

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FIRE DEPARTMENT

36 Staff Report #88-140 re: Relocation of new Fire Station 3 site and additional funding for construction.

Recommended: Council approve Fire Station 3 relocation to Grant and Moana and approve the funds from the sale of the existing Fire Station 3 as contingency to be used for the construction of the new Fire Station 3.

Fire Chief Turner stated that the only negative site feature of the Grant and Moana site would be some loss of parking for Moana Ball Field. However, he noted that an agreement has been reached with Mr. Keith Lee of the Washoe Youth Foundation to provide supplemental parking if necessary.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to approve Fire Station 3 relocation to Grant and Moana and approve the funds from the sale of the existing Fire Station 3 as contingency to be used for the construction of the new Fire Station 3.

Motion carried.

It was moved by Councilman Nunez, seconded by Councilman Wilson to adjourn to a Labor Relations Session.

Motion carrried.

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A recess was called at 5:25 p.m. and upon reconvening at 6:40 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

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PUBLIC HEARING

6:00 p.m.

37 Staff Report #88-145 re: Request for a zone change from C-1 (Limited Commercial) on 1.02± acres and from R-2 (Multiple Residential) on 2.46± acres to R-2 with a PD (Planned Development) overlay, approval of a tentative map for a forty (40) lot single family subdivision, and a special use permit for the construction of 40 common-wall attached single family homes, representing a density of 11.49 dwelling units per acre, Case No. 104-88 (Sierra Highlands Unit 11).

Recommended: Council approve the zone change by ordinance, approve the special use permit, subject to the conditions of the tentative map, and approval of the tentative map, subject to the conditions in the staff report.

The Mayor asked if proper notice had been given. Chief Deputy City Clerk Peebles stated that proper notice was given and no correspondence was received.

The Mayor opened the public hearing and asked if anyone cared to speak in favor or in opposition to the public hearing. Hearing no one he closed the public hearing.

Discussion ensued regarding the landscaping buffers between the driveways of the homes.

It was moved by Councilwoman Wishart, seconded by Councilwoman Smith to uphold the recommendation and approve the zone change by ordinance, approve the special use permit, subject to the conditions of the tentative map, and approve the tentative map, subject to the conditions in the staff report with an added condition addressing the concerns of staff with respect to the impervious surface coverage and the driveways of the paired units be addressed by some kind of landscaped area between them.

Motion carried.

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PUBLIC HEARING

38 Staff Report #88-146 re: Request for a zone change from E-1 (First Estates) to C-1 (Limited Commercial) for a 10± acre site located northwest of the Raley's Shopping Center situated on the north side of the intersection of U.S. 395 North and Golden Valley Road, Case No. 106-88 (Redwine).

Recommended: Council approve the zone change by ordinance.

The Mayor asked if proper notice had been given. Chief Deputy City Clerk Peebles stated that proper notice was given and no correspondence was received.

The Mayor opened the public hearing and asked if anyone cared to speak in favor or in opposition to the zone change. Hearing no one he closed the public hearing.

It was moved by Councilwoman Smith, seconded by Councilman Wilson to approve the zone change by ordinance.

Motion carried with Councilwoman Lehners voting Nay.

PUBLIC HEARING

39 Staff Report #88-147 re: Request for a zone change on two parcels of property located on the west side of the intersection of Longley Lane and Huffaker Lane. Both parcels are currently zoned R-3 (Multiple Residential). The applicant is requesting a zone change to C-2 (Local Commercial) for the 0.4± acre property on the southwest corner to accommodate the construction and operation of a four stall, self service coin-operated car wash. The zone change to C-1 (Limited Commercial) on a 0.9± acre property on the northwest corner is requested to accommodate the construction of a 2,500 square foot 24-hour convenience market with gasoline dispensing facilities and two to four small shops, one of which is now planned for a take-out restaurant for a total of 6,100± square feet of retail space, Case No. 18-88 (Huffaker Square).

Recommended: Council approve the requested zone changes by resolution of intent, subject to the conditions in the staff report.

The Mayor asked if proper notice had been given. Chief Deputy City Clerk Peebles stated that proper notice was given and no correspondence was received.

The Mayor opened the public hearing and asked if anyone cared to speak in favor or in opposition to the public hearing. Hearing no one he closed the public hearing.

It was moved by Councilman Nunez, seconded by Councilman Allen to approve the requested zone changes by resolution of intent, subject to conditions.

Motion carried.

PUBLIC HEARING

40 Staff Report #88-148 re: Public hearing on the 1987 Sidewalk, Curb and Gutter report and Account No. 1 for the repair and reconstruction of deteriorated sidewalk, curb and gutter upon a certain property, and Resolution No. 4403 approving and confirming the Special Assessments to be levied therefore (Toscano Hotel).

Recommended: Council hold and conclude the Public Hearing on the 1987 Sidewalk, Curb and Gutter Report and Account No. 1, adopt Resolution No. 4403 and authorize the Mayor to sign.

The Mayor asked if proper notice had been given. Chief Deputy City Clerk Peebles stated that proper notice was given and no correspondence was received.

The Mayor opened the public hearing and asked if anyone cared to speak in favor or in opposition to the Special Assessment. Hearing no one he closed the public hearing.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Resolution No. 4403.

Motion carried.

RESOLUTION NO. 4403

A RESOLUTION APPROVING AND CONFIRMING THE ASSESSMENTS FOR THE 1987 SIDEWALK, CURB AND GUTTER REPORT AND ACCOUNT NO. 1 FILED BY THE CITY ENGINEER WITH THE CITY CLERK FOR THE RECONSTRUCTION OF SIDEWALKS, CURBS AND GUTTERS UPON A CERTAIN PROPERTY.

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BILL NO. 4081

41

ORDINANCE NO. 3632

AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING .356 ACRES OF PROPERTY LOCATED ON THE NORTH SIDE OF DEL MONTE LANE, BETWEEN SOUTH VIRGINIA STREET AND I-580, WASHOE COUNTY, NEVADA, AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT "A"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, (DEL MONTE PLAZA PARTNERS).

It was moved by Councilwoman Lehners, seconded by Councilman Allen to pass and adopt Bill No. 4081, Ordinance No. 3632.

Motion carried.

BILL NO. 4082

42

ORDINANCE NO. 3633

AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING 11.16 ACRES OF PROPERTY LOCATED ON THE SOUTH SIDE OF NORTH MCCARRAN BOULEVARD AND WEST OF SOCRATES DRIVE, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED EXHIBIT "A"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, (NEVADA DIVISION OF STATE LANDS).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4082, Ordinance No. 3633.

Motion carried.

BILL NO. 4083

43

ORDINANCE NO. 3634

AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING 13.11 ACRES OF PROPERTY LOCATED SOUTH OF NORTH MCCARRAN BOULEVARD, BETWEEN NORTH VIRGINIA STREET AND SOCRATES DRIVE, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED EXHIBIT "A"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, (UNR BOARD OF REGENTS).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4083, Ordinance No. 3634.

Motion carried.

BILL NO. 4084

ORDINANCE NO. 3635

44

AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING 637.078 ACRES OF PROPERTY LOCATED WITHIN THE CAUGHLIN RANCH, GENERALLY EAST OF ALUM CREEK, EXTENDING FROM THE TRUCKEE RIVER SOUTH TO THE UPPER REACHES OF SKYLINE BOULEVARD, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED EXHIBIT "A"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 63-88 (CAUGHLIN RANCH).

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to pass and adopt Bill No. 4084, Ordinance No. 3635.

Motion carried.

BILL NO. 4085

45

ORDINANCE NO. 3636

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE ENTITLED "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).233 RELATING TO A .42± ACRE PORTION OF A 1.8± ACRE PARCEL OF PROPERTY LOCATED ON THE SOUTHEAST CORNER OF SILVER LAKE BOULEVARD AND STEAD BOULEVARD, AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT "A", AND REZONING SAID PROPERTY FROM R-2 (MULTIPLE RESIDENTIAL) AND R-3a (MULTIPLE RESIDENTIAL) TO P-O (PROFESSIONAL OFFICE); TOGETHER WIHT OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 62-88 (STEAD MEDICAL PLAZA).

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to pass and adopt Bill No. 4085, Ordinance No. 3636.

Motion carried.

BILL NO. 4086

ORDINANCE NO. 3637

46 AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE ENTITLED "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).235 RELATING TO AN 18,156 SQUARE FOOT PROPERTY LOCATED ON THE SOUTH SIDE OF GRAND CANYON BOULEVARD, 100 FEET WEST OF ITS INTERSECTION WITH KIRMAN AVENUE AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT "A", AND REZONING SAID PROPERTY FROM R-2 (MULTIPLE RESIDENTIAL) TO R-3 (MULTIPLE RESIDENTIAL); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. C-28-85 (BLAIR).

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to pass and adopt Bill No. 4086, Ordinance No. 3637.

Motion carried.

BILL NO. 4087

47 ORDINANCE NO. 3638

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE, CONCERNING "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).231 RELATING TO A 3.047± ACRE PROPERTY LOCATED ON THE NORTHEAST CORNER OF CADILLAC DRIVE AND EASTSHORE DRIVE, AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT "A", AND REZONING SAID PROPERTY FROM C-3 (GENERAL COMMERCIAL) TO R-4 (MULTIPLE RESIDENTIAL); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 73-88 (LAKESHORE PLAZA).

It was moved by Councilwoman Smith, seconded by Councilman Nunez to pass and adopt Bill No. 4087, Ordinance No. 3638.

Motion carried with Councilwoman Lehners and Mayor Sferrazza voting Nay.

BILL NO. 4088

48 ORDINANCE NO. 3639

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE ENTITLED "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).234 RELATING TO A 16,900± SQUARE FOOT PROPERTY LOCATED ON THE SOUTHWEST CORNER OF MT. ROSE AND PLUMAS STREETS AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT "A", AND REZONING SAID PROPERTY FROM R-2 (MULTIPLE RESIDENTIAL) TO P-O (PROFESSIONAL OFFICE); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. C-14-85 (WOODRUFF).

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to pass and adopt Bill No. 4088, Ordinance No. 3639.

Motion carried.

BILL NO. 4089

ORDINANCE NO. 3640

49

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE ENTITLED "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).228 RELATING TO A .23 ACRE PROPERTY LOCATED AT 415 APPLE STREET, AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT "A", AND REZONING SAID PROEPRTY FROM R-3 (MULTIPLE RESIDENTIAL) TO P-O (PROFESSIONAL OFFICE); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 64-88 (MINER).

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to pass and adopt Bill No. 4089, Ordinance No. 3640.

Motion carried.

BILL NO. 4090

ORDINANCE NO. 3641

50

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE ENTITLED "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).179 RELATING TO A .179 ACRE PARCEL OF PROPERTY LOCATED AT 319 CAPITOL HILL, RENO, NEVADA, AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT "A", AND REZONING SAID PROPERTY FROM R-3 (MULTIPLE RESIDENTIAL) TO C-3 (GENERAL COMMERCIAL); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. C-7-85 (ROGERS).

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to pass and adopt Bill No. 4090, Ordinance No. 3641.

Motion carried.

BILL NO. 4091

ORDINANCE NO. 3642

51

AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.26 OF THE RENO MUNICIPAL CODE ENTITLED "MASTER PLAN," BY ADDING A NEW SECTION TO BE KNOWN AS 18.26.020(3)(A).43 ADOPTING AMENDMENT TO MASTER PLAN, PLANNING CASE NO. 28-88 AS IS MORE FULLY DESCRIBED BELOW; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 28-88 (GRANDPOINT WAY POSTAL FACILITY).

It was moved by Councilwoman Lehners, seconded by Councilman Allen to pass and adopt Bill No. 4091, Ordinance No. 3642.

Motion carried with Councilman Nunez abstaining.

BILL NO. 4092

ORDINANCE NO. 3643

52 AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE ENTITLED "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).225 RELATING TO A 2.29± ACRE PROPERTY LOCATED ON THE EASTERLY SIDE OF GRANDPOINT WAY APPROXIMATELY 450 FEET SOUTH OF MAE ANNE AVENUE, AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT "A", AND REZONING SAID PROPERTY FROM P-O (PROFESSIONAL OFFICE) AND R-2 (MULTIPLE RESIDENTIAL) TO P-F (PUBLIC FACILITY); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 28-88 (GRAND POINT POSTAL FACILITY).

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to pass and adopt Bill No. 4092, Ordinance No. 3643.

Motion carried with Councilman Nunez abstaining.

BILL NO. 4093

ORDINANCE NO. 3644

53 AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE ENTITLED "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).232 RELATING TO A 0.23± ACRE PROPERTY LOCATED APPROXIMATELY 475 FEET EAST OF GRANDPOINT WAY AND APPROXIMATELY 620 FEET SOUTH OF MAE ANNE AVENUE, AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT "A", AND REZONING SAID PROPERTY FROM P-O (PROFESSIONAL OFFICE) TO R-2 (MULTIPLE RESIDENTIAL); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 28-88 (GRAND POINT POSTAL FACILITY).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4093, Ordinance No. 3644.

Motion carried with Councilman Nunez abstaining.

54 Bill No. 4097 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code entitled "Zoning", by adding thereto a new section to be known as 18.06.040(b).236 relating to a 7,500 square foot property located at 630 Valley Road and more particularly described as Lot 4 of Block 6 of the Morrills Addition to Reno, filed in The Office of the County Recorder, Washoe County, Nevada on December 23, 1899, and rezoning said property from M-1 (Industrial) and R-3 (Multiple Residential) to R-3 (Multiple Residential); together with other matters properly relating thereto, was read by title, Case No. C-51-86 (Valley Road Complex).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to refer Bill No. 4097 to the Committee of the Whole.

Motion carried.

55

Resolution No. 4399 - A resolution of intent to change zone classification in Case No. 79-87 from R-3 (Multiple Residential) to C-1 (Limited Commercial) on a 1.18 acre parcel of property located on the south side of California Avenue across from Lahonton Way, Reno, Nevada, was read by title, Case No. 79-87 (California Street Shops).

It was moved by Councilman Nunez, seconded by Councilman Wilson to pass and adopt Resolution No. 4399.

Motion carried with Councilwoman Lehners, Councilwoman Smith and Mayor Sferrazza voting Nay.

RESOLUTION NO. 4399

A RESOLUTION OF INTENT TO CHANGE ZONE CLASSIFICATION IN CASE NO. 79-87 FROM R-3 (MULTIPLE RESIDENTIAL) TO C-1 (LIMITED COMMERCIAL) ON A 1.18 ACRE PARCEL OF PROPERTY LOCATED ON THE SOUTH SIDE OF CALIFORNIA AVENUE ACROSS FROM LAHONTON WAY, RENO, NEVADA, CASE NO. 79-87 (CALIFORNIA STREET SHOPS).

56

Staff Report #88-124 re: Request for a zone change from R-2 (Multiple Residential) to R-3a (Multiple Residential) in conjunction with a special use permit for a major project consisting of a 324 unit apartment complex which includes sixty (60) three-, four-, and six-unit apartment buildings, associated private street system, landscaping and public improvements, Case No. 79-88 (Ambassador Village).

Recommended: Council deny the request for a zone change and approve the request for a special use permit, subject to conditions.

Ms. Leann McElroy, Planning Director, outlined the changes to the plan since the February 8, 1988 Council meeting, noting that the applicant is now requesting 304 units. She continued that a 40 foot landscaped area will be provided on the side of the property that would border the single-family homes and no three-story units are proposed on the site.

Chief Deputy City Attorney Shipman stated that the position of the City Attorney's Office is that the density allowed by the master plan depends on what interpretation is made of the McQueen Area Plan along with the underlying zoning. She noted that she had prepared four different legally sustainable interpretations that allow for a density of anywhere from 245 units to 325 units.

Mr. John Frankovich, attorney representing the applicant, stated that the plan has been revised to include 304 units which is in accordance with the recommendation of the Planning Staff and the Planning Commission. He noted that the applicants planned a meeting with the area residents, however, the only individual that attended the meeting was an attorney representing the area residents.

Ms. Chrystine Pacheco, 1375 Ambassador Drive, spoke in opposition to the revised Ambassador Village plan noting that the plan violates the policies and intent of the McQueen Area Plan.

The following individuals were present and in opposition to the project:

Steve Wenzel	Ron Hess	Robert Pecanic
Rodney Denn	Lori Fioto	David Torres
Melonia Torres	Anne Mount	John Bennett
Nancy Harvey	Richard Harvey	Rudy Kramp
Bill Leary	Robert Petersen	Ardyna Kramp
Daphne Wathen	Pamela Netuschil	Chris Barrett
Jennifer Barrett	Karen Kay	Timothy Kay
Tracy Hieber	Carol Hieber	Edith Franksen
James Franksen	Rick Landsbury	Joan Landsbury
Matt Waddington	Krista Waddington	Bo Holden
William Callahan	Mary Callahan	May Reinbold
Grover Reinbold	Mary Olin	Linda Kantor
Joseph Kantor	Kim Jaker	Kathleen Jaker
Eric Kroll	Christie Kroll	Cheryl Field-Lang
Bob Mooney	Terry Lang	Charles Jarvi
Pat Jarvi	Wayne Ports	Katherine Templeton
Shane Templeton	Orin Hay	Gina Altizer
Mary Lee	Harold Depoali	Norman Huckle
David Hall	Mary Hall	Paula Diek
Rene' Diek	Herbert Hess	Rebecca Hess
Marlene Hughes	Joel Laubscher	Donna Laubscher
Melissa Wenzel	Diane Lovitt	John Lovitt
Anthony Pacheco	Steve Griffin	Thomas Griffin
Deborah Griffin	Greer Griffin	Sherrilyn Elcano
Norm Whisenant	Margie Lish	George Lish
Kathy Matlock	Philip Elcano	Louis Lepry
Peggy Lepry	Elaine Turner	Bob Turner
Larry Matlock	Kathy O'Keeffe	Pat O'Keeffe
Tim Fruhwirth	Rahn Merrill	Constance Merrill
Bill Schiro	Laurie Schiro	Hans Baier
Hilde Baier	Harry Rodieck	John Taylor
Mark Bittick	Marilyn Doushard	Claire Rodmun
Pat Buser	Ron Buser	Lisa Netuschil

Discussion ensued regarding the configuration of the site with Mr. Frankovich noting that neither the acreage or the zoning have been changed, however, there have been minor re-alignments of streets within the site.

Ms. Leann McElroy, Planning Director, discussed the slope reduction policy in the McQueen Area Plan, responding to questions from the Council.

It was moved by Councilwoman Wishart, seconded by Councilman Allen to table the request for a special use permit until such time as the developer meets with the McQueen Area Neighborhood Association at a mutually acceptable time and place before March 14, 1988 set by the Planning Staff with the understanding that Planning Staff will be in attendance to moderate the meeting.

Motion carried with Councilwoman Lehners voting Nay.

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A recess was called at 8:10 p.m. and upon reconvening at 8:20 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

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CITY MANAGER

57

Staff Report #88-144 re: Police Department Staffing, May election vs. November.

Police Chief Bradshaw stated that the Police Department conducted a survey of 501 individuals asking their viewpoint of a May election vs. a November election. He noted that 46% were in favor of a May election and 51% were in favor of an election later in the year.

Councilwoman Lehners indicated that the November ballot will include 8 financial ballot questions, therefore, she contended that if the police staffing issue were placed on a special May ballot the chances of passage would be much greater.

Mr. Kelly Dean, President of the Police Officer's Association, encouraged the Council to approve a special May election for the police staffing issue.

Mr. Jay Laughlin, spoke in opposition to placing a police staffing question on any future ballot due to his opinion of the Police Department at present.

Mr. Jared Major, stated that he is opposed to the method of funding for additional police staffing.

Mayor Sferrazza indicated to Mr. Major that increasing property taxes is the only method available to fund additional police staffing due to regulations placed on the City by the State Legislature.

Mr. Wayne Burback, spoke in favor of placing the ballot question on a special May election.

Ms. Peggy Lear Bowen, indicated that she felt a major campaign to inform the citizens of Reno will be necessary in order to ensure that the ballot question will pass.

Ms. Ellie Waugh noted that if the ballot question fails, the City must have an alternate plan to fund additional police staffing. She suggested that an accomodation charge be added to the cost of hotel/motel rooms and these funds be allocated to the City for use in staffing police.

Mr. Rich Iori, Biggest Little City Committee, stated that the City Council will have the support of the Committee. He continued that the Downtown Renovation Association would also support a May ballot question.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to aim for a May ballot for the funding of an additional 88 police officers, providing that the necessary public support has been established.

Motion carried.

Human Resources, continued:

58 Staff Report #88-131 re: Ratification of the 1987-1990 Labor Contract with the IAFF, Local 731.

Recommended: Council ratify the tentative 1987-1990 labor agreement reached with the IAFF, Local 731 as described in the staff report and authorize the Mayor to sign.

It was moved by Councilman Nunez, seconded by Councilwoman Smith to ratify the tentative 1987-1990 labor agreement reached with the IAFF, Local 731 as described in the staff report and authorize the Mayor to sign.

Motion carried.

59

BILL NO. 4094

ORDINANCE NO. 3645

AN ORDINANCE TO AMEND TITLE 2 OF THE RENO MUNICIPAL CODE ENTITLED "ADMINISTRATION" BY ADDING A NEW SECTION TO BE KNOWN AS 2.10.120 ENTITLED "DISBURSEMENT MANAGER" CREATING THE POSIITON OF DISBURSEMENT MANAGER: TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

It was moved by Councilman Nunez, seconded by Councilwoman Lehners to pass and adopt Bill No. 4094, Ordinance No. 3645 with the understanding that the provision requiring a valid driver's license will be deleted.

Motion carried.

BILL NO. 4095

60

ORDINANCE NO. 3646

AN ORDINANCE TO AMEND TITLE 12 OF THE RENO MUNICIPAL CODE ENTITLED "PUBLIC WORKS AND UTILITIES" BY ADDING A NEW CHAPTER TO BE KNOWN AS "MAINTENANCE ENGINEER" CREATING THE POSITION OF MAINTENANCE ENGINEER; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to pass and adopt Bill No. 4095, Ordinance No. 3646.

Motion carried.

61

Staff Report #88-138(a) re: Ratification of Disbursement Manager Appointment.

Recommended: Council officially ratify the appointment of James Melick, Jr., as Disbursement Manager for the City of Reno.

It was moved by Councilman Nunez, seconded by Councilman Allen to ratify the appointment of James Melick, Jr., as Disbursement Manager for the City of Reno.

Motion carried.

62

Staff Report #88-138(b) re: Ratification of Maintenance Engineer Appointment.

Recommended: Council officially ratify the appointment of John Loete as Maintenance Engineer for the City of Reno.

It was moved by Councilman Nunez, seconded by Councilman Wilson to ratify the appointment of John Loete as Maintenance Engineer for the City of Reno.

Motion carried.

63 Staff Report #88-139 - A Resolution to amend Resolution No. 4331 as it pertains to mid-managerial employees, thereby adjusting the City's contribution toward the cost of group health insurance to 100% of the cost of the employee only premium for the coverage selected.

Mr. Mark Gregersen, Director of Human Resources, requested that this item be withdrawn from the agenda.

It was moved by Councilwoman Lehners, seconded by Councilwoman Wishart to withdraw this item from the agenda.

Motion carried.

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64 Appointments to the Ad-Hoc Financial Advisory Board and discussion of possible increase of membership.

It was moved by Councilman Allen, seconded by Councilman Wilson to increase the membership of the Ad-Hoc Financial Advisory Board to 11.

Motion carried.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to appoint the following individuals to the Ad-Hoc Financial Advisory Board effective upon adoption of the amended resolution:

Harlan Braaten Margaret Eadington Robert Barengo
Murray Foster Julian Mandelstam

Motion carried.

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65 Staff Report #88-141 re: Request for temporary legal researcher.

Recommended: Council authorize the creation of a position for a temporary legal researcher.

It was moved by Councilman Nunez, seconded by Councilwoman Smith to authorize the creation of a position for a temporary legal researcher.

Motion carried.

66

Staff Report #88-143 re: Bill No. 4096 - An ordinance to amend the Reno Municipal Code 18.14 - Residential Construction tax and other miscellaneous amendments.

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to continue the February 22, 1988 regular Council meeting and the Personnel/Labor Relations Session to February 25, 1988 at 11:00 a.m.

Motion carried.

The meeting was adjourned at 9:35 p.m.

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Approved this 14th day of March, 1988

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MAYOR OF THE CITY OF RENO

ATTEST:

CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO

CITY OF RENO CORPORATE SEAL WASHOE COUNTY, NEVADA

Council Chambers, Reno, Nevada
March 14, 1988

The regular meeting of the Reno City Council was called to order at 3:20 p.m. on March 14, 1988 in the Council Chambers of City Hall.

PRESENT: Council members Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza.

ABSENT: None.

ALSO PRESENT: City Manager Schilling, Chief Deputy City Attorney Shipman and City Clerk Cook.

APPROVAL OF THE MINUTES

Approval of the February 22, 1988 Regular Meeting Minutes.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve the February 22, 1988 Regular Meeting Minutes as submitted.

Motion carried.

APPROVAL OF THE AGENDA

Approval of the March 14, 1988 Regular Meeting Agenda.

City Manager Schilling noted that Item 13B should be withdrawn from the agenda.

It was moved by Councilman Nunez, seconded by Councilman Wilson to approve the March 14, 1988 Regular Meeting agenda as amended.

Motion carried.

CONSENT AGENDA

Cash Disbursements - February 11, 1988 through March 2, 1988.

Recommended: Council approve Cash Disbursements as submitted.

2 Staff Report #88-150 re: Business License Applications as follows:

a 1100 East Plumb Lane Store No. 6032 Inc. dba Denny's; Cornelius Martin Murphy; 1100 East Plumb Lane; Dining Wine/Beer.

b Tai Pan Room; Kent T To; 6015 S. Virginia Street; Dining Wine/Beer.

c Hideout Lounge; Ken Masterman; 240 S. Park; (Previous Owner, James S. Flannagan, dba Main Event); Bar.

d The Hub Lounge; Dolores M. Bazerman; 3098 Kietzke Lane; (Previous owner, Kent Cotterell; dba Same); Bar.

e Premier Nightclubs of Nevada; Floyd M. Norris; 651 E. Moana Lane, (Previous owner, George Lewellyn, dba Same); Cabaret - Category C.

f The Pub; Raymond Edward Corrigan; 1728 Holcomb; (Previous owner, Walter Scott Cairns, dba Same); Bar.

g Waystation Conveninence Store #2; Jeffrey Jon Balch; 901 N. Virginia Street; (Previous owner, Joan B. Luchetti, dba University Corners Texaco); Package Liquor.

h Golden Road Motor Inn Inc. dba Quality Inn; John Farahi; 3800 S. Virginia Street; (Previous name Reno Convention Center Airport Travelodge, licensee Ben Farahi); Cabaret.

i Waystation Convenience Store #1; Jeffrey Jon Balch; 507 E. Fourth Street; (Previous name Big T Mini Market); Package Liquor.

j Bally Distributing db at Philadelphia Cheesesteak; Ronald Prisbrey; 517 Forest Street; Slots (4) Space lease.

k Cardivan Company db at Super Sams; Samuel William Baliva; 81 W. Plumb Lane; Slots (3) Space lease.

l Dante's Villa Room; Dante Frasca; 125 N. Edison; Slots (5), Owner-operator.

m The Hub Lounge; Dolores M. Bazerman; 3098 Kietzke; Slots (8), Owner-operator.

n IGT db at Reno Flying Service; Thomas Griffin; 2701 E. Plumb Lane; Slots (6) Space lease.

o IGT db at Giant Burger; Anwar Khoshaba; 801 N. Virginia Street; Slots (4), Space lease.

p IGT db at Juicy's Giant Hamburgers; Jack Randall; 301 S. Wells Avenue; Slots (2), Space lease.

g IGT db at The Pub; Raymond Edward Corrigan; 1728 Holcomb; Slots (10), Space lease.

r Mickey's; Dante Frasca; 3429 N. McCarran Blvd.; Slots (5) Owner-operator.

s Shamrock Recreation Ltd Inc.; Patrick E. Douglass; 260 Parr Blvd.; Slots (3), Owner-operator.

t Shamrock Recreation Ltd Inc.; Patrick E. Douglass; 4410 N. Virginia Street; Slots (5), Owner-operator.

u Golden Road Motor Inn Inc. dba Quality Inn; John Farahi; 3800 S. Virginia Street; (Previous name Reno Convention Center Airport Travelodge); Slots (35) Owner-operator.

v Doug's Discount Tires; Manuel Claude Aichele; 1940 E. Fourth Street; Secondhand Merchandise.

w Recycled Furniture; Clark Allen Walker; 1043 S. Virginia Street; Secondhand Merchandise.

Recommended: Council approve Business Licenses as submitted.

Staff Report #88-151 re: Final Map Sierra Highlands Unit No. 6 Subdivision.

3 Recommended: Council appprove the Final Map for Sierra Highlands Unit No. 6 Subdivision.

4 Staff Report #88-152 re: Amended Final Map of Northgate Village Unit No. 2 Subdivision.

Recommended: Council approve the Amended Final Map for Northgate Village Unit No. 2 Subdivision.

5 Staff Report #88-153(a) re: Dedication of Villa Verde Drive, Sierra Highlands Drive and Mae Anne Avenue.

Recommended: Council reject the offer of dedication at this time.

6 Staff Report #88-153(b) re: Acceptance of Storm Drain Easement.

Recommended: Council accept the storm drain easement.

7 Staff Report #88-153(c) re: Acceptance of Water Rights Dedications and transfer of use to Sierra Pacific Power Co.

Recommended: Council accept the dedications and approve the water sale agreement.

8 Staff Report #88-153(d) re: Acceptance of Right-of-Way Dedication McCarran Boulevard.

Recommended: Council accept the McCarran Boulevard Right-of-Way dedication.

9 Staff Report #88-154 re: Change Order No. 10 and Final Payment, Contract No. 500, Reno/Sparks Wastewater Treatment Facility, Sludge Dewatering, Roen Construction.

Recommended: Council approve Change Order No. 10 and approve Final Payment to Roen Construction.

10 Staff Report #88-155 re: Speed limits - Avenida De Landa, Beaumont Parkway, Mae Anne Avenue, Patriot Boulevard, Plumas Street, and Robb Drive.

Recommended: Council approve the speed limits as recommended in the staff report.

11 Staff Report #88-156 re: Jack Tighe Ballfield Lighting, Contract No. 632.

Recommended: Council reject the bids submitted on February 9, 1988, for Contract No. 632, "Jack Tighe Ballfield Lighting", and direct staff to initiate a new request for bids.

12 Staff Report #88-157(a) re: Construction Testing for 1987 Special Assessment District No. 2, Unit 1 - Downtown Alleys, Project No. 21-0631-MS, Contract No. 629.

Recommended: Council approve the additional construction testing proposal with Earth Science Consultants Associated in an amount not to exceed $1,800.00.

13 Staff Report #88-157(b) re: Construction Testing for Horseman's Park Phase II.

Recommended: Council approve the addendum to the construction testing contract with J.H. Kleinfelder and Associates in an amount not to exceed $2,000.00 and authorize the Mayor to sign.

14 Staff Report #88-157(c) re: Amendment to Water Sale Agreement of April 8, 1985.

Recommended: Council approve the amendment to the Water Sale Agreement of April 8, 1985.

15 Staff Report #88-158(a) re: Consultant Services Agreement - Canyon Creek Park.

Recommended: Council approve the Consultant Contract with Omni-Means, Ltd.

16 Staff Report #88-158(b) re: Consulting Engineering Agreement for a study of alternatives for dewatered sludge disposal for the Reno/Sparks Wastewater Treatment Facility.

Recommended: Council approve the consultant contract with CH2M/Hill Engineers.

17 Staff Report #88-159(a) re: Time Extension - Tentative Map of Alum Creek Patio Homes Subdivision (Case No. 92-87).

Recommended: Council approve a one-year time extension on the tentative map for the Alum Creek Patio Homes Subdivision, subject to the original conditions of approval with a modification to condition No. 14 and the addition of two conditions.

18 Staff Report #88-159(b) re: Time Extension - Tentative Map of Reno West Business Park (Case No. 112-87).

Recommended: Council approve a one year time extension on the tentative map for the Reno West Business Park Subdivision, subject to the original conditions of approval.

19 Staff Report #88-160 re: Sole Source Purchase of Macintosh System with peripherals.

Recommended: Council approve the sole source purchase of the remainder of the Macintosh System and peripheral equipment in the amount of $44,295.00 for the Fire Department.

(10) Staff Report #88-155 re: Speed limits - Avenida De Landa, Beaumont Parkway, Mae Anne Avenue, Patriot Boulevard, Plumas Street, and Robb Drive, continued:

Councilwoman Wishart expressed concern regarding the proposed speed limits on Mae Anne Avenue. She requested that the speed limit on Mae Anne Avenue from McCarran to Robb Drive be reduced to 30 MPH and the speed limit on Mae Anne Avenue from Robb Drive west to the City limits be reduced to 35 MPH.

It was moved by Councilwoman Wishart, seconded by Councilwoman Lehners to approve the speed limits as recommended by staff with the reduction of the speed limits proposed on Mae Anne Avenue by 5 MPH each.

Motion carried with Mayor Sferrazza voting Nay.

(17) Staff Report #88-159(a) re: Time Extension - Tentative Map of Alum Creek Patio Homes Subdivision (Case No. 92-87), continued:

Mr. Dale McKenzie, co-owner of Alum Creek Patio Homes Subdivision, stated that he had concern regarding the additional conditions placed on the subdivision. He requested that proposed Condition No. 18 be changed to state that the required pro-rated share for the use of the Lawton Interceptor Sewer be the same as the amount outlined in the Caughlin Ranch Handbook. He continued that he also does not agree with the proposed Condition No. 19 requiring a drainage easement.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to continue this item to the continued regular meeting on March 21, 1988.

Motion carried.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve Consent Agenda Items 6A through 6L with the exception of 6G, 6I3, 6K1 and 6K2.

Motion carried with Councilman Nunez abstaining on Item 6E1.

(18) Staff Report #88-159(b) re: Time Extension - Tentative Map of Reno West Business Park (Case No. 112-87), continued:

It was moved by Councilman Nunez, seconded by Councilman Wilson to approve Consent Agenda Item 6K2.

Motion carried with Councilwomen Smith and Wishart voting Nay.

(14) Staff Report #88-157(c) re: Amendment to Water Sale Agreement of April 8, 1985, continued:

It was moved by Councilman Nunez, seconded by Councilman Wilson to approve the amendment to the Water Sale Agreement of April 8, 1985.

Motion carried with Councilwoman Lehners and Mayor Sferrazza voting Nay.

FINANCE

20 Staff Report #88-172 re: 1985 General Obligation Bond Refunding.

Recommended: Council authorize the City Manager or his designee to enter into arrangements with Paine Webber, Inc. for the sale of the City's General Obligation (Limited Tax) Capital Improvement Refunding Bonds.

Mr. Bruce Brooks, Finance Director, gave an overview of the request explaining the history of the bonds and the opportunity the City has at this time.

Resolution No. 4404 - A resolution concerning the refunding of all or a portion of 1985 General Obligation Capital Improvement Bonds under certain conditions as provided for an expiration of 90 days after adoption, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to pass and adopt Resolution 4404.

Motion carried.

RESOLUTION NO. 4404

A RESOLUTION CONCERNING THE REFUNDING OF ALL OR A PORTION OF 1985 GENERAL OBLIGATION CAPITAL IMPROVEMENT BONDS UNDER CERTAIN CONDITIONS AS PROVIDED FOR AN EXPIRATION OF 90 DAYS AFTER ADOPTION.

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PUBLIC WORKS DEPARTMENT

21 Staff Report #88-161 re: Consultant services agreement, Sutro/Kirman Bridge and Roadway project.

Recommended: Council approve the Consultant Contract with Sverdrup Corportation.

It was moved by Councilwoman Smith, seconded by Councilman Nunez to approve the consultant contract with Sverdrup Corporation.

Motion carried.

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22 Resolution No. 4405 - A resolution directing the City Engineer to prepare and submit plans for certain street improvements - to be known as the "City of Reno, Nevada, 1988 Special Assessment District No. 1.", was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Allen to pass and adopt Resolution No. 4405.

Motion carried.

RESOLUTION NO. 4405

A RESOLUTION DIRECTING THE CITY ENGINEER TO PREPARE AND SUBMIT PLANS FOR CERTAIN STREET IMPROVEMENTS - TO BE KNOWN AS THE "CITY OF RENO, NEVADA, 1988 SPECIAL ASSESSMENT DISTRICT NO. 1."

PLANNING DEPARTMENT

23 Staff Report #88-163 re: Request for a special use permit for a major project to construct 399 apartments and 88,400± square feet of commercial space on a 39.11 acre property located on the west side of Clearacre Lane between U.S. Highway 395 and Scottsdale Road zoned R-3 (Multiple Residential) and C-1 (Limited Commercial), Case No. 59-87 (Town View Center).

Recommended: Council approve the special use permit for a major project, subject to the revised conditions in the staff report.

Ms. Leann McElroy, Planning Director, gave an overview of the request and responded to questions from the Council.

Discussion ensued regarding the application of slope reduction factors with respect to this project.

It was moved by Councilwoman Smith, seconded by Councilman Wilson to defer this item to the March 28, 1988 regular Council meeting.

Motion carried.

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CITIZEN'S INITIATIVES

24 Denial of Business License - D. Buckley

Mr. Daniel Buckley, 695 Patriot Boulevard #165, stated that he was recently denied a business license for massage technician. He submitted a letter to the Council which explained the circumstances of denial.

Mr. Robert Shoemaker, Revenue Manager, stated that the license application came back from the Police Department with a recommendation that the license be denied.

It was moved by Councilman Nunez, seconded by Councilwoman Smith to defer this item to the March 28, 1988 regular Council meeting with the understanding that in the meantime, staff will review the claims stated by Mr. Buckley in his letter of March 1, 1988.

Motion carried.

25 Staff Report #88-164 re: Request for time extension of a special use permit for a major project to allow for the development of 450 townhouse or compact lots, 1000 apartment or condominium units and a golf course on approximately 405 acres located between Mira Loma Drive and Pembroke Drive east of McCarran Boulevard, Case No. MPR-14-86 (Brookside Lakes).

Recommended: Council approve an 18 month time extension for MPR-14-86.

It was moved by Councilman Nunez, seconded by Councilman Wilson to approve an 18 month time extension for MPR-14-86, subject to conditions.

Motion carried.

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BILL NO. 4097

26 ORDINANCE NO. 3647

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE ENTITLED "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).236 RELATING TO A 7,500 SQUARE FOOT PROPERTY LOCATED AT 630 VALLEY ROAD AND MORE PARTICULARLY DESCRIBED AS LOT 4 OF BLOCK 6 OF THE MORRILLS ADDITION TO RENO, FILED IN THE OFFICE OF THE COUNTY RECORDER, WASHOE COUNTY, NEVADA ON DECEMBER 23, 1899, AND REZONING SAID PROPERTY FROM M-1 (INDUSTRIAL) AND R-3 (MULTIPLE RESIDENTIAL) TO R-3 (MULTIPLE RESIDENTIAL); TOGETHER WITH OTHER MATTERS PROOERLY RELATING THERETO, CASE NO. C-51-86 (VALLEY ROAD DUPLEX).

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to pass and adopt Bill No. 4097, Ordinance No. 3647.

Motion carried.

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27 Bill No. 4098 - An ordinance to amend Title 18, Chapter 18.26 of the Reno Municipal Code entitled "Master Plan," by adding a new section to be known as Section 18.26.020(3)(A).47 adopting amendment to Master Plan, Planning Case No. 143-87 as more fully described below; together with other matters properly relating thereto, was read by title, Case No. 143-87 (Lakeridge Centre).

It was moved by Councilwoman Lehners, seconde by Councilman Wilson to refer Bill No. 4098 to the Committee of the Whole.

Motion carried.

28 Bill No. 4099 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code entitled "Zoning", by adding thereto a new section to be known as 18.06.040(b).243 relating to a 9.48± acre parcel of property bounded by McCarran Boulevard on the north, Plumas Street on the east, and the Lakeridge Golf Course on the west as is more particularly described in the attached "Exhibit A", and rezoning said property from E-1 (First Estates) to G-O (General Office); together with other matters properly relating thereto, was read by title, Case No. 143-87 (Lakeridge Centre).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to refer Bill No. 4099 to the Committee of the Whole.

Motion carried.

29 Bill No. 4100 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code entitled "Zoning", by adding thereto a new section to be known as 18.06.040(b).246 relating to a 10± acre property located northwest of the Raley's Shopping Center situated on the north side of the intersection of U.S. 395 North and Golden Valley Road as is more particularly described in the attached "Exhibit A", and rezoning said property from E-1 (First Estates) to C-1 (Limited Commercial); together with other matters properly relating thereto, was read by title, Case No. 106-88 (Redwine-North Hills).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to refer Bill No. 4100 to the Committee of the Whole.

Motion carried.

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A recess was called at 4:55 p.m. and upon reconvening at 5:05 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

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MAYOR AND COUNCIL

30 Police Staffing/Election Date.

The following individuals spoke in favor of placing the police staffing question on a May 17, 1988 special election.

Hans Moos
Wayne Burback
Marcia Cobian

Mr. John Lucas, 140 Barlett Street, submitted a letter to Council in opposition to placing a police staffing ballot question on the May 17, 1988 special election due to the effect on Senior Citizens with respect to a tax increase.

A motion was made by the Council as a Whole to set the date of May 17, 1988, as the day for the City of Reno Special Election for the Police Tax Override Issue.

Motion carried.

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A recess was called at 5:25 p.m. and upon reconvening at 6:10 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

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PUBLIC HEARING

6:00 pm.

31

Staff Report #88-174 re: Application for issuance of Hospital Refunding Revenue Bonds for St. Mary's Regional Medical Center, Inc.

Mayor Sferrazza asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing opened.

Mr. Jim Halley, attorney representing St. Mary's Regional Medical Center, gave a brief overview of the request.

The Mayor asked if anyone cared to speak in favor or in opposition to the application. Hearing no one he closed the public hearing.

Resolution No. 4406 - A resolution concerning the issuance of Hospital Revenue Bonds to re-finance certain improvements at the Health and Care Facility at St. Mary's Regional Medical Center, Inc., was read by title.

It was moved by Councilman Nunez, seconded by Councilman Wilson to pass and adopt Resolution No. 4406.

Motion carried with Councilwoman Lehners abstaining.

PUBLIC HEARING

6:00 p.m.

32 Staff Report #88-175 re: Request for a special use permit and a change in zoning from M-1 to C-3/TR to permit the establishment of a 49-space recreational vehicle park on a 2.66 acre site at 1455 West Fourth Street, Case No. 89-88 (Keystone R.V. Park).

Recommended: Council approve the zone change to C-3/TR by ordinance and approve the special use permit, subject to the conditions listed in the staff report.

Mayor Sferrazza asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor opened the public hearing and asked if anyone cared to speak in favor or in opposition to the request. Hearing no one he closed the public hearing.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve the zone change by ordinance and approve the special use permit, subject to the conditions in the staff report.

Motion carried with Councilman Nunez abstaining.

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PUBLIC HEARING

6:00 p.m.

33 Staff Report #88-176 re: Amendments to the City of Reno's Land Use/Transportation Guide, amending street pattern in the area south of South McCarran Boulevard and north of Holcomb Lane, Case No. 108-88 (Amendment to the Master Plan).

Recommended: Council approve Case No. 108-88.

Mayor Sferrazza asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing opened and asked if anyone wished to speak in favor or in opposition to the Amendments to the Master Plan. Hearing no one he closed the public hearing.

It was moved by Councilman Nunez, seconded by Councilman Wilson to approve Case No. 108-88.

Motion carried.

PUBLIC HEARING

6:00 p.m.

34 Staff Report #88-177 re: Adoption of the Newlands Neighborhood Plan as part of the Master Plan.

35 Recommended: Council adopt the Newlands Neighborhood Plan with the modifications as outlined in the staff report.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and letters in favor of the plan were received from Ms. Courtenay Swain, 131 Mark Twain, Jane Tuttle, 750 Marsh Avenue, Ann Stewart, 740 Marsh Avenue, Marie Jones and Jerie Taylor, #203 and #211 South Arlington Avenue, John Conway, 635 Marsh Avenue, and Mary Jean Thompson, 751 Marsh Avenue. He continued that one letter in opposition was received from Luis and Ingrid Ramos, 588 Marsh Avenue.

Mr. Bill Thomas, Senior Planner, presented the staff report, explaining that the plan resulted from several neighborhood meetings. He continued that the plan redefines and increases the property within the transitional area and eliminates the transitional area from the plan by excluding it from any development standards.

Mr. Ted Schroeder, 619 Marsh Avenue, indicated that the Newlands Plan satifies the goals of the residents in the area. He noted that the plan provides for both the residential and commercial properties in the area. In closing, he urged the Council to adopt the plan.

Ms. Andrea Pelter, spoke in opposition to the proposed plan as it relates to the frontage property on Arlington Avenue from St. Lawrence Street to Monroe Street. She requested that the property be designated as mixed use rather than strictly residential.

Mr. Dennis Widdis, 711 S. Arlington Avenue, submitted documents to the Council in opposition to the Newlands Plan and indicated that he was present on behalf of 17 of the Arlington Avenue frontage property owners. He listed several objections to the plan, noting that the noticing of the area residents was informal and many non-resident owners were not notified of the meetings and therefore, unable to offer their input. He concurred with Ms. Pelter indicating his belief that Arlington Avenue should be designated as mixed use.

Dr. Iliescu, 260 Island Avenue, spoke in favor of the plan and requested that the Council approve the plan.

The Mayor asked if anyone else cared to speak. Hearing no one he closed the public hearing.

Discussion ensued regarding the noticing procedure followed for the neighborhood meetings.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to refer this item back to the Planning Commission to reconsider the Arlington Avenue properties and direct the Planning Staff to notify every resident and property owner in the Newlands neighborhood of the meeting.

Motion carried with Councilman Wilson and Councilwoman Smith voting Nay.

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PUBLIC HEARING

6:00 p.m.

36 Staff Report #88-178 re: Request for approval of a special use permit and tentative map to enable the conversion of an approved 14-unit apartment complex to condominiums. The project is located on the south side of Dickerson Road in the R-3 (Multiple Residential) zone, Case No. 94-88 (Victorian Estates).

Recommended: Council approve the special use permit, subject to the conditions of the tentative map and approve the tentative map subject to the conditions in the staff report.

Mayor Sferrazza asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing opened.

Mr. Bill Thomas, Senior Planner, gave a brief overview of the request.

A slide presentation of the area on Dickerson Road where the project is proposed, was presented to the Council.

Mr. Richard Baker, owner of property on Dickerson Road, expressed concern with respect to the traffic on Dickerson Road and indicated that he desires to have the road widened. He also noted that he is not in opposition to the proposed project but would like Condition #10, which would require the applicant to widen the road, to remain on the project.

The Mayor asked if anyone else cared to speak on the project. Hearing no one he closed the public hearing.

Discussion ensued regarding the establishment of a special assessment district for street improvements on Dickerson Road.

It was moved by Councilwoman Wishart, seconded by Councilwoman Smith to approve the special use permit, subject to the conditions listed in the staff report deleting Condition No. 10 with the understanding that the applicant, upon recordation of the subdivision, would participate in a special assessment district at a cost determined by staff and the funds would be placed in an escrow account for the district. The sales contracts for the condominiums will specify that the owners may be at some future time required to participate in that special assessment district. Also, the applicant will be required to make a concerted effort to preserve the trees along the project site.

Discussion ensued regarding the motion and the feasibility of collecting the assessments from the purchasers of the condominiums.

Motion withdrawn.

It was moved by Councilwoman Wishart, seconded by Councilwoman Smith to continue this item until such time as the applicant meets with staff to discuss a process of assessing the property for the future improvements.

Motion carried.

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37

Staff Report #88-165 re: Request for a zone change from R-2 to R-3a in conjunction with a special use permit for a major project, Case No. 79-88 (Ambassador Village).

The Mayor noted that this was not a public hearing and therefore, testimony would be limited to 5 minutes per side.

It was moved by Councilwoman Wishart, seconded by Councilman Allen to allow each side 10 minutes for presentation.

Motion carried with Councilman Wilson and Mayor Sferrazza voting Nay.

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A recess was taken at 8:00 p.m. and upon reconvening at 8:10 p.m. roll was called with the following Council members present: Lehenrs, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

Staff Report #88-165 re: Request for a zone change from R-2 to R-3a in conjunction with a special use permit for a major project, Case No. 79-88 (Ambassador Village), continued:

Ms. Leann McElroy, Planning Director, stated that three meetings were held with the developer and the McQueen Homeowners' Association. She indicated that at those meetings site mitigation measures and density were discussed and the number of units requested was reduced to 294. She continued that after review of the preparation of the McQueen Area Plan, it was determined that staff had intended slope reduction factors to be applied to R-2 zoned properties.

Mr. John Francovich, representing RJB Development, outlined the new site plan as it addressed the mitigation measures. He discussed the application of the slope reduction factors with respect to the density of the project. He also noted several conditions with which the applicant is not in agreement.

Ms. Chrystine Pacheco, 1375 Ambassador Drive, indicated that if some of the apartments at the east end of the project were eliminated the privacy of the existing homeowners could be assured. In closing, she spoke in opposition of the proposed density.

Mr. Phil Elcano, 1645 Hanover, spoke in opposition of the proposed density of the project and the effect the project will have on the McQueen area.

Councilwoman Wishart pointed out that according to her calculations after reviewing the McQueen Area Plan, the site which is 19 acres would allow for 14.5 units per acre before applying the slope reduction factors which would allow 275 units and only 245 after the factors are applied.

Discussion ensued with respect to whether or not the slope reduction factors should be applied to the base zoning of the site or the zoning of the site under the McQueen Area Plan.

It was moved by Councilwoman Wishart, seconded by Councilwoman Lehners to approve the special use permit for a maximum of 245 residential units for Case No. 79-88.

Mayor Sferrazza stated that he would not vote in favor of the motion because after reviewing the documents he believes that the slope reduction formula was adopted subsequent to the R-2 zoning of the property and therefore, he would be in support of allowing

Councilman Nunez concurred with Mayor Sferrazza.

Motion carried with Councilman Wilson, Councilman Nunez and Mayor Sferrazza voting Nay.

It was moved by Councilwoman Wishart, seconded by Councilwoman Lehners to add a condition that would require either the elimination of the units adjacent to the single family detached residences on Ambassador Drive or the reduction of the site elevation to be at the same grade as the adjacent single family homes.

Motion carried with Councilman Wilson voting Nay.

It was moved by Councilwoman Smith, seconded by Councilman Wilson to replace Condition No. 15 with a condition to read "In lieu of construction of a wall, the applicant will be permitted to submit a landscaping plan to the satisfaction of the Planning Director that would act as a buffer." and eliminate Condition No. 16.

Motion to amend carried with Councilwoman Wishart and Mayor Sferrazza voting Nay.

It was moved by Councilman Nunez, seconded by Councilman Wilson to amend Condition No. 24 to state that if, as a result of the reduction in density, the applicant deletes all of the units adjacent to the single family homes on Ambassador Drive, the six foot masonry wall would not be required.

Motion carried.

It was moved by Councilwoman Wishart, seconded by Councilwoman Lehners to approve the remaining conditions in the Staff Report of March 14, 1988, with Condition No. 2 to reflect 245 units.

Motion carried.

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38 Resolution No. 4407 - A Resolution of Intent to change zone classification in Case No. C-43-86 from R-2 (Multiple Residential) to C-1 (Limited Commercial) on a 3.5 acre parcel of property located on the northeast corner of the intersection of Mae Anne Avenue and Avenida De Landa (Formerly Peavine Mountain Expressway), Reno, Nevada, Case No. C-43-86 (Northgate/Peavine), was read by title.

Councilwoman Wishart inquired about what is proposed to be built and noted that she recalled that a health club was proposed for this site.

The Mayor noted that several people were in attendance and indicated that they were in opposition to this zone change.

Mr. Steve Wentzel, representing the McQueen Area Homeowners, stated that members of the Homeowners Association are strongly opposed to strip commercialization in the area. He noted that one of the main objections with respect to commercial development in this area is the concern that children will gather at the commercial developments.

Mr. Scott Schultz, area resident, indicated that the only development that he would be in favor of on this site would be a health club.

Mr. John Francovich, representing RJB Development, stated that the zoning under resolution of intent was approved two years ago and the matter of adopting the resolution is simply a formality. He stated that at the time the zone change was approved, a health club was one of the possiblities proposed, but it was not stated that was the only possibility.

It was moved by Councilwoman Wishart, seconded by Councilwoman Lehners to defer this item until the March 28, 1988 Regular Council meeting.

Motion failed with Councilman Wilson, Councilman Allen, Councilman Nunez, and Mayor Sferrazza voting Nay.

It was moved by Councilman Wilson, seconded by Councilman Nunez to pass and adopt Resolution No. 4407.

Motion failed with Councilwoman Lehners, Councilwoman Smith, Councilwoman Wishart and Mayor Sferrazza voting Nay.

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39 Bill No. 4101 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code entitled "Zoning", by adding thereto a new section to be known as 18.06.040(b).242 relating to a 6.5± acre parcel of property located south of the west end of Dickerson Road on the north bank of the Truckee River as is more particularly described in the attached "Exhibit A", and rezoning said property from C-3 (General Commercial) and R-2 (Multiple Residential) to R-2/TR (Multiple Residential with Trailer Overlay); together with other matters properly relating thereto, was read by title, Case No. 58-88 (River Park).

It was moved by Councilwoman Lehners, seconded by Councilman Allen to refer Bill No. 4101 to the Committee of the Whole.

Motion carried with Councilwoman Wishart abstaining.

40 Bill No. 4102 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code entitled "Zoning", by adding thereto a new section to be known as 18.06.040(b).240 relating to a 6,100± square foot property located on the northwest corner of Plumb Lane and Wrondel Way and more particularly described as Lot 9 of Block A, Welsh Subdivision, recorded in the Office of the County Recorder, Washoe County, Nevada, and rezoning said property from R-1 (Single Family Residential) to C-2 (Local Commercial); together with other matters properly relating thereto, was read by title, Case No. C-13-85 (Arroyo).

It was moved by Councilwoman Lehners, seconded by Councilman Allen to refer Bill No. 4102 to the Committee of the Whole.

Motion carried with Councilman Wilson and Councilman Nunez voting Nay.

41 Bill No. 4103 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code, concerning "Zoning", by adding thereto a new section to be known as 18.06.040(b).207 relating to .86 acre of property as is more particularly described in the attached "Exhibit A", and rezoning said property from C-3 (General Commercial) to HCD (Hotel/Casino-Downtown); together with other matters properly relating thereto, was read by title, Case No. 192-87 (Amendment to Eldorado Hotel Expansion).

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to refer Bill No. 4103 to the Committee of the Whole.

Motion carried with Councilman Nunez abstaining.

42 Bill No. 4104 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code entitled "Zoning", by adding thereto a new section to be known as 18.06.040(b).239 relating to a 19,200± square foot property located at 1400 Oliver Avenue and more particularly described as Lots 14 and 15 of Block N, Alameda Heights Subdivision, recorded in the Office of the County Recorder, Washoe County, Nevada, on March 1, 1947, and rezoning said property from C-1 (Limited Commercial) to R-3 (Multiple Residential; together with other matters properly relating thereto, was read by title, Case No. C-65-85 (Oliver Avenue Apartments).

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to refer Bill No. 4104 to the Committee of the Whole.

Motion carried.

COUNCILMEN WILSON AND ALLEN ABSENT AT 9:50 p.m.

43 Bill No. 4105 - An ordinance annexing to and making part of the City of Reno certain specifically described territory being 11.795 acres of property located on Marvel Way east of Neil Road and northwest of the intersection of Delucchi Lane and Home Gardens Drive, Washoe County, Nevada, as is more fully described in the attached "Exhibit A", together with other matters properly relating thereto, was read by title, Case No. 112-88 (Marshall, Bonham, George, Hilts, ANsari, Cross, Whinery, Duffel Financial Company, Kading, Lancaster, Browne, and Fritzky).

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to refer Bill No. 4105 to the Committee of the Whole.

Motion carried with Councilmen Wilson and Allen absent.

44 Bill No. 4106 - An ordinance annexing to and making part of the City of Reno certain specifically described territory being .657 acres of property located on the north side of North McCarran Boulevard approximately 200 feet east of Sutro Street, Washoe County, Nevada, as is more fully described in the attached "Exhibit A", together with other matters properly relating thereto, was read by title, Case No. 113-88, (Quilici).

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to refer Bill No. 4106 to the Committee of the Whole.

Motion carried with Councilmen Wilson and Allen absent.

45 Bill No. 4107 - An ordinance annexing to and making part of the City of Reno certain specifically described territory being 1.07 acres of property located on the west side of Clearacre lane approximately 600 feet north of I-580, Washoe County, Nevada, as is more fully described in the attached "Exhibit A", together with other matters properly relating thereto, was read by title, Case No. 54-88 (Perkins).

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to refer Bill No. 4107 to the Committee of the Whole.

Motion carried with Councilmen Wilson and Allen absent.

46 Bill No. 4108 - An ordinance annexing to and making part of the City of Reno certain specifically described territory being 3.54 acres of property located on Panther Drive between Business 395 and I-580, Washoe County, Nevada, as is more fully described in the attached "Exhibit A", together with other matters properly relating thereto, was read by title, Case No. 42-88 (Smith/Garrison).

It was moved by Councilwoman Lehners, seconded by Councilwoman Wishart to refer Bill No. 4108 to the Committee of the Whole.

Motion carried with Councilmen Wilson and Allen absent.

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COUNCILMEN WILSON AND ALLEN PRESENT 9:55 p.m.

HUMAN RESOURCES DEPARTMENT

47 Bill No. 4109 - An ordinance to amend Title 2, Chapter 2.14 of the Reno Municipal Code, by deleting certain wording contained in Section 2.14.220, entitled "Salary Schedules"; Section 2.14.230, entitled "Salaries of Personnel"; Section 2.14.250, entitled "Administration of Salaries"; and Section 2.14.260, entitled "Salary Schedules", by substituting therefore, new wording; together with other matters properly relating thereto, was read by title.

It was moved by Councilwoman Wishart, seconded by Councilwoman Lehners to refer Bill No. 4109 to the Committee of the Whole.

Motion carried.

CITY CLERK

48 Boards and Commissions - Alarm Advisory Committee - 1 Appointment.

It was moved by Mayor Sferrazza, seconded by Councilwoman Smith to appoint Kori Smith to the Alarm Advisory Committee with a term to expire April 18, 1989.

Motion carried.

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49 Council Endorsement of S. 1885 (Federal program for improvement of child care) - K. Wishart.

It was moved by Councilwoman Wishart, seconded by Councilwoman Smith to send written endorsement of S. 1885 by the Reno City Council to Senator Reid and to encourage him to hold a field hearing in northern Nevada regarding child care.

Motion carried.

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50 Status - Wastewater Treatment Plant Budget - G. Nunez.

It was the determination of the Council to direct Councilman Nunez and the City Manager to resolve the administrative costs issue with respect to the Treatement Plant Budget.

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It was moved by Councilman Nunez, seconded by Councilman Wilson to continue the March 14, 1988 Regular Council Meeting to March 21, 1988 at 12:00 p.m.

Motion carried.

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51 Staff Report #88-173 re: Request to cut new pavement - Evans Avenue Extension - J. McDonald (UNR).

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

The meeting was adjourned at 10:12 p.m.

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Approved this 28th day of March, 1988.

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MAYOR OF THE CITY OF RENO

ATTEST:

CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO

CITY OF RENO CORPORATE SEAL WASHOE COUNTY, NEVADA

Council Chambers, Reno, Nevada
March 21, 1988
(Continued from March 14, 1988)

A continued meeting of the Reno City Council was called to order at 12:00 p.m. on March 21, 1988 in the City Manager's Conference Room.

PRESENT: Council members Lehners, Wilson, Allen, Nunez, and Sferrazza.

ABSENT: Councilwomen Smith and Wishart

ALSO PRESENT: City Manager Schilling, Chief Deputy City Attorney Shipman and City Clerk Cook.

1

Staff Report #88-159(a) re: Time Extension - Tentative Map of Alum Creek Patio Homes Subdivision (Case No. 92-87).

Recommended: Council approve a one-year time extension on the tentative map for the Alum Creek Patio Homes Subdivision, subject to the original conditions of approval associated with the tentative map with the modification of Condition No. 14 and the addition of Conditions 18 and 19.

Ms. Leann McElroy, Planning Director, presented the staff report with the modified conditions.

It was moved by Councilman Nunez, seconded by Councilwoman Lehners to approve a one-year time extension on the tentative map, subject to the original conditions of approval with the modification of Condition No. 14 and addition of Conditions 18 and 19.

Motion carried with Councilwomen Smith and Wishart absent.

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2

City Participation in McCarran Undercrossing.

City Manager Schilling gave an overview of the McCarran Undercrossing proposal.

Mr. Mike Trudell, Associate Planner, gave an explanation of the Undercrossing as it relates to the Trails Masterplan and Horsemans' Park utilization.

Lengthy discussion ensued relative to the matter with Mr. Daryl Drake, Biggest Little City Committee spokesperson, noting the BLCC's resolution in support of the Bartley Ranch concept, multi-use undercrossings on McCarran Boulevard and Interlocal funding of the project.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve participation in the costs associated with the McCarran Undercrossing and authorize the Mayor to sign the agreement.

Motion carried with Councilwoman Smith and Wishart absent.

The continued meeting was adjourned at 12:45 p.m., with the Council proceeding with Study Session agenda items.

Council Chambers, Reno, Nevada
March 28, 1988

The regular meeting of the Reno City Council was called to order at 3:00 p.m. on March 28, 1988 in the Council Chambers of City Hall.

PRESENT: Council members Lehners, Allen, Nunez, Smith, and Wishart.

ABSENT: Councilman Wilson and Mayor Sferrazza.

ALSO PRESENT: City Manager Schilling, Chief Deputy City Attorney Shipman and City Clerk Cook.

ASSISTANT MAYOR LEHNERS PRESIDING.

APPROVAL OF THE MINUTES

Approval of the March 14, 1988 Regular Meeting Minutes.

It was moved by Councilman Allen, seconded by Councilman Nunez to approve the March 14, 1988 Council minutes as submitted.

Motion carried with Councilman Wilson and Mayor Sferrazza absent.

APPROVAL OF THE AGENDA

Approval of the March 28, 1988 Regular Meeting Agenda.

City Manager Schilling indicated that Item 7A - "Staff Report #88-187 re: Request for approval of agreement with Westpac Utilities for use of public storm drain (Northgate Area)", should be withdrawn from the agenda.

It was moved by Councilman Nunez, seconded by Councilwoman Wishart to approve the March 28, 1988 Regular Meeting Agenda as amended.

Motion carried with Councilman Wilson and Mayor Sferrazza absent.

CONSENT AGENDA

Cash Disbursements - March 3, 1988 through March 16, 1988.

Recommended: Council approve cash disbursements as submitted.

2 Staff Report #88-180 re: Business license applications as follows:

a Easy Market #2; Kenneth McKenna; 622 N. Sierra Street; Package Liquor.

b Lefcourt Cellars, Inc.; Edwin Lefcourt; 2900 Vassar B74; Wholesale Liquor.

c Port of Subs; John R. Larsen; 289 E. Plumb Lane H22; Dining Wine/Beer.

d Bonus Mini Mart - No. 2; Glena A. Selag; 707 N. Sierra Street; (Previous owner, Peter Mastelotto, dba Humboldt Oil Co.); Package Liquor.

e Seven Eleven Foods Store #22477; Cyrus Mesbah; 975 W. Second Street; (Previous Owner, John Walsh, dba same); Package Liquor.

f Wong's Silver Dragon Chinese Restaurant; 3493 N. McCarran; (Previous owner, Alice Roybal, dba Alice's Place); Dining Wine/Beer.

g Bally Distributing of Nevada, Inc.; DB at Jo-Ro Deli; Joseph Affinito; 20 California Avenue; (2) Slots, space lease.

h IGT DB at Lamplighter Lounge; Juanita La Coste; 220 Mill Street; (5) Slots, space lease.

i IGT DB at Park Place Cafeteria & Lounge; Cecelia R. Scolari; 5485 Equity Avenue; (5) Slots, space lease.

Recommended: Council approve business license applications as submitted.

3 Staff Report #88-181 re: Acceptance of water rights dedications and transfer of use to Sierra Pacific Power Company.

Recommended: Council accept the five water rights deeds and approve the water sale agreement.

4 Staff Report #88-182 re: Interlocal Cooperative Agreement - McCarran Boulevard Mayberry to Plumb.

Recommended: Council approve the Interlocal Cooperative Agreement for the construction of McCarran Boulevard between Mayberry Drive and Plumb Lane.

5 Staff Report #88-183(a) re: Construction materials testing - 1988 Fire Hydrant Replacement, Contract No. 639, Project No. 01-422-0370-F8.

Recommended: Council approve the construction testing proposal with Harding Lawson Associates in an amount not to exceed $2,500.00.

6 Staff Report #88-183(b) re: Oxbow Nature Study Area Phase II, Construction Contract Award, Contract No. 628.

Recommended: Council award contract to the low bidder Fettig Construction for an amount not to exceed $321,255.00.

7 Staff Report #88-183(c) re: Hilltop Ballfield Lighting, Change Order No. 1, Contract No. 621.

Recommended: Council approve Change Order No. 1 to the Hilltop Park Ballfield Lighting Contract for a sum not to exceed $5,500.00.

8 Staff Report #88-183(d) re: Change Order No. 8 - Contract No. 541 - Reno/Sparks Wastewater Treatment Facility - AT, Sletten Construction.

Recommended: Council approve Change Order No. 8 to the contract with Sletten Construction Company and authorize the Mayor to sign the document.

9 Staff Report #88-183(e) re: Agreement between the City of Reno and Washoe Legal Services for purchase of real property with CDBG funds.

Recommended: Council approve the agreement between the City and Washoe Legal Services for the Purchase of the facility at 650/654 Tahoe Street in the amount of $80,000.00.

10 Staff Report #88-184 re: Fire Station No. 3 - Design Consultant Contract.

Recommended: Council approve the consultant contract with Studio One Architecture/Planning in an amount not to exceed $110,200.00 and authorize the Engineering Division to implement the contract upon signing by the City Attorney and Mayor.

11 Staff Report #88-185(a) re: Request for variances for front, side and rear setback to permit the division into two parcels of an 8,400 square foot property on which two houses are situated at 504 and 506 Wheeler Avenue in the R-3 zone, Case No. 123-88.

Recommended: Council approve the variances, subject to the conditions in the staff report.

12 Staff Report #88-185(b) re: Request for a variance to reduce the required front yard setback from 15 feet to 0 feet and the required side yard setback from 5 feet to 0 feet in order to construct carports adjacent to an access easement in the front yard eight feet from the apartment building at 1805 Riley Avenue in the R-3 zone, Case No. 128-88 (Riley Avenue Apartments).

Recommended: Council approve the variance, subject to conditions.

13 Staff Report #88-185(c) re: Request for variances from the front yard setbacks of 40 feet required in the M-E (Industrial Estates) zoning district for eight (8) proposed warehouse-office building parcels and from the minimum site area landscaping requirement of fifteen (15) percent for one of the eight parcels, Case No. 125-88 (Quail Park of Reno).

Recommended: Council approve the variances, subject to the condition in the staff report.

14 Staff Report #88-186 re: Request to transfer funds from the contingency fund to the City Clerk for Special Election.

Recommended: Council approve the request to transfer $37,045 from the Contingency Fund to the City Clerk for the Special Election.

(6) Staff Report #88-183(b) re: Oxbow Nature Study Area Phase II, Construction Contract Award, Contract No. 628, continued:

Councilwoman Lehners inquired about which Park Tax District the Oxbow Nature Study Area is located.

City Manager Schilling stated that staff will respond later in the meeting once it has been determined.

(7) Staff Report #88-183(c) re: Hilltop Ballfield Lighting, Change Order No. 1, Contract No. 621, continued:

Discussion ensued regarding the lighting of this field due to the fact that it is very close to a residential area and the lights may distract the neighbors.

(12) Staff Report #88-185(b) re: Request for a variance to reduce the required front yard setback from 15 feet to 0 feet and the required side yard setback from 5 feet to 0 feet in order to construct carports adjacent to an access easement in the front yard eight feet from the apartment building at 1805 Riley Avenue in the R-3 zone, Case No. 128-88 (Riley Avenue Apartments), continued:

Councilwoman Lehners indicated that the Board of Adjustment had asked for an amended parcel map, therefore, she would like to add a condition that would require that the amended parcel map be submitted prior to the issuance of a Certificate of Occupancy.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to add a condition to Case No. 128-88 that would require an amended parcel map be submitted prior to the issuance of the Certificate of Occupancy.

Motion carried with Councilman Wilson and Mayor Sferrazza absent and Councilman Nunez abstaining.

It was moved by Councilwoman Smith, seconded by Councilman Allen to approve Consent Agenda Items 6A through 6H with the exception of Item 6E2 (Staff Report #88-183(b).

Motion carried with Councilman Wilson and Mayor Sferrazza absent.

PUBLIC WORKS

15 Resolution No. 4408 - A resolution determining the cost to be assessed in the City of Reno, Nevada, 1987 Special Assessment District No. 1, and ordering the City Engineer to prepare a preliminary assessment roll, was read by title.

It was moved by Councilman Nunez, seconded by Councilman Allen to pass and adopt Resolution No. 4408.

Motion carried with Councilman Wilson and Mayor Sferrazza absent.

RESOLUTION NO. 4408

A RESOLUTION DETERMINING THE COST TO BE ASSESSED IN THE CITY OF RENO, NEVADA 1987 SPECIAL ASSESSMENT DISTRICT NO. 1, AND ORDERING THE CITY ENGINEER TO PREPARE A PRELIMINARY ASSESSMENT ROLL.

16 Resolution No. 4409 - A resolution making a provisional order regarding the acquisition and improvement of a street project within the proposed City of Reno, Nevada, 1988 Special Assessment District No. 1, was read by title.

It was moved by Councilman Nunez, seconded by Councilman Allen to pass and adopt Resolution No. 4409.

Motion carried with Councilman Wilson and Mayor Sferrazza absent.

RESOLUTION NO. 4409

A RESOLUTION MAKING A PROVISIONAL ORDER REGARDING THE ACQUISITION AND IMPROVEMENT OF A STREET PROJECT WITHIN THE PROPOSED CITY OF RENO, NEVADA, 1988 SPECIAL ASSESSMENT DISTRICT NO. 1.

PLANNING DEPARTMENT

17 Motion to Reconsider (Resolution of intent to change zoning, Northgate/Peavine), Case No. C-43-86.

It was moved by Councilwoman Wishart, seconded by Councilwoman Smith to reconsider the prior action of March 14, 1988 which denied the use of the C-1 zoning at Northgate/Peavine.

Motion carried with Councilman Wilson and Mayor Sferrazza absent.

Chief Deputy City Attorney Shipman noted that since the last meeting she has reviewed the case law and indicated that she spoke with the applicant and they would be willing to agree to a condition limiting the use of the property in accordance with the McQueen Area Plan to an athletic or health facility.

Mr. Jim Bordycott, applicant, stated that he would have no objection to having the condition applied to the approval of the C-1 zoning.

18 Reconsideration: Staff Report #88-190 re: Resolution of Intent to change zoning from R-2 to C-1, Case No. C-43-85, northeast corner of Mae Anne Avenue/Avenida De Landa, (Northgate/Peavine).

It was moved by Councilwoman Wishart, seconded by Councilwoman Smith to rescind the action taken on March 14, 1988 regarding the zone change in Case No. C-43-86 and direct staff to resubmit the resolution in accordance with the added limitation as noted by Ms. Shipman.

Motion carried with Councilman Wilson and Mayor Sferrazza absent.

19 Resolution No. 4410 - A resolution of the Council of the City of Reno declaring April, 1988, as Fair Housing Month.

Ms. Barbara Drake, Chairperson of the Fair Housing Task Force, gave an outline of the events that will take place during Fair Housing Month.

It was moved by Councilman Allen, seconded by Councilwoman Smith to pass and adopt Resolution No. 4410.

Motion carried with Councilman Wilson and Mayor Sferrazza absent.

RESOLUTION NO. 4410

A RESOLUTION OF THE COUNCIL OF THE CITY OF RENO DECLARING APRIL, 1988, AS FAIR HOUSING MONTH.

COUNCILWOMAN WISHART ABSENT 3:40 p.m.

20 Staff Report #88-191 re: Request for a special use permit for a major project to construct 399 apartments and 88,400± square feet of commercial space on a 39.11 acre property located on the west side of Clear Acre Lane between U.S. Highway 395 and Scottsdale Road zoned R-3 (Multiple Residential) and C-1 (Limited Commercial), Case No. 59-87 (Town View Center).

Recommended: Council approve the special use permit, subject to the conditions as revised by staff.

Mr. Chris Windecker, Associate Planner, gave an overview of the request, responding to questions from the Council regarding slope reduction factors.

Mr. Gene Martens, of SEA Engineers, addressed the traffic concerns of the project.

Mr. Ian MacFarlane, explained the architectural design of the project noting that the units will have pitched roofs and terraces that slope down the hill.

Councilwoman Lehners indicated that she has great concern about the traffic in the area and therefore could not approve the special use permit.

It was moved by Councilwoman Smith, seconded by Councilman Allen to approve the special use permit, subject to the conditions as revised by staff.

COUNCILMAN WILSON AND MAYOR SFERRAZZA PRESENT 4:00 p.m.

Motion carried with Councilwoman Lehenrs voting Nay Mayor Sferrazza abstaining and Councilwoman Wishart absent.

(16) Staff Report #88-183(b) re: Oxbow Nature Study Area Phase II, Construction Contract Award, Contract No. 628, continued:

City Manager Schilling stated that this park would be eligible for funds from both Park District No. 2 and Park District No. 5.

It was moved by Councilman Nunez, seconded by Councilman Allen to award contract to the low bidder Fettig Construction for an amount not to exceed $321,255.00.

Motion carried with Councilwoman Wishart absent.

21 Staff Report #88-192 re: Request for a special use permit and tentative map to enable the conversion of an approved 14-unit apartment complex to condominiums. The project is located on the south side of Dickerson Road in the R-3 (Multiple Residential) zone, Case No. 94-88 (Victorian Estates).

It was moved by Councilman Nunez, seconded by Councilman Wilson to continue this item to the April 11, 1988 Regular Council Meeting.

Motion carried with Councilwoman Wishart absent.

22 Staff Report #88-194 re: Request for approval of a tentative map to enable the subdvision into 37 lots of 22.32 acres located south-west of the present terminus of Belford Road in the E-1 zone, Case No. 120-88 (Spyglass Subdivision Unit 1).

Recommended: Council approve the tentative map, subject to conditions.

It was moved by Councilman Wilson, seconded by Councilwoman Lehners to approve the tentative map for Case No. 120-88.

Motion carried with Councilman Nunez abstaining and Councilwoman Wishart absent.

23 Staff Report #88-195 re: Request for a tentative map to allow for the development of a 36 unit subdivision on 18.50± acres located east of Caughlin Parkway in the Caughlin Ranch, Case No. 115-88 (Caughlin Creek Unit 2).

Recommended: Council approve the tentative map, subject to the conditions in the staff report.

It was moved by Councilman Wilson, seconded by Councilwoman Lehners to approve the tentative map, subject to the conditions in the staff report.

Motion carried with Councilwoman Wishart absent.

24 Staff Report #88-196 re: Request for a special use permit for a major project to allow for the construction of a 101,056 square foot light industrial/warehousing complex located on the northeast corner of Western Road and Standard Street in Panther Valley in the M-E zone, Case No. 114-88 (RenoPort II).

Recommended: Council approve the special use permit, subject to conditions.

Councilwoman Smith expressed concern regarding the amount of parking to be provided for this project. She indicated that she would prefer excess landscaping instead of excess parking. She continued that she would like staff to be directed to review a policy concerning excess parking spaces.

It was moved by Councilwoman Smith, seconded by Councilman Wilson to approve the special use permit, subject to conditions.

Motion carried with Councilwoman Wishart absent.

25 Staff Report #88-198 re: Request for a special use permit for a major project to allow for the remodeling and some reconstruction of an existing shopping center on 5.5. acres located on the southwest corner of Del Monte Lane and South Virginia Street in the C-2 zone. Total floor area of the completed project would total 63,591 square feet, Case No. 110-88 (Del Monte Shopping Center).

Recommended: Council approve the special use permit, subject to the conditions in the staff report with the addition of Condition No. 18 as outlined in Staff Report #88-198.

It was moved by Councilman Allen, seconded by Councilman Nunez to approve the special use permit, subject to the conditions in the staff report with the addition of Condition No. 18 as oulined in Staff Report #88-198.

Motion carried with Councilwoman Wishart absent.

26 Staff Report #88-199 re: Request for a special use permit to erect a building sign on property located at 401 Ryland Street and zoned R-5 (Multiple Office), Case No. 122-88 (Unisys).

Recommended: Council approve the special use permit, subject to the conditions in the staff report.

It was moved by Councilman Nunez, seconded by Councilwoman Smith to approve the special use permit, subject to the conditions in the staff report.

Motion carried with Councilwoman Wishart absent.

27 Staff Report #88-200 re: Ratification of Consultant - Impact Fees.

Recommended: Council ratify the City entering into a contract with the firm Icard, Merrill, Cullis, Timm and Furen.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to ratify the City entering into a contract with the firm Icard, Merrill Cullis, Timm and Furen.

Motion carried with Councilwoman Wishart absent.

Prioritization of Categories under the CDBG Allocation Process.

28 Councilwoman Lehners expressed concern with respect to the wording of the definition of the "Support for Services through Organized Action" category.

It was the determination of the Council to amend the aforementioned category by deleting the word "political" from the definition.

It was moved by Councilman Nunez, seconded by Councilwoman Smith to endorse CPPAC's category priorities as amended.

Motion carried with Councilwoman Wishart absent.

29 Staff Report #88-197 re: Request for a special use permit for a major project to allow for the construction of a 49,182 square foot warehouse with 3,757 square feet of office space on a 4.29± acre site located between Turbo Circle and Aircenter Circle, within the Dermody Aircenter, in the M-E zone, Case No. 118-88 (T and B Warehouse).

Recommended: Council approve the special use permit, subject to the conditions in the staff report.

It was moved by Councilman Nunez, seconded by Councilman Wilson to approve the special use permit, subject to the conditions in the staff report.

Motion carried with Councilwoman Wishart absent.

COUNCILWOMAN WISHART PRESENT 4:50 p.m.

MAYOR AND COUNCIL

30 Condition No. 26 - Sierra Marketplace

Mayor Sferrazza stated that Condition No. 26 placed on the project stated that staff would develop a master plan for the South Virginia/Moana Lane Intersection.

Mr. Steve Varela, City Engineer, indicated that the master plan has been prepared and the costs to the developer have been calculated. He also noted that there are many technical details that need to be discussed and resolved.

Councilman Nunez inquired about the necessary rights-of-way and stated that he recalled from past discussion on this project, that the City would collect Sierra Marketplace's proportionate share of the Moana Lane/Virginia Street improvements and that the applicant would submit working plans of the off-site improvements and the ability to construct such improvements, prior to the issuance of a building permit. He requested that the record be reviewed to determine whether or not this was to be done with development or prior to the issuance of a building permit.

It was moved by Councilman Nunez, seconded by Councilwoman Smith to accept "Exhibit A" as the Master Plan for the Moana Lane/Virginia Street Intersection.

Motion carried.

Councilman Nunez requested that City staff meet with the developer to determine the details of this Master Plan.

CITIZENS' INITIATIVES

31 Denial of Business License - D. Buckley

City Manager Schilling requested that this item be scheduled for the April 11, 1988 Regular Council Meeting.

It was moved by Councilman Nunez, seconded by Councilwoman Smith to defer this item to the April 11, 1988 Regular Council Meeting.

Motion carried.

32 Staff Report #88-212 re: Signalization of Hall Drive/Virginia Street - R. Casazza.

Mr. Millard Reed, Director of Public Works, explained the request indicating that the applicants wish to install a traffic signal at the intersection of Hall Drive and Virginia Street. He continued that staff has determined that a traffic signal at this location would be undesirable.

Mr. Keith Lockhard, Traffic Engineer, outlined several reasons why the signal would be undesirable noting that accident potential on Virginia Street would increase if the signal were installed.

COUNCILWOMAN LEHNERS ABSENT 5:30 p.m.

Discussion ensued with respect to the benefits of installing the signal at this intersection.

Mr. Harold Hall, property owner 2295 S. Virginia, contended that after research by the Nevada Department of Transportation and Omni-Means Engineers and Planners, the signal has been warranted.

It was moved by Councilman Allen, seconded by Mayor Sferrazza to grant the approval of the installation of a traffic signal at the intersection of Hall Drive and Virginia Street.

Councilman Nunez indicated that in order to avoid any cost to the City at a later date he will vote in favor of the installation of the signal, however, he noted that in the future it is found that the signal is not warranted, it may have to be removed.

Motion carried with Councilwoman Lehners absent.

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A recess was called at 5:35 p.m. and upon reconvening at 6:15 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

PUBLIC HEARING

6:00 p.m.

33 Staff Report #88-213 re: Request for a zone change from R-1a to R-3 and a special use permit to allow for the development of a 28 unit apartment complex on a 43,543 square foot site located at 4205 Neil Road, Case No. 116-88 (Neil Villa Apartments).

Recommended: Council approve the zone change by ordinance and the special use permit, subject to the conditions in the staff report as modified therein.

Mayor Sferrazza asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

Mr. Bill Thomas, Senior Planner, gave an overview of the request.

Councilwoman Wishart expressed concern regarding the existing density in this area and if the need for this complex is justified.

In response to Councilman Nunez, Mr. Mark Simoncini, owner, indicated that the project will have a full-time site manager for the complex and the complex will be well lit.

The Mayor opened the public hearing and asked if anyone cared to speak in opposition to the project. Hearing no one he closed the public hearing.

The Council discussed the possibility of placing a condition on this project with respect to a waiver of protest regarding the collection of future impact fees.

It was moved by Councilman Nunez, seconded by Councilman Wilson to approve the zone change by ordinance and the special use permit, subject to the conditions is the staff report as modified therein.

Motion carried with Councilwomen Lehners, Smith and Wishart voting Nay.

34 Staff Report #88-193 re: Amendment of conditions for Sewer Connection at 2550 Longley Lane (Manke).

Recommended: Council approve the deletion of the original Condition No. 2 and insert the new Condition No. 2 as contained in Staff Report #88-193.

Mr. Bill Thomas, Senior Planner, stated that the applicant is requesting that he be allowed to connect the convenience store and the car wash to the City sewer while the requried parcel map is being processed by both the City of Reno and Washoe County. Once

the parcel map is recorded, the annexation petition will then come before the City Council for approval. He noted that on September 14, 1987 the City Council approved a sewer connection for this project and it was agreed at that time that only a portion of the property would be required to be annexed.

Mr. Bill Manke, 2500 Longley Lane, stated that the 11 acre parcel in question was granted approval for an MPR by the County several years ago. Since that time, there have been problems regarding sewer connection and parcel map recordation. He noted that once all phases of the project are completed, petition for annexation for the entire project will be made.

Councilman Nunez requested that Washoe County be notified that if the MPR expires before the project is completed, the applicant will be required to apply to the City Council for re-approval of the project.

It was moved by Councilman Nunez, seconded by Councilman Wilson to approve the deletion of the original Condition No. 2 and insert the new Condition No. 2 as contained in Staff Report #88-193 with direction to the City Attorney to write a condition that will be added to the approval that would ensure that all of the remaining parcels will be annexed as they are built out.

Motion carried with Councilwoman Smith voting Nay.

Resolution No. 4411 - A resolution of the Council of the City of Reno declaring April 2 - 9, 1988, Community Development Week.

It was moved by Councilman Allen, seconded by Councilman Wilson to pass and adopt Resolution No. 4411.

Motion carried.

RESOLUTION NO. 4411

35

A RESOLUTION OF THE COUNCIL OF THE CITY OF RENO DECLARING APRIL 2 - 9, 1988, COMMUNITY DEVELOPMENT WEEK.

BILL NO. 4098

36

ORDINANCE NO. 3648

AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.26 OF THE RENO MUNICIPAL CODE ENTITLED "MASTER PLAN," BY ADDING A NEW SECTION TO BE KNOWN AS SECTION 18.26.020(3)(A).47 ADOPTING AMENDMENT TO MASTER PLAN, PLANNING CASE NO. 143-87 AS MORE FULLY DESCRIBED BELOW; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 143-87 (LAKERIDGE CENTRE).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4098, Ordinance No. 3648.

Motion carried.

37

BILL NO. 4099

ORDINANCE NO. 3649

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE ENTITLED "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).243 RELATING TO A 9.48± ACRE PARCEL OF PROPERTY BOUNDED BY MCCARRAN BOULEVARD ON THE NORTH, PLUMAS STREET ON THE EAST, AND THE LAKERIDGE GOLF COURSE ON THE WEST AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED "EXHIBIT A", AND REZONING SAID PROPERTY FROM E-1 (FIRST ESTATES) TO G-O (GENERAL OFFICE); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 143-87 (LAKERIDGE CENTRE).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4099, Ordinance No. 3649.

Motion carried.

38

BILL NO. 4100

ORDINANCE NO. 3650

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE ENTITLED "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).246 RELATING TO A 10± ACRE PROPERTY LOCATED NORTHWEST OF THE RALEY'S SHOPPING CENTER SITUATED ON THE NORTH SIDE OF THE INTERSECTION OF U.S. 395 NORTH AND GOLDEN VALLEY ROAD AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED "EXHIBIT A", AND REZONING SAID PROPERTY FROM E-1 (FIRST ESTATES) TO C-1 (LIMITED COMMERCIAL); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 106-88 (REDWINE-NORTH HILLS).

It was moved by Councilman Nunez, seconded by Councilman Wilson to pass and adopt Bill No. 4100, Ordinance No. 3650.

Motion carried with Councilwoman Lehners voting Nay.

COUNCILMAN ALLEN ABSENT 7:30 p.m.

39

BILL NO. 4101

ORDINANCE NO. 3651

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE ENTITLED "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).242 RELATING TO A 6.5± ACRE PARCEL OF PROPERTY LOCATED SOUTH OF THE WEST END OF DICKERSON ROAD ON THE NORTH BANK OF THE TRUCKEE RIVER AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED "EXHIBIT A", AND REZONING SAID PROPERTY FROM C-3 (GENERAL COMMERCIAL) AND R-2 (MULTIPLE RESIDENTIAL) TO R-2/TR (MULTIPLE RESIDENTIAL WITH TRAILER OVERLAY); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 58-88 (RIVER PARK).

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to pass and adopt Bill No. 4101, Ordinance No. 3651.

Motion carried with Councilwoman Wishart abstaining and Councilman Allen absent.

40

BILL NO. 4102

ORDINANCE NO. 3652

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE ENTITLED "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).240 RELATING TO A 6,100± SQUARE FOOT PROPERTY LOCATED ON THE NORTHWEST CORNER OF PLUMB LANE AND WRONDEL WAY AND MORE PARTICULARLY DESCRIBED AS LOT 9 OF BLOCK A, WELSH SUBDIVISION, RECORDED IN THE OFFICE OF THE COUNTY RECORDER, WASHOE COUNTY, NEVADA, AND REZONING SAID PROPERTY FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO C-2 (LOCAL COMMERCIAL); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. C-13-85 (ARROYO).

It was moved by Councilwoman Lehners, seconded by Councilwoman Wishart to pass and adopt Bill No. 4102, Ordinance No. 3652.

Motion carried with Councilman Nunez voting Nay and Councilman Allen absent.

41

BILL NO. 4103

ORDINANCE NO. 3653

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE, CONCERNING "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).207 RELATING TO .86 ACRE OF PROPERTY AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED "EXHIBIT A", AND REZONING SAID PROPERTY FROM C-3 (GENERAL COMMERCIAL) TO HCD (HOTEL/CASINO-DOWNTOWN); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO CASE NO. 192-87 (AMENDMENT TO ELDORADO HOTEL EXPANSION).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4103, Ordinance No. 3653.

Motion carried with Councilman Nunez abstaining and Councilman Allen absent.

BILL NO. 4104

ORDINANCE NO. 3654

42 AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE ENTITLED "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).239 RELATING TO A 19,200± SQUARE FOOT PROPERTY LOCATED AT 1400 OLIVER AVENUE AND MORE PARTICULARLY DESCRIBED AS LOTS 14 AND 15 OF BLOCK N, ALAMEDA HEIGHTS SUBDIVISION, RECORDED IN THE OFFICE OF THE COUNTY RECORDER, WASHOE COUNTY, NEVADA, ON MARCH 1, 1947, AND REZONING SAID PROPERTY FROM C-1 (LIMITED COMMERCIAL) TO R-3 (MULTIPLE RESIDENTIAL), TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. C-65-85 (OLIVER AVENUE APARTMENTS).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4104, Ordinance No. 3654.

Motion carried with Councilman Allen absent.

BILL NO. 4105

43

ORDINANCE NO. 3655

AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING 11.795 ACRES OF PROPERTY LOCATED ON MARVEL WAY EAST OF NEIL ROAD AND NORTHWEST OF THE INTERSECTION OF DELUCCHI LANE AND HOME GARDENS DRIVE, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED "EXHIBIT A", TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 112-88 (MARSHALL, BONHAM, GEORGE, HILTS, ANSARI, CROSS, WHINERY, DUFFEL FINANCIAL COMPANY, KADING, LANCASTER, BROWNE, AND FRITZKY).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4105, Ordinance No. 3655.

Motion carried with Councilman Allen absent.

COUNCILMAN ALLEN PRESENT 7:35 p.m.
COUNCILMAN NUNEZ ABSENT 7:35 p.m.

BILL NO. 4106

44

ORDINANCE NO. 3656

AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING .657 ACRES OF PROPERTY LOCATED ON THE NORTH SIDE OF NORTH MCCARRAN BOULEVARD APPROXIMATELY 200 FEET EAST OF SUTRO STREET, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED "EXHIBIT A", TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 113-88, (QUILICI).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4106, Ordinance No. 3656.

Motion carried with Councilman Nunez absent.

45

BILL NO. 4107

ORDINANCE NO. 3657

AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING 1.07 ACRES OF PROPERTY LOCATED ON THE WEST SIDE OF CLEARACRE LANE APPROXIMATELY 600 FEET NORTH OF I-580, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED "EXHIBIT A", TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 54-88 (PERKINS).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4107, Ordinance No. 3657.

Motion carried with Councilman Nunez absent.

BILL NO. 4108

46

ORDINANCE NO. 3658

AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING 3.54 ACRES OF PROPERTY LOCATED ON PANTHER DRIVE BETWEEN BUSINESS 395 AND I-580, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED "EXHIBIT A", TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 42-88 (SMITH/GARRISON).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4108, Ordinance No. 3658.

Motion carried with Councilman Nunez absent.

47

Bill No. 4110 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code, concerning "zoning", within the City of Reno, by adding thereto a new section to be known as 18.06.040(b).209 relating to a 13.5 acre property located at 1001 East Ninth Street and as more particularly described in the attached "Exhibit A", and rezoning said property from R-3 (Multiple Residential) and C-1 (Local Commercial) to P-F (Public Facility); together with other matters properly relating thereto, was read by title, Case No. 20-88 (Washoe County Administrative Office Complex).

It was moved by Councilwoman Lehners, seconded by Councilman Allen to refer Bill No. 4110 to the Committee of the Whole.

Motion carried with Councilman Nunez absent.

COUNCILMAN NUNEZ PRESENT 7:45 p.m.

48 Conservation/Growth - F. Lehners

Councilwoman Lehners discussed the possible water shortage the Truckee Meadows could experience this year. She outlined measures that could be taken in order to help conserve water.

Mayor Sferrazza stated that the City does have ordinances prohibiting water wasting and staff should be directed to enforce these ordinances.

Discussion ensued regarding water conservation measures that could be implemented as soon as possible in an effort to prevent a water shortage.

Mr. Eric Pascale, Reno resident, addressed the water shortage issue speaking in opposition to the approval of any new development in the Truckee Meadows.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to direct staff to examine the implementation of water conservation measures and present a report to the Council at the April 11, 1988 Regular Council meeting.

Motion carried.

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A recess was called at 8:00 p.m. and upon reconvening at 8:10 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

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BUILDING AND SAFETY

49 Bill No. 4111 - An ordinance to amend Table No. 3-A - Building Permit Fees of the 1985 Uniform Building Code, Chapter 14.04 of the Reno Municipal Code to add new wording to allow for the elimination of the inspection fee for determining the sole source of heat for the District Health Department's air pollution control regulations; together with other matters properly relating thereto, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to refer Bill No. 4111 to the Committee of the Whole.

Motion carried.

50 Bill No. 4113 - An ordinance concerning Municipal Elections for the City of Reno, Nevada; providing for election to be held on May 17, 1988; providing for the close of registration of voters prior to the Special Election; and providing for other matters properly relating thereto, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to refer Bill No 4113 to the Committee of the Whole.

Motion carried.

51 Resolution No. 4412 - A resolution supporting Westpac Utilities "Yard Fitness Program."

It was moved and seconded by the Council as a Whole to pass and adopt Resolution No. 4412.

Motion carried.

RESOLUTION NO. 4412

A RESOLUTION SUPPORTING WESTPAC UTILITIES "YARD FITNESS PROGRAM."

52 Bill No. 4112 - An ordinance annexing to and making part of the City of Reno, certain specifically described territory being 18.39 acres of property located on the northeast corner of North McCarran Boulevard and I-80, Washoe County, Nevada, as is more fully described in the attached "Exhibit A", together with other matters properly relating thereto, was read by title, Case No. 131-87 (North McCarran Center).

It was moved by Councilwoman Lehners, seconded by Councilman Allen to refer Bill No. 4112 to the Committee of the Whole.

Motion carried.

53 Resolution No. 4413 - A Resolution of Intent to change zone classification in Case No. 131-87 from LLR-1 (Large Lot Residential, 1 Acre) to C-1 (Limited Commercial) zone on a 6.3± acre parcel of property located on the northeast corner of North McCarran Boulevard and I-80, Reno, Nevada, was read by title, Case No. 131-87 (North McCarran Center).

It was moved by Councilwoman Lehners, seconded by Councilman Allen to pass and adopt Resolution No. 4413.

Motion carried.

RESOLUTION NO. 4413

A RESOLUTION ON INTENT TO CHANGE ZONE CLASSIFICATION IN CASE NO. 131-87 FROM LLR-1 (LARGE LOT RESIDENTIAL, 1 ACRE) TO C-1 (LIMITED COMMERCIAL) ZONE ON A 6.± ACE PARCEL OF PROPERTY LOCATED ON THE NORTHEAST CORNER OF NORTH MCCARRAN BOULEVARD AND I-80, RENO, NEVADA, CASE NO. 131-87 (NORTH MCCARRAN CENTER).

54

BILL NO. 4109

ORDINANCE NO. 3659

AN ORDINANCE TO AMEND TITLE 2, CHAPTER 2.14 OF THE RENO MUNICIPAL CODE, BY DELETING CERTAIN WORDING CONTAINED IN SECTION 2.14.220, ENTITLED "SALARY SCHEDULES"; SECTION 2.14.230, ENTITLED "SALARIES OF PERSONNEL"; SECTION 2.14.250, ENTITLED "ADMINISTRATION OF SALARIES"; AND SECTION 2.14.260, ENTITLED "SALARY SCHEDULES", BY SUBSTITUTING THEREFORE, NEW WORDING; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

It was moved by Councilman Wilson, seconded by Councilman Allen to pass and adopt Bill No. 4109, Ordinance No. 3659.

Motion carried with Councilwoman Lehners voting Nay.

55 Staff Report #88-187 re: Request for approval of agreement with Westpac Utilities for use of public storm drain (Northgate Area).

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

The Meeting was adjourned at 8:30 p.m.

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Approved this 11th day of April, 1988.

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CITY OF RENO * CORPORATE SEAL * WASHOE COUNTY, NEVADA

Peter L. Harman

MAYOR OF THE CITY OF RENO

ATTEST:

CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO

Council Chambers, Reno, Nevada
April 11, 1988

The regular meeting of the Reno City Council was called to order at 3:10 p.m. on April 11, 1988 in the Council Chambers of City Hall.

PRESENT: Council members Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza.

ABSENT: None.

ALSO PRESENT: City Manager Schilling, City Attorney Lynch, and Chief Deputy City Clerk Peebles.

APPROVAL OF THE MINUTES

Approval of the March 21, 1988 (Cont. from March 14, 1988) meeting and March 28, 1988 Regular Meeting minutes.

Recommended: Council approve the March 21, 1988 and the March 28, 1988 meeting minutes as submitted.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve the March 21, 1988 and the March 28, 1988 meeting minutes as submitted.

Motion carried.

APPROVAL OF THE AGENDA

Approval of the April 11, 1988 Regular Meeting Agenda.

Councilwoman Wishart requested that Item 14D "Update - Relocation of residents from rooming house on Harrah's Auto Museum Site." be withdrawn from the City Council agenda and placed on the Redevelopment Agency Agenda as Item 8.

It was moved by Councilwoman Smith, seconded by Councilman Nunez to approve the April 11, 1988 Regular Meeting Agenda as amended.

Motion carried.

CONSENT AGENDA

Cash Disbursements - March 17, 1988 through March 30, 1988.

Recommended: Council approve cash disbursements as submitted.

2 Staff Report #88-214 re: Business license applications as follows:

a La Trattoria; Mary Perteghella; 719 S. Virginia Street; Dining Wine/Beer.

b Southern Bar-B-Que; Catherine J. Curtis; 1100 E. Plumb Lane #I; Bar.

c China House Restaurant; Sue Tam; 330 Kietzke Lane; Dining Wine/Beer.

d European Bakery Inc. DBA Cafe De Paris; Franz A. Hauser; 2297 Kietzke Lane, (previous licensee Massaum Montakahab, dba same); Dining Wine/Beer.

e El Zunzal Restaurant; Fredervinda Arroyo; 500 Denslowe, (previous licensee Jose Ramon Ponce, dba Restaurant El Zunzal; Dining Wine/Beer (Package Beer).

f George's Den; Steve Ferro; 3700 N. Virginia St., (previous licensee Stanley F. Cook, dba same); Bar.

g Fireside Inn; Edward J. Harsh; 205 E. Fourth Street, (previous licensee Kathlyn D. Bradley, dba same); Package Liquor.

h CPR'S Inc. DBA Ice House Lounge; 310 Spokane Street, (previous licensee Patricia Ferguson, dba same); Cabaret.

i United Coin Machine DB at Bucks Inn; 1601 Lewis Street; (4) slots, space lease.

j Videotronics DB at Easy Market; 500 W. Second Street; (3) slots, space lease.

k CPR'S Inc. DBA Ice House Lounge; 310 Spokane Street, (previous licensee Patricia Ferguson, dba same); (6) slots, owner/operator.

Recommended: Council approve business license applications as submitted.

3 Staff Report #88-215 re: Claim against the City - Ricky Zarsky in the amount of $50,000.

Recommended: Council acknowledge the claim and return to the administrative staff for referral to the Risk Management Committee.

4 Staff Report #88-216 re: Final map of Brookside Lakes Unit 1-A Subdivision.

Recommended: Council approve the final map for Brookside Lakes Unit 1-A Subdivision and authorize the Mayor to sign.

5 Staff Report #88-217(a) re: Acceptance of right-of-way dedication for McCarran Boulevard at Mayberry Drive.

Recommended: Council accept the subject right-of-way dedication.

6 Staff Report #88-217(b) re: Dedication of Richards Street and Louis Lane.

Recommended: Council accept the dedication.

7 Staff Report #88-217(c) re: Map of dedication - Mira Loma Drive and Tahoe/Pyramid Link.

Recommended: Council approve the map of dedication and reject the dedication offer.

8 Staff Report #88-217(e) re: Acceptance of water rights dedications and transfer of use to Sierra Pacific Power Company.

Recommended: Council accepted the dedication and approve the agreement transferring use to Sierra Pacific Power Company.

9 Staff Report #88-218 re: Quitclaim of interest in portion of Summit Ridge Drive.

Recommended: Council approve the quitclaim of a portion of Summit Ridge Drive to Centex Homes.

10 Staff Report #88-219(a) re: Bids and Contracts, Bid #832, Fertilizer, Park Division.

Recommended: Council award Bid #832 to Lebanon Chemical Corporation for a total cost of $21,120.00.

11 Staff Report #88-219(b) re: Traner Pool Renovation - Contract No. 640.

Recommended: Council approve the augmentation of the budget by approving $18,330.00 from CDBG contingency funds, award Construction Contract to Resource Development Co. for a sum not to exceed $60,330.00, and authorize the Mayor to sign.

12 Staff Report #88-219(c) re: Jack Tighe Park Ballfield Lighting Construction Contract Rebid.

Recommended: Council award bid to Harker & Harker, for a sum not to exceed $137,850.00, and authorize the Mayor to sign said contract.

13 Staff Report #88-219(d) re: Puncture Vine Control Cooperative Agreement.

Recommended: Council approve renewal of the Puncture Vine Control Agreement with the State Department of Agriculture in an amount not to exceed $3,000.00.

14 Staff Report #88-219(e) re: Agreement with J.C. 3N.C., Inc. and Codyco Partnership for redistribution of proposed assessments in conjunction with the City of Reno, Nevada, 1985 Special Assessment District No. 1.

Recommended: Council approve the agreement with J.C. 3N.C, Inc. and Codyco Partnership.

15 Staff Report #88-220 re: Time Extension - Tentative Map of Coit Heights Unit 4.

Recommended: Council approve the extension request, subject to the original conditions of approval associated with the tentative map with the modification of Conditions 2 and 8 and addition of Conditions 10 and 11.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve Consent Agenda Items 6A through 6H.

(4) Staff Report #88-216 re: Final map of Brookside Lakes Unit 1-A Subdivision, continued:

Councilwoman Smith inquired about access into this project with respect to the future Tahoe-Pyramid Link.

Mr. Steve Varela, City Engineer, stated that access to the subdivision will be provided by the future Mira Loma Drive.

Discussion ensued regarding the Brookside Lakes Subdivision with respect to the Brookside Lakes Golf Course and the final alignment of the Tahoe-Pyramid Link.

Mayor Sferrazza expressed concern over the water supply for this project and inquired as to why an independent utility Company is supplying the water rights for this project.

Mr. Millard Reed, Director of Public Works, stated that it is not out of the ordinary for water to be supplied by a private company. He also noted that Purity Water Company, which will supply water for this project, is regulated by the Public Service Commission.

Councilman Nunez asked about the traffic signals proposed within the subdivision, noting that the residents in the area feel that street lights would be an intrusion into the present style of living in this area. He requested that the five proposed street lights be deleted from this project.

It was moved by Councilman Nunez, seconded by Councilwoman Lehners to approve the final map for Brookside Lakes Unit 1-A Subdivision with the stipulation that there be no street lights in this subdivision, and subject to the applicant providing a will serve letter before the final map is signed.

Motion carried.

(5) Staff Report #88-217(a) re: Acceptance of right-of-way dedication for McCarran Boulevard at Mayberry Drive, continued:

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to accept the subject right-of-way at Mayberry Drive.

(7) Staff Report #88-217(c) re: Map of dedication - Mira Loma Drive and Tahoe/Pyramid Link, continued:

It was moved by Councilwoman Smith, seconded by Councilman Wilson to approve the map of dedication and reject the dedication offer.

Motion carried.

(8) Staff Report #88-217(e) re: Acceptance of water rights dedications and transfer of use to Sierra Pacific Power Company, continued:

It was moved by Councilman Nunez, seconded by Councilman Wilson to accept the dedication and approve the agreement transferring use to Sierra Pacific Power Company.

Motion carried

(9) Staff Report #88-218 re: Quitclaim of interest in portion of Summit Ridge Drive, continued:

It was moved by Councilwoman Wishart, seconded by Councilman Allen to approve the quitclaim of a portion of Summit Ridge Drive to Centex Homes.

Motion carried.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve Consent Agenda Items 6A through 6H with the exception of Items 6D, 6E1, 6E3, 6E4 and 6F which were approved by separate motions.

Motion carried.

PLANNING DEPARTMENT

16 Staff Report #88-231 re: Request for time extension of a special use permit for a major project to allow the construction of an 18-story hotel/casino complex as an expansion of an existing 193 unit motel, Case No. 28-87 (Time Extension - Six Gun Hotel/Casino).

Recommended: Council approve an 18-month time extension.

Discussion ensued regarding the City policy with respect to time extensions and under what conditions extensions should be granted.

Councilwoman Lehners stated that she would support a time extension due to the fact that a change in ownership had occured since the time of Council approval.

It was moved by Councilwoman Smith, seconded by Councilman Nunez to approve an 18-month time extension for the Six Gun Hotel/Casino.

Mr. Ian McFarlane, applicant, stated that a considerable amount of work has been done on the extension. He noted that project feasibility studies have been completed, financing feasibility has been addressed, and construction drawings and cost estimates have been prepared.

It was moved by Mayor Sferrazza to limit the time extension to one year.

There was no second to the motion.

Councilwoman Wishart stated that she does believe this project will upgrade the area, however, she expressed concern over the establishment of a precedent regarding time extensions if this extension were approved.

Motion carried with Councilwoman Wishart voting Nay.

FINANCE DEPARTMENT

17 Staff Report #88-243 re: Consideration of purchase and installation of Telephone Key System for City Departments, Bid #817.

Recommended: Bid #817 be awarded to Sierra Telephone for the purchase and installation of telephone key system at a cost not to exceed $233,317.00.

City Manager Schilling stated that he would recommend that all bids be rejected at this time and that the City form a select committee involving the private sector, the University and other who have specific expertise in this area to assist in the reformulation, screening, and reviewing of the bids and interviewing the applicants.

It was moved by Councilman Allen, seconded by Councilwoman Lehners to reject all bids at this time.

Motion carried.

Mr. Jim Hardesty, attorney representing Am Com, Inc., stated his objection to the rejection of the bids.

PUBLIC WORKS DEPARTMENT

18 Staff Report #88-221 re: Northgate No. 1 Tank - use of public storm drain agreement with Westpac Utilities.

Recommended: Council approve the agreement for use, by Westpac Utilities of the City storm drain system for discharge water from Northgate No. 1 tank.

Mr. Steve Varela, City Engineer, stated that the agreement has been reviewed by the City Attorney's Office and it was found that all possible areas of exposure have been covered in their opinion.

Councilwoman Wishart inquired about the size and design of the tank.

Mr. John Owens, project engineer for Westpac Utilities, stated that the tank will be located in the County and landscaping is included as a part of the permit application for the tank. He noted that the height of the tank has been mitigated to some extent because it will be submerged into the hillside.

It was moved by Councilwoman Smith, seconded by Councilman Allen to approve the agreement for use, by Westpac Utilities of the City storm drain system for discharge water from Northgate No. 1 tank.

Motion carried.

CITIZEN INTIATIVES

19 Denial of Business License - D. Buckley

Assistant City Attorney Cook, stated that the City Attorney's Office is recommending that the Council uphold the denial of the business license.

Chief Robert Bradshaw stated that a background check was completed on Mr. Buckley and the Chief gave a history of the offenses that Mr. Buckley was convicted of in the State of California.

Mr. Daniel Buckley explained his request for a massage license and also gave a history of the offenses he was convicted of in California. Mr. Buckley responded to questions from the Council and again requested that his license be granted.

Ms. Cook stated that the Board of Massage Examiners does not feel that Mr. Buckley should be give a massage license. She continued by referring to provisions in the Reno Municipal Code which require denial of a license if the individual has been convicted of an offense of fraud in the last seven years.

It was moved by Councilman Nunez, seconded by Councilwoman Lehners to uphold the recommendation and deny the business license application as per the findings of fact and conclusions of law provided by the City Attorney's Office.

Motion carried.

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A recess was called at 5:10 p.m. and upon reconvening at 6:10 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza.

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PUBLIC HEARING

6:00 p.m.

20 Staff Report #88-252 re: Request for short-term financing in the amount of $250,000 to enable the City of Reno to acquire new telephone equipment.

City Manager Schilling stated that in light of the earlier Council action to reject all bids regarding the telephone key system, he recommended that this item also be rejected at this time.

The Mayor asked if proper notice had been given. Chief Deputy City Clerk Peebles stated that proper notice was given and no correspondence was received.

Mayor Sferrazza opened the public hearing and asked if anyone cared to speak in favor or in opposition to this matter. Hearing no one he closed the public hearing.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to reject this request.

Motion carried.

PUBLIC HEARING

6:00 p.m.

21

Staff Report #88-253 re: Request for a zone change from C-3 (General Commercial) to HC (Hotel Casino) and special use permit for the expansion of an existing 143 room lodging facility to include a 12-story, 158 room hotel tower, 15,000 square feet of casino area, 6,060 square feet of restaurant/lounge area and 10,000 square feet of convention/meeting rooms on an 8± acre property located on the northeast corner of South Virginia Street and Peckham Lane, Case No. 117-88 (Quality Inn).

Recommended: Council approve the zone change by ordinance and the special use permit for Case No. 117-88, subject to the conditions as revised by staff and the Planning Commission.

It was moved by Councilman Nunez, seconded by Councilman Wilson to postpone any action on this item for six months.

Mayor Sferrazza asked if proper notice was given. Chief Deputy City Clerk Peebles stated that proper notice was given and no correspondence was received.

Councilwoman Smith stated that she has concerns about the site plan and the intent of Development Code Review policies regarding this project and she would like to have the opportunity to give direction to the applicant with respect to these concerns.

The Mayor declared the public hearing opened.

Mr. Stephen Mollath, attorney representing Quality Inn, indicated that he was in opposition to a postponement of this matter. He continued that financial and marketing committments have already been made based upon the rules and regulations adopted by the Council.

Councilwoman Smith stated that she was extremely involved in the Development Code Review process and that process was to ensure that the city would receive quality convention hotels near the Convention Center. She stated that after reviewing the project, she did not feel that this development meets some of the criteria that were set up through that process.

Mr. Mollath stated because a continuance of this matter would place financial hardship on the applicant, he suggested that during the interim period a license for an additional 50 slot machines and 5 table games be granted to the Quality Inn to help ease the financial burden.

The Mayor asked if anyone cared to speak in favor or in opposition of the continuance.

In response to Councilwoman Wishart, Chief Deputy City Attorney Shipman stated that the agreement Mr. Mollath alluded to, concerned the number of slot machines that would be allowed at the Travelodge but had nothing to do with approving an MPR for this property.

Ms. Shipman indicated that State law and City ordinances do not establish any specific time frame in which the Council has to act on a project application. However, she continued that since there are general time frames for the processing of a special use permit through Planning staff and the Planning Commission, she stated that the Council could continue this matter for a reasonable time and that reasonable time would be however long it is for certain items to be clarified or changed, rather than a set time of six months.

Councilwoman Smith stated that she would like to refer the project back to the Planning Commission for review.

> It was moved by Councilman Nunez, seconded by Councilman Wilson to amend the motion to include a review of the agreement with the City with respect to the 50 additional slots and 5 table games.

Ms. Shipman stated that the agreement entered into last November, was a settlement of all issues as they related to a potential legal dispute regarding the non-conforming or conforming status of the Travelodge Inn. She continued that there has never been an agreement between the City and the applicant for any table games. She noted that the present agreement contains terms that say that there will be no request for any additional slot machines except in compliance with the Reno Municipal Code, the implication being, by the pursuit of an MPR to meet all of the 18.06 criteria.

Discussion ensued regarding the length of time that this project can be continued.

Mr. Mollath stated that he would concur with a 3 to 6 month postponement if the agreement were amended and the applicant were given the right to operate an additional 50 slot machines and 5 table games during the interim period.

Councilwoman Wishart stated that the agreement stipulated that the applicant would not come before Council with a request for additional gaming unless it were in the form of an application for an MPR.

In response to Councilman Allen, Ms. Shipman stated that the motion on the table includes the review of the present agreement with the Travelodge and her legal advise would be that there is no consideration that is available or authority on the part of the Council to increase gaming at that particular location. Therefore, the continuance should be separate and apart from any amendment to the agreement and it is her belief that the agreement had already been closed off by virtue of it not being reconsidered under the Council's rules at the meeting after it was originally entered into. In conclusion, she stated that postponement of consideration of a project would not be an authorized reason for allowing interim gaming, the two are totally separate items.

At the request of Councilwoman Lehners, Mayor Sferrazza explained the motion presently on the table as follows: To delay this matter for 3 to 6 months, with the provision by Councilman Nunez that Council will review the former agreement with respect to the number of slot machines and table games pending an ultimate decision on this matter. Further, if this motion is not legal he intends that a new agreement be drafted.

Ms. Shipman stated that the Council would not have the authority to enter into a new agreement or amend the old agreement on this issue.

Mr. Mollath stated that the agreement that was entered into has a specific provision which allows amendments to that agreement.

In response to Councilwoman Wishart, Councilman Nunez stated that his reason for making the motion to postpone this project was to enable the Council members with concerns about this project a chance to get these concerns resolved. He added that he believes the project does meet the ordinance requirements. Councilman Nunez explained that the intent of his motion is at the next Council meeting when the amended or new agreement comes up, if it does not pass, then his intention is to move for reconsideration of the postponement and bring the project back to the table at that point.

Councilwoman Smith stated that this is the first time a request for approval of a hotel/casino has come before the Council since the Development Codes have been adopted and for that reason she believes it is very necessary that the intent and direction be set for this project.

Mayor Sferrazza indicated although he has consistently voted against hotel/casinos outside of the downtown area, he noted that after his review he feels this property is within a focal center, historically had a gaming use, and has been recommended for approval by staff and the Planning Commission, and he believes the proposal is a reasonable compromise.

Motion carried with Councilwomen Lehners, Smith, and Wishart voting Nay.

PUBLIC HEARING

6:00 p.m.

22 Staff Report #88-255 re: Request for amendment to the City's Master Plan, specifically the Land Use/Transportation Guide pertaining to the termination of Plumas Street south of McCarran Boulevard, north of Windy Hill, Case No. 180-87 (Plumas Street).

Recommended: Council adopt one of the alignments for the termination of Plumas Street.

Mayor Sferrazza asked if proper notice had been given. Chief Deputy City Clerk Peebles stated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing opened.

Mr. Mike Trudell, Associate Planner, gave an overview of each of the alternatives available for the termination of Plumas Street.

Mr. William Raggio, attorney representing Reynolds West, stated that an agreement has been reached between the homeowners in this area and Reynolds West. He continued that a conceptual plan has been devised and it does not require that Plumas Street be extended past its' present terminus.

Mr. John Brook, of Omni Means, contended that the Council should choose either Alternative 5 or 6.

Mr. Carl Barlow, of Copper Point at Lakeridge, stated that he was in favor of terminating Plumas at its' present location - Alternative #4.

Mr. David R. Hoy, attorney representing the Meadowridge Homeowners Association, stated that the entire membership of the association is opposed to any extension of Plumas Street whatsoever.

Mr. Steve Walther, of the Southwest Truckee Meadows Advisory Board, spoke in favor of Alternative #6 and in opposition to Alternative #5.

Ms. Carolyn Scott, of the Southwest Truckee Meadows Advisory Board, spoke in opposition to any extension of Plumas Street.

Mr. Ben Scott, Chairman of the Southwest Truckee Meadows Advisory Board, spoke in favor of either Alternative #4 or Alternative #6.

Mr. Daryl Drake, of the Trails Subcommittee, spoke in favor of Alternative #4 and Alternative #6.

In response to Councilwoman Smith, Mr. Alex Fittinghoff, of Churn, Fittinghoff and Associates, presented a proposal which would use the existing entrance from Lakeside Drive into Meadowridge and separate the existing Meadowridge from the entrance road by retaining it as a private street.

Councilwoman Smith expressed concern regarding the termination of Plumas at its' present terminus with respect to air quality and potential traffic problems in this area.

Councilman Wilson noted that he would prefer Alternative #5 over #4 or #6 for the Plumas Street Extension.

It was moved by Councilman Allen, seconded by Councilwoman Lehners to approve Alternative #4 with the understanding that a sign stating "Not a Thru Street" will be placed on the corner of Ridgeview Drive and Plumas Street.

Motion carried with Councilman Wilson, Councilwoman Smith and Councilwoman Wishart voting Nay.

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A recess was called at 7:40 p.m. and upon reconvening at 7:45 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza.

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PUBLIC HEARING

6:00 p.m.

23 Staff Report #88-254 re: Request for a tentative map to allow for the development of a 129 unit single family residential subdivision on a 30.48± acre site located south of Rancho San Rafael Park, north of the Highland Reservoir and west of Washington Street in the R-1 zone, Case No. 119-88 (Evans Park Subdivision).

Recommended: Council approve the tentative map, subject to the conditions in the staff report with the modification of Condition No. 7 as outlined.

The Mayor asked if proper notice had been given. Chief Deputy City Clerk Peebles stated that proper notice was given and one letter in opposition was received from Bonnie Adshade with a petition attached.

The Mayor declared the public hearing opened.

Councilman Nunez stated that he is the engineer of record on this project, therefore would abstain from all discussion and the vote.

Ms. Leann McElroy, Planning Director, gave an overview of the request.

Mr. Joe Murin, of Transwestern Engineering, Corp., stated that the main opposition to the project is the extension of Alturas Avenue which is a condition of approval for the project. Mr. Murin continued that the developer would not have a problem if that condition were eliminated.

Mr. Bob Edwards, land agent for Sierra Pacific Power Co., stated that the power company is in the process of acquiring the property that the extension of Alturas Avenue would run through. He contended that the extension would hamper the operation of the filtration plant once constructed. He stated that if the extension of Alturas is eliminated and it is found that additional access is necessary, Sierra Pacific is willing to dedicate Putnam Street through to Coleman Drive.

Ms. Bonnie Adshade, representing the residents of Alturas Avenue, stated that the residents have many concerns about the extension of Alturas. She indicated that the increased traffic on Alturas Avenue would be a hazard to school children in the area and commented that the intersection of Seventh Street and Keystone Avenue is already inadequate and this extension would only make things worse. She requested that Alturas remain a dead end street.

Mr. John Sayer, 1460 Alturas Avenue, also spoke in opposition to the extension of Alturas Avenue.

Ms. Cynthia Williams, 1320 Alturas Avenue, concurred with Ms. Adshade and requested that the street remain as it is.

Mr. Fred Niles, 1320 Alturas Avenue, also spoke in opposition to the extension of Alturas Avenue.

Mr. Robert Bates, 1385 Alturas Avenue, indicated that if pedestrian access were provided in the area it would aleviate any concerns with respect to the separation of neighborhoods in this area.

The Mayor asked if anyone else cared to speak in opposition to the project. Hearing no one he closed the public hearing.

Councilwoman Wishart inquired about the proposed pedestrian access.

Mr. Bob Edwards stated that what is proposed is an overhead crossing at the termination of Alturas Avenue.

Councilwoman Smith stated that if the extension of Alturas Avenue is eliminated the increased traffic will use Washington Street which is a narrow street and already overused.

In response to Mayor Sferrazza, Steve Varela, City Engineer, stated that Alturas Avenue is wider than Washington Street.

Discussion ensued regarding noticing of the residents on Coleman Drive and Washington Street with Ms. McElroy noting that these residents were not notified because this is an application for a tentative map not an amendment to the Master Plan.

Councilwoman Wishart made reference to the Planning Commission meeting on this project and requested that the by-laws of the Commission be examined to ensure that individuals in attendence are given a chance to speak.

It was moved by Councilwoman Wishart, seconded by Councilwoman Lehners to approve the tentative map, subject to the conditions in the staff report with a modification to Condition No. 3 indicating that at this time Alturas Avenue will terminate at its' present location with the understanding that after review if the traffic flow does significantly impact other streets, Washington Street specifically, to the extent that it is felt that Alturas Avenue should be extended it will be done. Also, modification to Condition No. 7 to read: "Prior to development of an adjacent final map, a final landscape and irrigation plan incorporating xeriscape principles, shall be approved by the Department of Planning and Community Development".

Councilwoman Wishart inquired as to the timing of the extension of Putnam Street to Coleman Drive.

Mr. Murin stated that the connection would be extended with the development of the filtration plant that Sierra Pacific is planning to add to the water system in the area.

Mr. Edwards stated that as the Evans Park Subdivision is developed down to Sierra Pacific's property and Putnam Street reaches the property, the road would be extended. He added that the filtration plant is scheduled for construction in 1992 or 1997.

Councilwoman Smith inquired about the timing of the amendment to the Master Plan regarding the elimination of the extension of Alturas Avenue.

Ms. McElroy indicated that as the project is built out, if it is the desire of the Council that the Alturas extension can be eliminated then the Council should instruct the Planning Staff to initiate a Master Plan Amendment so that residents in the area would be given notice.

Motion carried with Councilwoman Smith voting Nay and Councilman Nunez abstaining.

24 Staff Report #88-229 re: Dedication of Alturas Avenue, Chas St. and Citadel Road.

Recommended: Council reject the offer of dedication at this time, with the offer to remain open in accordance with the provision of NRS 278.390.

It was moved by Councilwoman Wishart, seconded by Councilman Wilson to reject the offer of dedication at this time, with the offer to remain open in accordance with the provision of NRS 278.390.

Motion carried with Councilwoman Smith voting Nay and Councilman Nunez abstaining.

25 Staff Report #88-222 re: Proposed settlement of the Idlewild Sewage Spill.

Recommended: Council approve the proposed settlement with Westpac and Nevada DEP.

It was moved by Councilman Nunez, seconded by Councilman Wilson to approve the proposed settlement with Westpac and Nevada DEP as outlined in the staff report.

Motion carried.

26 Resolution # 4414 - A resolution accepting streets - Sierra Highlands Unit No. 3, was read by title.

It was moved by Councilwoman Wishart, seconded by Councilman Wilson to pass and adopt Resolution No. 4414.

Motion carried.

RESOLUTION NO. 4414

A RESOLUTION ACCEPTING STREETS - SIERRA HIGHLANDS UNIT NO. 3.

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27 Resolution No. 4415 - Resolution fixing the time when objections to the assessment roll for the City of Reno, Nevada, 1987 Special Assessment District No. 1, in and of the City of Reno, Nevada, made by the City Council of said City, together with the City Engineer, will be heard; and causing such roll to be filed with the Office of the City Clerk, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Resolution No. 4415.

Motion carried.

RESOLUTION NO. 4415

RESOLUTION FIXING THE TIME WHEN OBJECTIONS TO THE ASSESSMENT ROLL FOR THE CITY OF RENO, NEVADA, 1987 SPECIAL ASSESSMENT DISTRICT NO. 1, IN AND OF THE CITY OF RENO, NEVADA, MADE BY THE CITY COUNCIL OF SAID CITY, TOGETHER WITH THE CITY ENGINEER, WILL BE HEARD; AND CAUSING SUCH ROLL TO BE FILED WITH THE OFFICE OF THE CITY CLERK.

CITY MANAGER

28 Staff Report #88-250 re: Implementation of water conservation measures.

City Manager Schilling stated that at the request of the Council staff has reviewed the City's water conservation authority and found that the City does have a very thorough ordinance. He suggested that in conjunction with the ordinance the Council could create an ad-hoc committee to immediately review the ordinance to determine if there are conditions, opportunities or amendments that should be considered.

It was moved by Councilwoman Smith, seconded by Councilman Nunez to refer the recommendations listed in Staff Report #88-250 to the Regional Water Board with the understanding that the Board will report back to the Council after review.

Motion carried.

MAYOR AND COUNCIL

29 Consultant services for water conservation workshop - F. Lehners

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to schedule a workshop with Eric Kelly on April 18, 1988 at 9:00 a.m. with the understanding that the Planning Commission will also be invited to attend.

Motion carried.

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30 Staff Report #88-225 re: Request for a special use permit and tentative map to enable the conversion of an approved 14-unit apartment complex to condominiums. The project is located on the south side of Dickerson Road in the R-3 (Multiple Residential) zone, Case No. 94-88 (Victorian Estates).

Recommended: Council approve the special use permit, subject to the conditions of the tentative map for Victorian Estates and approval of the tentative map, subject to the conditions listed in the staff report with the amendment to Condition No. 10 as listed.

Mr. Steve Varela, City Engineer, outlined the amendment to Condition No. 10 regarding the improvements necessary in this area.

It was moved by Councilwoman Wishart, seconded by Councilman Nunez to approve the special use permit, subject to the conditions of the tentative map for Victorian Estates and approval of the tentative map, subject to the conditions listed in the staff report with the amendment to Condition No. 10 as listed.

Motion carried.

31 Staff Report #88-226 re: The Engineering staff is requesting the removal of a portion of Condition No. 11 requiring right-of-way dedication and construction of improvements to achieve a 25 foot curb return radii at the southwest corner of Lakeside Drive with Mt. Rose Street, Amendment to MPR-17-86 (Continental Commercial Center and Health Park).

Recommended: Council approve the removal of the portion of Condition No. 11, requiring the dedication and construction of improvements to achieve a 25 foot curb return radii at the southwest corner of Lakeside Drive with Mt. Rose Street, from MPR-17-86.

Discussion ensued with Mr. Millard Reed, Director of Public Works, explaining the circumstances surrounding the recommendation of removing a portion of Condition No. 11.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve the removal of the portion of Condition No. 11, requiring the dedication and construction of improvements to achieve a 25 foot curb return radii at the southwest corner of Lakeside Drive with Mt. Rose Street, from MPR-17-86.

Motion carried with Councilwoman Lehners, Councilwoman Wishart and Mayor Sferrazza voting Nay.

32 Staff Report #88-227 re: Sierra Highlands Tentative Map - Amendment to Condition No. 4, Northgate Unit 4 Tentative Map - Amendment to Condition #3.

Recommended: Council approve the requested amendment to the conditions of approval for the Sierra Highlands tentative map and the Northgate Unit 4 tentative map, and approve the refund to the applicant of the overpayment of monies and accumulated interest.

It was moved by Councilwoman Wishart, seconded by Councilman Wilson to approve the requested amendment to the conditions of approval for the Sierra Highlands tentative map and the Northgate Unit 4 tentative map, and approve the refund to the applicant of the overpayment of monies and accumulated interest.

Motion carried.

33 Staff Report #88-228 re: Request for a special use permit to install cable television equipment on property within the Edgewater Subdivision, Case No. 104-87 (Edgewater).

Recommended: Council approve the special use permit, subject to the conditions in the staff report.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to approve the special use permit, subject to the conditions in the staff report.

Motion carried with Councilman Nunez abstaining.

34 Staff Report #88-230 re: Request for approval of a time extension of a resolution of intent changing the zoning of a ± 3.1 acre parcel from LLR-1 to R-2 in connection with the construction of a 64 unit apartment complex, Case No. 27-87 (Time Extension - Suncrest West).

Recommended: Council approve the requested 18-month time extension of the resolution of intent, subject to the original conditions with the change to Condition No. 9 as outlined in the staff report.

It was moved by Councilwoman Wishart, seconded by Councilman Wilson to approve the 18-month time extension of the resolution of intent, subject to the original conditions with the change to Condition No. 9 as outlined in the staff report.

Motion carried with Councilwoman Smith voting Nay and Councilman Nunez abstaining.

35 BILL NO. 4110

ORDINANCE NO. 3660

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE, CONCERNING "ZONING", WITHIN THE CITY OF RENO, BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).209 RELATING TO A 13.5 ACRE PROPERTY LOCATED AT 1001 EAST NINTH STREET AND AS MORE PARTICULARLY DESCRIBED IN THE ATTACHED "EXHIBIT A", AND REZONING SAID PROPERTY FROM R-3 (MULTIPLE RESIDENTIAL) AND C-1 (LOCAL COMMERCIAL) TO P-F (PUBLIC FACILITY); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 20-88 (WASHOE COUNTY ADMINISTRATIVE OFFICE COMPLEX.)

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4110, Ordinance No. 3660.

Motion carried.

BILL NO. 4112

36 ORDINANCE NO. 3661

AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO, CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING 18.39 ACRES OF PROPERTY LOCATED ON THE NORTHEAST CORNER OF NORTH MCCARRAN BOULEVARD AND I-80, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED "EXHIBIT A", TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 131-87 (NORTH MCCARRAN CENTER).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4112, Ordinance No. 3661.

Motion carried.

37 Bill No. 4114 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code entitled "Zoning", by adding thereto a new section to be known as 18.06.040(b).247 relating to a 3.48 acre property located on the southeast corner of the intersection of Mae Anne Avenue with Sierra Highlands Drive, as is more particularly described in the attached "Exhibit A", and rezoning said property from C-1 (Limited Commercial) and R-2 (Multiple Residential) to R-2/PD (Multiple Residential with a Planned Development Overlay); together with other matters properly relating thereto, was read by title, Case No. 104-88 (Sierra Highlands Unit 11).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to refer Bill No. 4114 to the Committee of the Whole.

Motion carried.

38 Bill No. 4115 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code entitled "Zoning", by adding thereto a new section to be known as 18.06.040(b).250 relating to a 2.66± acre property located at 1455 West Fourth Street, as is more particularly described in the attached "Exhibit A", and rezoning said property from M-1 (Industrial) to C-3/TR (General Commercial with Trailer Overlay); together with other matters properly relating thereto, was read by title, Case No. 89-88 (Keystone R.V. Park).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to refer Bill No. 4115 to the Committee of the Whole.

Motion carried with Councilman Nunez abstaining.

39 Bill No. 4116 - An ordinance to amend Title 18, Chapter 18.26 of the Reno Municipal Code entitled "Master Plan." by adding a new section to be known as Section 18.26.020(3)(A).40 adopting amendment to Master Plan, Planning Case No. 153-87 as is more fully described below; together with other matters properly relating thereto, was read by title, Case No. 153-87 (East Reno Industrial/Business Area).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to refer Bill No. 4116 to the Committee of the Whole.

Motion carried.

40 Bill No. 4117 - An ordinance to amend Title 18, Chapter 18.26 of the Reno Municipal Code entitled "Master Plan." by adding a new section to be known as Section 18.26.020(C)(1).38 adopting amendment to Master Plan, Planning Case No. 113-87 as as more fully described below; together with other matters properly relating thereto, was read by title, Case No. 113-87 (Northgate #5).

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to refer Bill No. 4117 to the Committee of the Whole.

Motion carried.

41 Bill No. 4118 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code entitled "Zoning", by adding thereto a new section to be known as 18.06.040(b).162 relating to a 92.68 acre property located west of McQueen High School and north of Stone Valley Drive, as is more particularly described in the attached "Exhibit A", and rezoning said property from M-E (Industrial Estates) and R-2a (Multi-Residential) to R-1 (Single Family Residential) and R-1/PD (Single Family Residential with Planned Development Overlay); together with other matters properly relating thereto, was read by title, Case No. 113-87 (Northgate #5).

It was moved by Councilwoman Lehners, seconded by Councilwoman Wishart to refer Bill No. 4118 to the Committee of the Whole.

Motion carried.

42 Bill No. 4119 - An ordinance annexing to and making part of the City of Reno, certain specifically described territory being a .895 acre property located east of Neil Road between McCarran Boulevard and Marvel Way, Washoe County, Nevada, as is more fully described in the attached "Exhibit A", together with other matters properly relating thereto, was read by title, Case No. 123-87 (McCarran Plaza).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to refer Bill No. 4119 to the Committee of the Whole.

Motion carried with Mayor Sferrazza voting Nay.

43 Bill No. 4120 - An ordinance to amend Title 18, Chapter 18.26 of the Reno Municipal Code entitled "Master Plan." by adding a new section to be known as Section 18.26.020(C)(1).36 adopting amendment to Master Plan, Planning Case No. 123-87 as is more fully described below; together with other matters properly relating thereto, was read by title, Case No. 123-87 (McCarran Plaza).

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to refer Bill No. 4120 to the Committee of the Whole.

Motion carried with Mayor Sferrazza voting Nay.

44 Bill No. 4121 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code entitled "Zoning", by adding thereto a new section to be known as 18.06.040(b).165 relating to a .895 acre property located east of Neil Road between McCarran Boulevard and Marvel Way, Washoe County, Nevada, as is more fully described in the attached "Exhibit A", and rezoning said property from E-2 (Second Estates) to C-2 (Local Commercial); together with other matters properly relating thereto, was read by title, Case No. 123-87 (McCarran Plaza).

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to refer Bill No. 4121 to the Committee of the Whole.

Motion carried with Mayor Sferrazza voting Nay.

Resolution No. 4416 - A resolution of intent to change zone classification in Case No. 18-88 from R-3 (Multiple Residential) to C-1 (Limited Commercial) on a .9± acre property located on the Northwest corner of Longley Lane and Huffaker Lane; and from R-3 (Multiple Residential) to C-2 (Local Commercial) on a .4± acre property located on the southwest corner of Longley Lane and Huffaker Lane, Reno, Nevada, was read by title, Case 18-88 (Huffaker Square).

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to pass and adopt Resolution No. 4416.

Motion carried.

RESOLUTION NO. 4416

45 A RESOLUTION OF INTENT TO CHANGE ZONE CLASSIFICATION IN CASE NO. 18-88 FROM R-3 (MULTIPLE RESIDENTIAL) TO C-1 (LIMITED COMMERCIAL) ON A .9± ACRE PROPERTY LOCATED ON THE NORTHWEST CORNER OF LONGLEY LANE AND HUFFAKER LANE; AND FROM R-3 (MULTIPLE RESIDENTIAL) TO C-2 (LOCAL COMMERCIAL) ON A .4± ACRE PROPERTY LOCATED ON THE SOUTHWEST CORNER OF LONGLEY LANE AND HUFFAKER LANE, RENO, NEVADA, CASE 18-88 (HUFFAKER SQUARE).

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to pass and adopt Resolution No. 4416.

Motion carried.

46 Resolution No. 4417 - A resolution of intent to change zone classification in Case No. C-43-86 from R-2 (Multiple Residential) to C-1 (Limited Commercial) on a 3.5 acre parcel of property located on the Northeast corner of the intersection of Mae Anne Avenue and Avenida De Landa (Formerly Peavine Mountain Expressway), Reno, Nevada, was read by title, Case No. C-43-86 (Northgate/Peavine).

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to pass and adopt Resolution No. 4417.

Motion carried with Mayor Sferrazza voting Nay.

RESOLUTION NO. 4417

A RESOLUTION OF INTENT TO CHANGE ZONE CLASSIFICATION IN CASE NO. C-43-86 FROM R-2 (MULTIPLE RESIDENTIAL) TO C-1 (LIMITED COMMERCIAL) ON A 3.5 ACRE PARCEL OF PROPERTY LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF MAE ANNE AVENUE AND AVENIDA DE LANDA (FORMERLY PEAVINE MOUNTAIN EXPRESSWAY), RENO, NEVADA, CASE NO. C-43-86 (NORTHGATE/PEAVINE).

47 BILL NO. 4111

ORDINANCE NO. 3662

AN ORDINANCE TO AMEND TABLE NO. 3-A - BUILDING PERMIT FEES OF THE 1985 UNIFORM BUILDING CODE, CHAPTER 14.04 OF THE RENO MUNICIPAL CODE TO ADD NEW WORDING TO ALLOW FOR THE ELIMINATION OF THE INSPECTION FEE FOR DETERMINING THE SOLE SOURCE OF HEAT FOR THE DISTRICT HEALTH DEPARTMENT'S AIR POLLUTION CONTROL REGULATIONS; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4111, Ordinance No. 3662.

Motion carried.

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48 Staff Report #88-241 re: Tentative budget for Fiscal Year 1988-89 - City of Reno.

Recommended: Council set the time and place for the May 17, 1988 public hearing and approve the submission of the tentative budget to meet the statutory requirements.

It was moved by Councilman Nunez, seconded by Councilman Allen to set the public hearing for 7:30 p.m. in the City Council Chambers on May 17, 1988 and approve the submission of the tentative budget to meet the statutory requirements.

Motion carried.

49 Staff Report #88-242 re: Banking Services Agreement for the period beginning July 1, 1988 thorugh June 30, 1991.

Recommended: Council authorize the Finance Director to negotiate a Banking Services Agreement that would be in the best interest of the City with either Nevada National Bank or Valley Bank of Nevada.

It was moved by Councilman Nunez, seconded by Councilwoman Smith to authorize the Finance Director to negotiate a Banking Services Agreement that would be in the best interest of the City with either Nevada National Bank or Valley Bank of Nevada.

Motion carried.

50 Staff Report #88-244 re: Resolution authorizing short term fianancing for new telephone system.

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

CITY CLERK

51 Boards and Commissions - Alarm Advisory Committee (2 appointments)

It was moved by Councilwoman Smith, seconded by Councilman Wilson to approve the appointment of Capt. Jim Weston and the reappointment of Louie Bugarello and Alex Davis with terms to expire April 11, 1991.

Motion carried.

52 Boards and Commissions - Citizens Policy Planning and Advisory Board - (2 appointments).

It was moved by Councilwoman Smith, seconded by Councilman Wilson to appoint Dawne Ernette and Bob Fairman to the Citizens Policy Planning and Advisory Board with terms to expire September 15, 1988.

Motion carried.

53 Boards and Commissions - Recreation and Parks Commission - (4 appointments).

It was moved by Councilman Nunez, seconded by Councilman Wilson to reappoint Andrew Cameron and Stephen Peek to the Parks and Recreation Commisison with terms to expire April 11, 1991.

Motion carried.

It was moved by Councilman Nunez, seconded by Councilman Allen to appoint Darrell Pastrell to the Recreation and Parks Commission with a term to expire April 11, 1991.

Motion carried.

It was moved by Councilman Allen, seconded by Councilman Nunez to appoint Richard Gagnebin to the Recreation and Parks Commission with a term to expire April 11, 1991.

Motion carried.

54 Boards and Commissions - Reno Commission on the Status of Women - (1 appointment).

It was moved by Councilwoman Lehners, seconded by Councilman Allen to appoint Rebecca Bearden to the Reno Commission on the Status of Women with a term to expire on October 11, 1988.

Motion carried.

55 Boards and Commissions - Stead Neighborhood Council (1 appointment).

It was moved by Councilman Wilson, seconded by Councilwoman Lehners to appoint Rex Gundersen to the Stead Neighborhood Council.

Motion carried.

CITY MANAGER

56 Resolution No. 4418 - A resolution of the City Council of the City of Reno, Nevada creating an Ad-Hoc Financial Advisory Board.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to pass and adopt Resolution No. 4418.

Motion carried.

RESOLUTION NO. 4418

57 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RENO, NEVADA CREATING AN AD-HOC FINANCIAL ADVISORY BOARD.

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Boards and Commissions - Ad Hoc Financial Advisory Board - (1 appointment).

It was moved by Councilman Wilson, seconded by Councilwoman Lehners to appoint Sheldon Gordon to the Ad Hoc Financial Advisory Board.

Motion carried.

58

BILL NO. 4113

ORDINANCE NO. 3663

AN ORDINANCE CONCERNING MUNICIPAL ELECTIONS FOR THE CITY OF RENO, NEVADA; PROVIDING FOR ELECTION TO BE HELD ON MAY 17, 1988; PROVIDING FOR THE CLOSE OF REGISTRATION OF VOTERS PRIOR TO THE SPECIAL ELECTION; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to pass and adopt Bill No 4113, Ordinance No. 3663.

Motion carried.

The Council discussed the exact wording of the question and explanation.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to approve the suggested wording of the question and explanation as stated by Councilwoman Smith.

Motion carried.

CITY ATTORNEY

59 Staff Report #88-246 - Acknowledge and refer to City Attorney:
60 1. White Pine Lumber Co. v. City of Reno
2. Janet Warren v. City of Reno Police Department
61 3. Betty Ann Weaver v. City of Reno, Robert L. Helms Construction Co. et al.

It was moved by Councilwoman Wishart, seconded by Councilman Wilson to acknowledge and refer the above legal actions to the City Attorney's Office.

Motion carried.

62 Staff Report #88-247 re: Agreement governing distribution of narcotic forfeiture proceeds.

Recommended: Council approve the agreement and authorize the Mayor to sign.

It was moved by Councilwoman Wishart, seconded by Councilwoman Smith to approve the agreement and authorize the Mayor to sign.

Motion carried.

63 Staff Report #88-248 re: Indemnification Agreement with the Airport Authority of Washoe County governing police training activity at Reno-Stead Airport.

Recommended: Council approve the agreement and authorize the Mayor to sign.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to approve the agreement and authorize the Mayor to sign.

Motion carried.

64 Bill No. 4122 - An ordinance amending Title 4, Section 4.50.040 by adding a new subsection establishing penalties for delinquent payment of room tax and charging interest on such delinquencies until paid; and amending Title 4, Section 4.50.070 to require posting notice of a 7% room tax, and providing for other matters properly relating thereto, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to refer Bill No. 4122 to the Committee of the Whole.

Motion carried with Councilwoman Wishart voting Nay.

MAYOR AND COUNCIL

65 Sister City, Genoa, Italy - F. Lehners.

It was moved by Councilman Nunez, seconded by Councilman Allen to approve a Sister City relationship with Genoa, Italy and direct staff to prepare a resolution to be scheduled on the April 25, 1988 Council agenda.

Motion carried.

66 Discussion re: PSC - SPPCo rate increase and rates of residential customers as compared to commercial - P. Sferrazza.

THIS ITEM WAS DEFERRED.

67. Update - Relocation of residents from rooming house on Harrah's Auto Museum site - K. Wishart.

THIS ITEM WAS MOVED TO THE REDEVELOPMENT AGENCY AGENDA.

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Approved this 25th day of April, 1988.

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Peter J. Sferrazza

MAYOR OF THE CITY OF RENO

ATTEST:

CITY OF RENO CORPORATE SEAL WASHOE COUNTY, NEVADA

CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO

Council Chambers, Reno, Nevada
April 25, 1988

The regular meeting of the Reno City Council was called to order at 3:16 p.m. on April 25, 1988 in the Council Chambers of City Hall.

PRESENT: Council members Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza.

ABSENT: None.

ALSO PRESENT: City Manager Schilling, City Attorney Lynch, and City Clerk Cook

APPROVAL OF THE MINUTES

Approval of the April 11, 1988 Regular Meeting Minutes.

Councilman Wilson indicated that on page 15 of the minutes, his comment regarding his preference for Alternative #5 over #4 or #6 on the Plumas Street Extension was not reflected in the minutes.

Councilwoman Lehners requested that on page 7 of the minutes, her reason for approving the 18 month time extension for the Six Gun Motel be included and noted that the change in partnership was the reason she voted in favor of the extension.

Mayor Sferrazza requested that the policy regarding granting time extensions be reviewed and brought before the Council at a workshop.

It was moved by Councilman Allen, seconded by Councilwoman Smith to approve the April 11, 1988 Regular Council Minutes as amended.

Motion carried.

APPROVAL OF THE AGENDA

Approval of the April 25, 1988 Regular Meeting Agenda.

It was moved by Councilwoman Smith, seconded by Councilman Wilson to approve the April 25, 1988 Regular Meeting Agenda.

Mayor Sferrazza addressed Item 16E of the agenda and indicated that it was not his understanding that a continuance of the public hearing on Quality Inn, Case No. 117-88, would be placed on this agenda.

City Attorney Lynch noted that the public hearing on this item was opened at the April 11, 1988 Council meeting and no final action was taken.

The Mayor contended that the motion stated that any action on this item was to be postponed for three to six months and there was no motion to continue the public hearing to this meeting.

City Attorney Lynch stated that the motion was to postpone action on the project if the agreement was amended to allow 50 additional slots and 5 gaming tables. She continued that the consideration of the agreement amendment is on the agenda.

The Mayor and City Attorney further discussed the intent of the action taken at the April 11, 1988 meeting regarding this item.

Chief Deputy City Attorney Shipman gave the legal opinion that because the public hearing was opened at the April 11, 1988 meeting, a presentation of the project and a review of the project must be accomplished.

It was moved by Mayor Sferrazza, seconded by Councilman Nunez to amend the agenda by substituting Item 16E, with a motion to reconsider the previous motion to continue this item for three to six months.

Ms. Shipman stated that there is no motion to reconsider on the agenda, so it would not be appropriate to place it on the agenda for this meeting because it would not qualify as an emergency item. She stated that the concern of the City Attorney's Office is merely to complete the hearing portion of the public hearing that was opened at the April 11, 1988 meeting.

The motion to amend the agenda was withdrawn.

Motion to approve the agenda carried.

CONSENT AGENDA

1 Cash Disbursements - March 31, 1988 through April 13, 1988

Recommended: Council approve Cash Disbursements March 31, 1988 through April 13, 1988 as submitted.

2 Staff Report #88-260 re: Business License Applications as follows:

a Mange Avec Bob; Timothy J. Healion; 501 W. First Street; Dining Room Wine/Beer.

b Tiger Tom's; Thomas J. Porto; 196 Gentry Way; (Previous owner, Jack Basye, dba Finish Line); Bar.

c Cardivan Company db at Golden Phoenix; Stanley Yee; 4020 S. Virginia Street; Slots (2), Lease Space Basis.

d Games of Nevada db at Farris Motel & Food Mart; Max McCombs; 1752 E. Fourth Street; Slots (2), Lease Space Basis.

e PRM Associates DBA Kicks; William T. Medley; 136 N. Center Street; Slots (15), Owner/Operator Basis.

f Video Gaming Inc. DB at Champion Laundry Center; Jan Jacobs; 1301 S. Wells Avenue; Slots (2), Lease Space Basis.

g Silver State Arms; Orbert Stadmiller; 3020 Kietzke Lane; (Previous owner, Arthur Stadmiller dba Same); Second Hand Merchandise.

3 Recommended: Council approve business licenses as submitted.

Staff Report #88-261(a) re: Map of dedication - Dry Creek.

Recommended: Council approve the map and accept the dedication of Dry Creek.

4 Staff Report #88-261(b) re: Acceptance of dedicated water rights and transfer of use to Sierra Pacific Power Company.

Recommended: Council accept the water rights deeds and approve the water sale agreement transferring the use of said rights to Sierra Pacific Power Company.

It was moved by Councilman Allen, seconded by Councilman Nunez to approve Consent Agenda Items 6A through 6C2.

Motion carried.

PUBLIC WORKS

5 Staff Report #88-262 re: Ivan Sac Dam Removal - Water/Sediment Testing Consultant.

Recommended: Council approve the testing consultant contract with Great Basin Environmental Laboratories, Inc. in an amount not to exceed $2,500.00 and authorize the Engineering Division to implement the contract upon signing by the City Attorney and Mayor.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to approve the testing consultant contract with Great Basin Environmental Laboratories, Inc. in an amount not to exceed $2,500.00 and authorize the Engineering Division to implement the contract upon signing by the City Attorney and Mayor.

Motion carried.

6 Bill No. 4123 - An ordinance to amend Title 12 of the Reno Municipal Code entitled "Public Works and Utilities" by amending Chapter 12.16 entitled "Sewer Service" by amending Section 12.16.530 by deleting therefrom certain wording; together with other matters properly relating thereto, was read by title.

It was moved by Councilman Nunez, seconded by Councilman Wilson to refer Bill No. 4123 to the Committee of the Whole.

Councilwoman Lehners inquired about the discharge of diseased blood into the sewer system.

Mr. Millard Reed, Director of Public Works, stated that the atmosphere in which the blood would be introduced into the system, would not permit viruses to sustain themselves within the sewage system. He indicated that he would obtain documented proof of this fact and distribute it to the Council.

Motion carried with Councilwomen Lehners and Wishart voting Nay.

PLANNING DEPARTMENT

7 Staff Report #88-264 re: Request for an amendment to Condition No. 14 of the conditions of approval of the special use permit for the Northgate Unit No. 3 Subdivision.

Recommended: Council approve the request for an amendment to Condition No. 14 of the conditions of approval of the special use permit for the Northgate Unit No. 3 Subdivision as noted in the staff report.

It was moved by Councilwoman Lehners, seconded by Councilman Allen to approve the request for an amendment to Condition No. 14 of the conditions of approval of the special use permit for the Northgate Unit No. 3 Subdivision as noted in the staff report.

Motion carried.

8

BILL NO. 4114

ORDINANCE NO. 3664

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE ENTITLED "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).247 RELATING TO A 3.48 ACRE PROPERTY LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF MAE ANNE AVENUE WITH SIERRA HIGHLANDS DRIVE, AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED "EXHIBIT A", AND REZONING SAID PROEPRTY FROM C-1 (LIMITED COMMERCIAL) AND R-2 (MULTIPLE RESIDENTIAL) TO R-2/PD (MULTIPLE RESIDENTIAL WITH A PLANNED DEVELOPMENT OVERLAY); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 104-88 (SIERRA HIGHLANDS UNIT 11).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4114, Ordinance No. 3664.

Motion carried.

9

BILL NO. 4115

ORDINANCE NO. 3665

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE ENTITLED "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).250 RELATING TO A 2.66± ACRE PROPERTY LOCATED AT 1455 WEST FOURTH STREET, AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED "EXHIBIT A", AND REZONING SAID PROPERTY FROM M-1 (INDUSTRIAL) TO C-3/TR (GENERAL COMMERCIAL WITH TRAILER OVERLAY); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 89-88 (KEYSTONE R.V. PARK).

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to pass and adopt Bill No. 4115, Ordinance No. 3665.

Motion carried with Councilman Nunez abstaining.

POLICE DEPARTMENT

10

Staff Report #88-274 re: Suspension/Revocation of business license - Jack D. Basye dba Finish Line and Cheer's.

Recommended: Council consider the complaint of the evidence adduced at the hearing and consider the revocation of Mr. Basye's business license.

The Mayor asked if Mr. Basye, or a representative for him was present. No one was present.

Assistant City Attorney Cooke stated that regarding the complaint itmes 3 through 6 should be amended to read "upon information and belief."

It was moved by Councilwoman Lehners, seconded by Councilman Allen to amend and accept the complaint, findings of fact, conclusions of law as prepared by the City Attorney's Office, and revoke the business license of Mr. Basye for the Finish Line and Cheer's.

Motion carried.

11

BILL NO. 4116

ORDINANCE NO. 3666

AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.26 OF THE RENO MUNICIPAL CODE ENTITLED "MASTER PLAN." BY ADDING A NEW SECTION TO BE KNOWN AS SECTION 18.26.020(3)(A).40 ADOPTING AMENDMENT TO MASTER PLAN, PLANNING CASE NO. 153-87 AS IS MORE FULLY DESCRIBED BELOW; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 153-87 (EAST RENO INDUSTRIAL/BUSINESS AREA).

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to pass and adopt Bill No. 4116, Ordinance No. 3666.

Motion carried.

BILL NO. 4117

12

ORDINANCE NO. 3667

AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.26 OF THE RENO MUNICIPAL CODE ENTITLED "MASTER PLAN." BY ADDING A NEW SECTION TO BE KNOWN AS SECTION 18.26.020(C)(1).38 ADOPTING AMENDMENT TO MASTER PLAN, PLANNING CASE NO. 113-87 AS IS MORE FULLY DESCRIBED BELOW; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 113-87 (NORTHGATE #5).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4117, Ordinance No. 3667.

Motion carried.

13

BILL NO. 4118

ORDINANCE NO. 3668

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE ENTITLED "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).162 RELATING TO A 92.68 ACRE PROPERTY LOCATED WEST OF MCQUEEN HIGH SCHOOL AND NORTH OF STONE VALLEY DRIVE, AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED "EXHIBIT A", AND REZONING SAID PROPERTY FROM M-E (INDUSTRIAL ESTATES) AND R-2a (MULTI-RESIDENTIAL) TO R-1 (SINGLE FAMILY RESIDENTIAL) AND R-1/PD (SINGLE FAMILY RESIDENTIAL WITH PLANNED DEVELOPMENT OVERLAY); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 113-87 (NORTHGATE #5).

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to pass and adopt Bill No. 4118, Ordinance No. 3668.

Motion carried.

BILL NO. 4120

14

ORDINANCE NO. 3669

AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.26 OF THE RENO MUNICIPAL CODE ENTITLED "MASTER PLAN." BY ADDING A NEW SECTION TO BE KNOWN AS SECTION 18.26.020(C)(1).36 ADOPTING AMENDMENT TO MASTER PLAN, PLANNING CASE NO. 123-87 AS IS MORE FULLY DESCRIBED BELOW; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 123-87 (MCCARRAN PLAZA).

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to pass and adopt Bill No. 4120, Ordinance No. 3669.

Motion carried with Mayor Sferrazza voting Nay.

BILL NO. 4121

15

ORDINANCE NO. 3670

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE ENTITLED "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).165 RELATING TO A .895 ACRE PROPERTY LOCATED EAST OF NEIL ROAD BETWEEN SOUTH MCCARRAN BOULEVARD AND MARVEL WAY, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED "EXHIBIT A", AND REZONING SAID PROPERTY FROM E-2 (SECOND ESTATES) TO C-2 (LOCAL COMMERCIAL); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 123-87 (MCCARRAN PLAZA).

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to pass and adopt Bill No. 4121, Ordinance No. 3670.

Motion carried.

16 Bill No. 4124 - An ordinance annexing to and making part of the City of Reno certain specifically described territory being 4.088 acres of property located south of north McCarran Boulevard between North Virginia Street and Valley Road, Washoe County, Nevada, as is more fully described in the attached "Exhibit A"; together with other matters properly relating thereto, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to refer Bill No. 4124 to the Committee of the Whole.

Motion carried.

COUNCILWOMAN SMITH ABSENT 4:15 p.m.

17 Bill No. 4125 - An ordinance annexing to and making part of the City of Reno certain specifically described territory being 15.693 acres of property located west of U.S. Highway 395 between North McCarran Boulevard and Oddie Boulevard, Washoe County, Nevada, as is more fully described in the attached "Exhibit A"; together with other matters properly relating thereto, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to refer Bill No. 4125 to the Committee of the Whole.

Motion carried with Councilwoman Smith absent.

18 Bill No. 4126 - An ordinance annexing to and making part of the City of Reno certain specifically described territory being .523 acres of property located on the northeast corner of South Virginia Street and Neil Road, Washoe County, Nevada, as is more fully described in the attached "Exhibit A"; together with other matters properly relating thereto, was read by title, Case No. 127-88 (McDonald).

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to refer Bill No. 4126 to the Committee of the Whole.

Motion carried with Councilwoman Smith absent.

19 Bill No. 4127 - An ordinance to amend Chapter 18.06 of the Reno Municipal code entitled "Zoning", by adding thereto a new section to be known as 18.06.040(b).251 relating to a 9.56± acre parcel of property located south of Walt's Lane between South Virginia Street and Lakeside Drive, Reno, Nevada, as is more particularly described in the attached "Exhibit A", and rezoning said property from C-3 (General Commercial), C-2 (Local Commercial) and R-5 (Multiple Office) to PUD (Planned Unit Development); together with other matters properly relating thereto, was read by title, Case No. C-80-86 (Continental Commercial Center).

COUNCILWOMAN SMITH PRESENT 4:20 p.m.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to refer Bill No. 4127 to the Committee of the Whole.

Motion carried.

20 Resolution No. 4419 - A resolution of intent to change zone classification in Case No. 22-87 from LLR-1 (Large Lot Residential - 1 acre) and C-3 (General Commercial) zones to C-1 (Limited Commercial), C-2 (Local Commercial), H-C (Hotel-Casino), R-3a (Multi-Family Residential), R-2 (Multi-Family Residential) and P-F (Public Facility) zones on a ± 126 acre property located on or near the northwest corner of McCarran Boulevard and South Virginia Street, Reno, Nevada, was read by title, Case No. 22-87 (Convention Properties)

Mr. Stuart Peters, Senior Planner, stated that this item is an ministerial matter. He continued that after final action was taken on Case No. 22-87 on January 26, 1987, the resolution of intent for the zone changes was not brought before the Council for approval, so it has now been placed on the agenda.

City Attorney Lynch explained that the final decision on the zone changes for Convention Properties has already been made and passage of this Resolution of Intent for the zone changes is simply a housekeeping measure.

Discussion ensued with respect to the amount of landscaping that will be provided with development of this project.

Councilman Nunez stated that it is his understanding that the landscaping/open space requirement for this project will be calculated based on a 40 acre site and in addition to that area an additional 10 acres of recreational or landscaped area will be included in the project.

Mr. Alex Fittinghoff, representing the applicant, stated that Councilman Nunez was correct in his statement.

It was moved by Councilman Allen, seconded by Councilman Wilson to pass and adopt Resolution No. 4419.

Motion carried with Councilwoman Lehners, Councilwoman Wishart and Mayor Sferrazza voting Nay.

RESOLUTION NO. 4419

A RESOLUTION OF INTENT TO CHANGE ZONE CLASSIFICATION IN CASE NO. 22-87 FROM LLR-1 (LARGE LOT RESIDENTIAL - 1 ACRE) AND C-3 (GENERAL COMMERCIAL) ZONES TO C-1 (LIMITED COMMERCIAL), C-2 (LOCAL COMMERCIAL), H-C (HOTEL-CASINO), R-3a (MULTI-FAMILY RESIDENTIAL), R-2 (MULTI-FAMILY RESIDENTIAL) AND P-F (PUBLIC FACILITY) ZONES ON A ± 126 ACRE PROPERTY LOCATED ON OR NEAR THE NORTHWEST CORNER OF MCCARRAN BOULEVARD AND SOUTH VIRGINIA STREET, RENO, NEVADA, CASE NO. 22-87 (CONVENTION PROPERTIES)

CITIZEN'S INITIATIVES

2/ Proposed median, 3500 Block of South Virginia - R. Cupples.

Mr. Millard Reed, Director of Public Works, stated that a letter from Ms. Roxana Cupples, Owner-Western Hills Motel, was received in opposition to the proposed centerline median on the 3500 block of South Virginia Street. He stated that the median is proposed for traffic control with the development of Sierra Marketplace.

City Attorney Lynch informed the Council that there is no compensible interest in the loss of business or the traffic flow. If the median is place as proposed and a person suffers loss of business because of loss of access that is not compensible due to the fact that the City has the right under the police power to regulate traffic.

Mr. Steve Varela, City Engineer, stated that staff recommends that the median be left unopened. He explained that the median will provide a better level of service for the intersection and safer traffic movements in the area. Mr. Varela continued that the traffic engineers at NDOT also recommend no break in the median. He stated that if the median were built with a break, NDOT could close the median and charge the City for the work.

Mr. Gordon Cupples, Owner-Western Hills Motel, indicated that if the divider were placed on South Virginia he has estimated that 50% of his business would be lost. He stated that he discussed the matter with NDOT and he was told to bring his request before the City Council.

The Council discussed the possibility of making a U-Turn legal at the intersection of Moana Lane and South Virginia to provide access to this motel.

Mr. Varela stated that Virginia Street is not wide enough at this point to provide a U-Turn.

It was moved by Councilman Allen, seconded by Councilwoman Lehners to make a recommendation to NDOT to allow for a median break as requested by Mr. and Mrs. Cupples until Virginia Street is widened enough to provide for a U-Turn at the intersection of Moana Lane and South Virginia Street.

Motion carried.

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A recess was called at 5:15 p.m. and upon reconvening at 6:05 p.m. roll was taken with the following Council members present: Lehners, Wilson, Nunez, Allen, Smith, Wishart and Sferrazza. Absent: None.

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PUBLIC HEARING

6:00 p.m.

22 Staff Report #88-277 re: Public Hearing on the proposed City of Reno, Nevada 1988 Special Assessment District No. 1.

Recommended: Council to hold the Public Hearing, and then determine if the City should proceed with the formation of the Special Assessment District.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and letters of protest were received from the following individuals:

Majorie Avansino, 170 Mayberry Drive
Catherine Brown, 145 Mayberry Drive
David and Kim Dickens, 135 Mayberry Drive
R.L. & M.M. Hiedrich, 1215 California Avenue
Marlene Miles, 155 Mayberry Drive
Austin Dickens, 125 Mayberry Drive
George & Diane Stone, 825 Memory Lane
William G. & Marcedes Parsons, 160 Mayberry Drive
Peter & Elaine Duffy, 1610 Mayberry Drive
Carol & Patrick Coyne, 4460 Sierra Madre
Steve Morrill, 1330 Washington Street

Mr. Steve Varela, City Engineer, described the primary areas of work and the improvements that are proposed.

The Mayor asked if anyone cared to speak in protest of the district. The following individuals spoke in protest of their parcels being assessed:

1. Mr. Dean Heidrich, representing Mr. & Mrs. R.L. Heidrich, 1215 California Avenue.
2. Mr. Gene Christensen, 115 Mayberry Drive.
3. Mr. Steve Morrill, 1330 Washington Street.
4. Mr. Austin Dickens, 125 Mayberry Drive.
5. Mr. David Dickens, 135 Mayberry Drive.
6. Mr. Cyril Hansen, 180 Mayberry Drive.
7. Mr. Buz Shewmaker, 140 and 150 Mayberry Drive.
8. Ms. Audrey Avansino, 170 Mayberry Drive
9. Ms. Catherine Brown, 145 Mayberry Drive.
10. Mr. Gordon Serbert, 770 California Avenue.
11. Ms. Marcedes Parsons, 160 Mayberry Drive.
12. Mr. Chuck Hart, Manager Village Shopping Center, Corner of California Avenue and Booth Street.

Mr. Varela stated that staff has walked all of the streets that are included in the district and noted the parcels that in their opinion are in need of repair, therefore, these parcels were included in the district.

Councilman Nunez inquired about the letter of protest regarding 4460 Sierra Madre Drive and asked Mr. Varela to address the allegations stated in the letter.

Mr. Varela stated that when the subdivision was originally constructed there were some problems with the curb and gutter settlement which caused some planning problems in the street. He indicated that the grade on the street needs to be corrected and along with this it is necessary to correct the grade of the curb and gutter which would also include sidewalk replacement.

In response to Mayor Sferrazza, City Attorney Lynch stated that there would be a problem with waivers of liability for trip and fall hazards if parcels were excluded from the district, mainly, due to the fact that it is very difficult to make the waivers apply to the sucessors in interest of the property.

The Mayor closed the public hearing.

It was moved by Councilman Allen, seconded by Councilman Wilson to direct staff to reinspect Mayberry Drive from Hunter Lake Drive to California Avenue and exclude those parcels that were protested at the hearing, except where it is determined that the sidewalk could be a trip and fall hazard.

Motion carried.

It was moved by Councilman Nunez, seconded by Councilman Allen to approve the special use permit for a major project, Case 135-88, subject to the conditions in the staff report, with the modification of Condition No. 29 as amended by the Planning Commission, the deletion of Condition No. 30, modification to Condition No. 31 omitting the requirement for a jersey barrier and require an alternative visual screen to mitigate the problems of oncoming headlights.

Councilwoman Wishart indicated that she would not vote in favor of the motion because she does not feel that a complete finding has been made in accordance with RMC 18.06.050. She also contended that the project is too near the airport and it will exacerbate the impact on air quality in this area.

Motion carried with Councilwoman Wishart voting Nay.

It was moved by Councilman Nunez, seconded by Councilman Wilson to approve the zone change for Case No. 135-88 by ordinance.

Motion carried with Councilwoman Wishart and Mayor Sferrazza voting Nay.

PUBLIC HEARING

6:00 p.m.

24

Staff Report #88-280 re: Request for a zone change from R-1 to R-1/PD; a special use permit to allow for varied setbacks and reduced lot widths; and a tentative map to accomodate the development of a 140 lot single family resiential subdivision on a 50± acre site located west of North Virginia Street, and north and west of Tarn Street and Talus Way, Case No. 15-88 (Washoe Vista Subdivision).

Recommended: Approval of the project, subject to the conditions in the staff report with the addition of Conditions 28, 29, and 30.

The Mayor asked if proper notice was given. City Clerk Cook stated that a letter in support of the project was received from the Reno University Foothills Neighbors and a letter in opposition was received from Joe and Mary Majusiak, 460 Tarn Way.

The Mayor opened the public hearing and asked if anyone cared to speak.

Mr. Ted Osgood, of Osgood Engineers, responded to questions from the Council with respect to retaining walls and landscaping.

Mr. Tom Taber, 3560 Lodestar Lane, spoke in favor of the project indicating that several successful negotiations had taken place between the neighbors and the developer.

The Mayor asked if anyone else cared to speak on this project. Hearing no one he closed the public hearing.

It was moved by Councilwoman Smith, seconded by Councilman Nunez to approve the zone change for Case No. 15-88 by resolution of intent.

Motion carried.

It was moved by Councilwoman Smith, seconded by Councilman Nunez to approve the special use permit and tentative map, subject to the conditions in the staff report with the deletion of Condition No. 6 with the understanding that the landscaped islands and bomanite crossing zones would be provided as outlined in the submittal and include the neighbors comments in the Development Handbook.

Motion carried.

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A recess was called at 8:35 p.m. and upon reconvening at 8:40 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

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PUBLIC HEARING

6:00 p.m.

25 Staff Report #88-279 re: Request for a variance to reduce the number of parking spaces from six to two on a 4,750 square foot site located at 821 Riverside Drive in the P-O zone, Case No. 98-87 (821 Riverside Drive).

Recommended: Council deny the variance request.

Mayor Sferrazza asked if proper notice had been given. City Clerk Cook stated that proper notice was given and a letter in favor of the request was received from Mr. and Mrs. Robert Ewers, 32 Vine Street.

The Mayor opened the public hearing and asked if anyone cared to speak on the matter.

It was moved by Councilwoman Smith, seconded by Councilwoman Lehners to exclude the parcel at 1215 California from the Special Assessment District.

Motion carried.

It was moved by Councilwoman Lehners, seconded by Councilman Allen to direct staff to reinspect California Avenue from Arlington Avenue to Mayberry Drive and exclude those parcels that were protested at the hearing, except where it is determined that the sidewalk could be a trip and fall hazard.

Motion carried.

Discussion ensued regarding the property on 1330 Washington Street and Councilwoman Smith inquired as to why curb, gutter and sidewalk were not required to be installed when Mr. Morrill's home was built.

Mayor Sferrazza requested that staff review the property to determine why curb, gutter and sidewalk were not required when the house was built.

It was moved by Councilman Nunez, seconded by Councilman Wilson to exclude the two parcels on Sierra Madre from the Special Assessment District, with the understanding that the replacement of the curb, gutter and sidewalk on these parcels will be funded with gas tax monies.

Motion carried.

PUBLIC HEARING

6:00 p.m.

23

Staff Report #88-278 re: Request for a zone change from LLR-1 to R-3a and a special use permit for a major project to allow for the construction of a 224 unit apartment complex on an 11.19± acre site located between Longley Lane and McCarran Boulevard approximately 750 feet north of Pembroke Drive, Case No. 135-88 (Bristle Pointe Apartments).

Recommended: Council approve the project, subject to the conditions in the staff report with the deletion of Conditions 23 and 31 and the modification of Condition 29.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing opened.

Mr. Stuart Peters, Senior Planner, gave an overview of the project. He noted that a project on this site was previously approved, however, approval of the project expired in September 1986.

Mr. Tom Gallagher, of Summit Engineering representing the applicant, stated that the proposed project is a reduction in density from the previously approved project and the site plan has been greatly improved. He noted that the buildings adjacent to the Dorazio property have been moved away from the property line. Mr. Gallagher further discussed the conditions placed on the project indicating that with respect to Condition 29, it is not felt that a commercial collector is warranted at this time since there is no development planned to the west of this property. Regarding Condition 30, Mr. Gallagher explained that a cul-de-sac already exists and another turn-around would not be necessary.

Ms. Priscilla Dorazio, adjacent property owner, stated that her entire property would be affected by this project. She noted her main concerns as being increased pollution and possible affects to the quality and quantity of her well water.

The Mayor asked if anyone else cared to speak in favor or in opposition to this project. Hearing no one he closed the public hearing.

In response to Councilwoman Lehenrs, Mr. Peters explained that a jersey barrier is a concrete wall about 3-feet high that is placed along roadways to help screen headlights of oncoming traffic and prevent cars from crossing center lanes.

Responding to Councilwoman Wishart, Mr. Peters stated that the maintenance of the landscaping proposed on McCarran Boulevard had not been addressed by Planning Staff or the Planning Commission.

Mr. Gallagher responded to questions from the Council regarding amenities, traffic flow and landscaping with respect to the project.

Councilman Nunez requested that when the the landscaping plan for this project is reviewed, staff is to ensure that the trees on the south side adequately buffer the apartments from the Dorazio property.

Mr. Stuart Peters, Senior Planner, gave an overview of the variance request.

Mr. M. Hansen, 1155 Monroe Street, spoke in favor of the variance stating that requiring additional off-street parking for the building would have an unattractive affect on the neighborhood. He presented a diagram detailing how the parking for the property will be handled.

Mr. Michael Hansen, 1099 W. Plumb Lane, indicated that the neighbors in the area have signed a petition against requiring off-street parking for the property at 821 Riverside Drive. He urged the Council to approve the variance.

The Mayor asked if anyone else cared to speak on the request. Hearing no one he closed the public hearing.

It was moved by Councilwoman Lehners to uphold the recommendation of the Board of Adjustment and deny the variance request.

There was no second to the motion.

The Council discussed the drawbacks to requiring off-street parking at this location and Mr. Wilson contended that requiring six parking spaces would take away from the beauty of Riverside Drive.

It was moved by Councilman Wilson, seconded by Councilman Nunez to overrule the recommendation of the Board of Adjustment and grant the variance to reduce the number of parking spaces from six to two at 821 Riverside Drive, with an added condition that the basement of the property will be used for storage only.

Motion carried with Councilwoman Lehners voting Nay.

MAYOR AND COUNCIL

26 Consideration of Quality Inn Agreement.

Recommended: Council vacate April 11th action taken with regard to consideration of agreement to amend or a separate agreement on gaming at the Quality Inn.

Discussion ensued with respect to the agreement with Chief Deputy City Attorney Shipman indicating that in her opinion, the Council legally has no authority to amend the present agreement or create a new agreement regarding gaming at the Quality Inn.

It was moved by Councilman Nunez, seconded by Councilwoman Lehners to vacate the April 11th action taken with regard to consideration of agreement to amend or a separate agreement on gaming at the Quality Inn.

Motion carried with Mayor Sferrazza voting Nay.

PUBLIC HEARING

6:00 p.m.

27 Staff Report #88-253 re: Request for a zone change from C-3 (General Commercial) to HC (Hotel Casino) and special use permit for the expansion of an existing 143 room lodging facility to include a 12-story, 158 room hotel tower, 15,000 square feet of casino area, 6,060 square feet of restaurant/lounge area and 10,000 square feet of convention/meeting rooms on an 8± acre property located on the northeast corner of South Virginia Street and Peckham Lane, Case No. 117-88 (Quality Inn), continued:

Recommended: Council approve the zone change by ordinance and the special use permit for Case No. 117-88, subject to the conditions as revised by staff and the Planning Commission.

The Mayor indicated that this was a continuation of the public hearing opened on April 11, 1988.

Mr. Stuart Peters, Senior Planner, presented an overview of the project.

Mr. Brad Van Woert, architect, presented a rendering of the project and discussed the locations of the existing facilities and the proposed site plan explaining the planned ingress and egress, parking, and landscaping. He related this project to the City Development Codes, indicating that the proposed plan does comply with all of the requirements set forth in the codes.

Ms. Rebecca Landers, of the Coliseum Texaco, 3900 S. Virginia, spoke in favor of the expansion noting that the project will help the small businesses in the area.

Ms. Lynn G. Pierce, 3700 Rio Poco Drive, also spoke in support of the project stating that additional rooms are needed near the Convention Center.

Mr. Ray Anderson, submitted a petion which opposed a previous project across the street from the Quality Inn in April of 1985, and was signed by 1800 Opponents of Gaming in our Neighborhood. He discussed the concerns of the neighbors pointing out the potential

for undesirable effects to the area including criminal activity, increased traffic and decreased air quality. Mr. Anderson also addressed the issue of public safety and noted that he felt the developer should be responsible for the cost of increased fire and police protection in the area.

It was moved by Councilman Allen, seconded by Councilman Nunez to allow the applicant additional time to present the project.

Motion carried.

Mr. Frank Alverson, Traffic Engineer, SEA Engineers, discussed the preparation of the traffic study, the findings and the mitigation measures that are proposed for the project.

Mr. Richard Arden, SEA Engineers, addressed the issue of water conservation noting that the one-gallon per flush water closets will be installed with development of the project. He continued that the landscaping plan is such to require very little water usage for maintenance.

Councilwoman Smith inquired about the level of service at the Peckham Lane/Virginia Street intersection.

Mr. Alverson stated that the level of service is "C" in the A.M. peak hour and "D" in the P.M. however, he stated that once the approved not built projects in the area are built, the A.M. peak hour level of service will drop to "D" and the P.M. peak hour level of service will be at "E".

In response to Councilwoman Smith, Mr. Van Woert indicated that it was agreed upon at the Planning Commission hearing the each of the trees planted on the project will be two and one-half caliper. He also explained the pedestrian access route to the Convention Center from the project.

Councilwoman Wishart asked about the access to the Convention Center noting that it seems that the applicant is relying solely on the access that is already in place and no new access is proposed.

Mr. Peters indicated that in light of the size of the project and the amount of traffic on Peckham Lane, it was staff's opinion that the proposed access does conform to the code and provides safe and usable year-round access from the project to the Convention Center.

Councilwoman Lehners asked where the refrigeration equipment would be located.

Mr. Van Woert noted that the equipment would be located in a mechanical room on the ground floor.

In reference to the potential for increased criminal activity in the area with construction of this project, Councilwoman Lehners asked the applicant what measures, if any, were planned to minimize the effect.

Mr. Van Woert stated that the applicant would provide the normal security that would meet all of the requirements of the Reno Police Department.

In response to Councilwoman Lehners, Mr. Van Woert stated that there would not be paved access for fire apparatus to reach the inside court yards, however there is access as required by the Fire Department through either gateways or openings to get equipment, not the trucks themselves, into the court yards. He noted that fire apparatus would be able to reach the tower itself from all four sides.

Councilwoman Smith noted that a variance was granted for fire access to one of the four court-yards.

Mr. Van Woert outlined the traffic flow within the project for patrons of the hotel.

Mr. Gene Martens, of SEA Engineers, addressed the issue of employee housing and projected employment for the project.

Councilwoman Wishart expressed concern over the lack of discussion at the Planning Commission hearing and in the staff report with respect to affordable housing and employment standards regarding this project.

Councilwoman Lehners asked if the applicant would be willing to agree to a condition which would require that 75% of the hotel space must be reserved for the Convention Center.

Discussion ensued with respect to Condition No. 27 which would require that the sufficient right-of-way to accommodate the construction of an exclusive right-turn lane from Peckham Lane to South Virginia Street northbound within two (2) weeks of City Council approval of the project.

Mr. Mollath stated that the timing of the dedication in this condition is unusual.

The Mayor asked if anyone else cared speak on the matter. Hearing no one he closed the public hearing.

Councilwoman Smith commented that she does not feel that she can support the project as is. She noted concerns with respect to the buffering of the tower from Peckham Lane, the use of crosswalks for pedestrian access to the Convention Center, the fact that the employment strata of the project has not been adequately addressed, and the granting of a variance on the sign.

Councilman Allen stated that over the past years the City Council has approved expansions for numerous hotel/casinos, and it is his opinion that this project has met all of the requirements that these other projects have and therefore, he would support the expansion. He also noted that he feels there is a real need for hotel rooms in the area of the Convention Center.

Councilwoman Wishart expressed concern with respect to whether or not the mandate required in the Reno Municipal Code has been followed. She contended that several factors, such as employment, affordable housing, etc, have not been addressed and suggested that the project be referred back to the Planning Commission so these elements can be reviewed.

Councilwoman Lehners concurred with Councilwoman Wishart. She also indicated that the individuals that live in this area have expressed their opposition to large hotel/casinos in their neighborhood. In conclusion she noted that she does not feel that this project meets the requirements in the Development Codes to qualify as a Convention facility.

Councilman Nunez stated that he concurs with the findings of the Planning Staff and would support the expansion.

Mayor Sferrazza indicated that he believes that expansion of the casino industry into this area is inappropriate. He also stated that it was his understanding that in order for the Council to take final action on this project, there must be a motion to reconsider the previous action taken delaying action for three to six months.

Ms. Shipman indicated that a motion to reconsider is not on this agenda and therefore, this motion cannot legally be made at this meeting.

Discussion ensued regarding the requirements of the Development Codes in relation to this project with Councilwoman Smith noting that she does not feel the pedestrian crossing proposed would be adequate to comply with the Development Codes.

It was moved by Councilman Nunez, seconded by Councilman Wilson to place a motion to reconsider this project on the May 9, 1988 Regular Council Meeting agenda.

Motion carried.

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A recess was called at 11:40 p.m. and upon reconvening at 11:45 p.m. roll was taken with the following Councilmembers present: Lehners, Wilson, Allen, Wishart and Sferrazza. Absent: Nunez and Smith.

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28 Resolution No. 4420 - A resolution dispensing with certain protests made at the hearing on the provisional order for the City of Reno, Nevada, 1988 Special Assessment District No. 1; directing the City Engineer to prepare an accurate estimate of costs, full and detailed plans and specifications, map and assessment plat; ratifying action previously taken in connection with said district; and providing for related matters thereto, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Resolution No. 4420.

Motion carried with Councilman Allen and Councilwoman Smith absent.

RESOLUTION NO. 4420

A RESOLUTION DISPENSING WITH CERTAIN PROTESTS MADE AT THE HEARING ON THE PROVISIONAL ORDER FOR THE CITY OF RENO, NEVADA, 1988 SPECIAL ASSESSMENT DISTRICT NO. 1; DIRECTING THE CITY ENGINEER TO PREPARE AN ACCURATE ESTIMATE OF COSTS, FULL AND DETAILED PLANS AND SPECIFICATIONS, MAP AND ASSESSMENT PLAT; RATIFYING ACTION PREVIOUSLY TAKEN IN CONNECTION WITH SAID DISTRICT AND PROVIDING FOR RELATED MATTERS THERETO.

COUNCILMAN NUNEZ AND COUNCILWOMAN SMITH PRESENT 11:49 p.m.

29 Bill No. 4128 - An ordinance creating City of Reno, Nevada 1988 Special Assessment District No. 1; ordering the acquisition and improvement of a street project within the City of Reno, Nevada; providing for the levy and collection of Special Assessments therefor; ratifying, approving and confirming all actions previously taken by the City Council of the City of Reno and the officers of said city directed toward the acquisition and improvement of said project in said district; prescribing details in connection therewith and other matters properly relating thereto, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Allen to refer Bill No. 4128 to the Committee of the Whole.

Motion carried.

FINANCE DEPARTMENT

30 Bill No. 4129 - An ordinance amending Title 4, Section 4.04.150 by deleting references to "License Inspector," by adding references to "Revenue Division," and by adding a new subsection setting forth the right of the Revenue Division to audit an applicant's books and records for the purpose of verifying the applicant's gross revenue, and providing other matters properly relating thereto, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to refer Bill No. 4129 to the Committee of the Whole.

Motion carried.

CITY CLERK

31 Boards and Commissions - Reno City Planning Commission - (1 appointment).

Recommended: Mayor make the necessary appointment with Council confirmation, with a term to expire June 22, 1991.

The Mayor stated that the Council has expressed the desire to interview applicants before the appointment is made. It was the determination of the Council to interview the following individuals at the May 9, 1988 Regular Council Meeting for possible appointment to the Reno City Planning Commission:

Steven Sederquist
Doug Smith
Lance Van Lydegraf
Gene Malott

32 BILL NO. 4122

ORDINANCE NO. 3671

AN ORDINANCE AMENDING TITLE 4, SECTION 4.50.040 BY ADDING A NEW SUBSECTION ESTABLISHING PENALTIES FOR DELINQUENT PAYMENT OF ROOM TAX AND CHARGING INTEREST ON SUCH DELINQUENCIES UNTIL PAID; AND AMENDING TITLE 4, SECTION 4.50.070 TO REQUIRE POSTING NOTICE OF A 7% ROOM TAX, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4122, Ordinance No. 3671.

Motion carried.

33 Bill No. 4130 - An ordinance to amend Section 6.06.555, entitled "Driving Without Insurance" to conform to current State Law, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to refer Bill No. 4130 to the Committee of the Whole.

Motion carried.

CITY MANAGER

34 Additional Land Acquisition - Sutro Bridge Project.

Recommended: Council approve the proposed conditions of settlement with the Reno Gazette-Journal for acquisition of additional right-of-way needed for the Kirman-Sutro bridge project as described in the report and all appropriate documents be prepared and executed.

It was moved by Councilwoman Smith, seconded by Councilman Allen to approve the proposed conditions of settlement and authorize execution of all appropriate documents.

Motion carried.

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35 Request to direct staff to prepare Amendment to Master Plan eliminating tourist commercial (pink) designations outside downtown.

It was moved by Mayor Sferrazza, seconded by Councilwoman Lehners to direct staff to prepare an Amendment to the Master Plan eliminating tourist commercial (pink) designations outside downtown.

Motion failed with Councilman Wilson, Councilman Allen, Councilman Nunez, and Councilwoman Smith voting Nay.

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36 Request to direct staff to prepare amendments to eliminate focal centers outside downtown.

It was moved by Mayor Sferrazza, seconded by Councilwoman Lehners to direct staff to prepare amendments to eliminate focal centers outside downtown.

Motion failed with Councilman Wilson, Councilman Allen, Councilman Nunez, Councilwoman Smith and Councilwoman Wishart voting Nay.

COUNCILMAN ALLEN ABSENT 12:17 a.m.

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37 Request to direct staff to prepare amendment to landscape ordinance to include footprint of building in calculating percent of landscaping.

It was moved by Mayor Sferrazza, seconded by Councilwoman Lehners to direct staff to prepare an amendment to the landscape ordinance to include footprint of building in calculating percent of landscaping.

Motion failed with Councilman Wilson, Councilman Nunez, Councilwoman Smith and Councilwoman Wishart voting Nay and Councilman Allen absent.

Resolution No. 4421 - A resolution expressing the desire of the City of Reno to enter into a Sister City Relationship with the City of Genoa, Italy, was read by title.

It was moved by the Council as a Whole to pass and adopt Resolution No. 4421.

Motion carried with Councilman Allen absent.

RESOLUTION NO. 4421

38 A RESOLUTION EXPRESSING THE DESIRE OF THE CITY OF RENO TO ENTER INTO A SISTER CITY RELATIONSHIP WITH THE CITY OF GENOA, ITALY.

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It was moved by Councilman Nunez, seconded by Councilwoman Wishart to continue the Executive Session of this meeting to 12:00 p.m., May 2, 1988.

Motion carried with Councilman Allen absent.

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Approved this 9th day of May, 1988.

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MAYOR OF THE CITY OF RENO

CITY OF RENO CORPORATE SEAL WASHOE COUNTY, NEVADA

ATTEST:

CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO

Council Chambers, Reno, Nevada
May 9, 1988

The regular meeting of the Reno City Council was called to order at 1:10 p.m. on May 9, 1988 in the Council Chambers of City Hall.

PRESENT: Council members Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza.

ABSENT: None.

ALSO PRESENT: City Manager Schilling, Chief Deputy City Attorney Shipman and City Clerk Cook.

Mayor Sferrazza stated that the City Council would interview the following individuals for possible appointment to the Reno City Planning Commission:

Jesse Hall
Douglas Smith
Lance Van Lydegraf
Gene Mallot
Stephen Sederquist

City Clerk Cook stated that his office was contacted by Mr. Sederquist and Mr. Mallot and both have declined to be interviewed for the position.

Mr. Lance Van Lydegraf addressed the Council and stated that he was recently selected to serve on the Citizen's Advisory Finance Committee and therefore, would decline to be interviewed for the Reno Planning Commission.

The Council interviewed Dr. Jesse Hall and Mr. Douglas Smith, noting that the appointment would be made later in the meeting.

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A recess was called at 1:40 and upon reconvening at 3:30 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

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APPROVAL OF THE MINUTES

Approval of the April 25, 1988 Regular Meeting Minutes.

It was moved by Councilman Wilson, seconded by Councilman Allen to approve the April 25, 1988 Regular Meeting Minutes.

Motion carried.

APPROVAL OF THE AGENDA

Approval of the May 9, 1988 Regular Meeting Agenda.

Mayor Sferrazza stated that Item 6E "Final Map, Alum Creek Patio Homes, Unit No. 2 Subdivision, Mayberry and proposed McCarran Boulevard" has been withdrawn from the agenda.

It was moved by Councilman Wilson, seconded by Councilman Nunez to approve the May 9, 1988 Regular Meeting Agenda as amended.

Motion carried.

CONSENT AGENDA

2 Cash Disbursements - April 14, 1988 through April 27, 1988

Recommended: Council approve Cash Disbursements April 14, 1988 through April 27, 1988 as submitted.

3 Staff Report #88-281 re: Business License Applications as follows:

a Stephanies European Cafe; Mary T. Hotchkiss; 5460 Meadowood Mall Circle; Dining Wine/Beer.

b Mill St. Lounge; Louis Benetti; 3000 Mill Streeet; (Previous owner, Virgil Toft, dba Scotty's); Bar.

c Bally Distributing DB at Six Gun Motel; Ann MacFarlane; 1661 E. Sixth Street; Slots (4), space lease.

d Willie D's Hideway; Willie Davison; 3338 Kietzke Lane; Slots (10), owner operator.

e Reno Consolidated Coins; George R. Squires; 130 W. Second Street; Second Hand Merchandise.

f Virginia-Buy-Sell-Trade; Heinz Kimmich; 681 S. Virginia; Second Hand Merchandise.

Recommended: Council approve business license applications as submitted.

4 Staff Report #88-282 re: Final Payment, Idlewild Park Irrigation, Contract No. 599, Project No. 3050-1400-9999-7630-0000-13100-0150.

Recommended: Council approve final payment in the amount of $8,855.96.

5 Staff Report #88-283 re: Fourth Improvement Agreement extension for Sierra Gardens Mobile Home Subdivision.

Recommended: Council approve the Fourth Improvement Agreement extension for Sierra Gardens Mobile Home Subdivision.

6 Staff Report #88-284 re: Final Map Alum Creek Patio Homes Unit No. 2 Subdivision.

Recommended: Council approve the Final Map for Alum Creek Patio Homes Unit No. 2 Subdivision.

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

7 Staff Report #88-285 re: Boundary Line Adjustment - Oxbow Park.

Recommended: Council approve the Boundary Line Adjustment.

8 Staff Report #88-286 re: Exchange of Quitclaim Deeds for Newport Lane.

Recommended: Council accept the quitclaim deed from Goodnight, and approve the quitclaim to Goodnight.

9 Staff Report #88-287 re: Acceptance of Quitclaim Deed and assignment.

Recommended: Council accept the quitclaim deed and assignment from Washoe County.

10 Staff Report #88-288(a) re: Grant of Anchor Easement to Sierra Pacific Power Company.

Recommended: Council approve the grant of easement to Sierra Pacific Power Company.

11 Staff Report #88-288(b) re: Acceptance of Irrigation Line Easement.

Recommended: Council accept the subject agreement.

12 Staff Report #88-288(c) re: Acceptance of Water Rights dedications and transfer of use to Sierra Pacific Power Company.

Recommended: Council accept the deeds and approve the water sale agreement.

13 Staff Report #88-289(a) re: Construction Inspection and testing for AT&T lightguide system construction project.

Recommended: Council approve the construction and testing proposal by SEA in an amount not to exceed $30,000.00.

14 Staff Report #88-289(b) re: Agreement with AT&T Communications for reimbursement of City costs to inspect AT&T Lightguide System construction project.

Recommended: Council approve the agreement with AT&T.

15 Staff Report #88-289(c) re: Bids and Contracts, Bid #835 - Microfilm and Microfiche Supplies - Records Management Division, Joinder solicitation with Washoe and Douglas Counties and City of Sparks.

Recommended: Council award bid to Zytron Corp. - Section A and C, Fiche Factory - Section B and E, and Nevada Micrographics - Section D.

16 Staff Report #88-289(d) re: Bids and Contracts, Bid #833 - Tractor/Mower/Loader - Street Division.

Recommended: Council award Bid #833 for Tractor/Mower/Loader to Nevada Tractor & Equipment Co. for a total cost of $52,398.00.

17 Staff Report #88-289(e) re: 1988-89 Permanent Patch Program, Contract No. 642.

Recommended: Council award bid to Granite Construction Company, on the basis of unit prices.

18 Staff Report #88-290 re: Request to approve assignments by Hughes Properties, Inc. to Lincoln Management Company, Inc. of air rights leases over Douglas Alley and Commercial Row and subterranean permit for encroachment along East Commercial Row.

Recommended: Council approve the assignments.

(9) Staff Report #88-287 re: Acceptance of Quitclaim Deed and assignment, continued:

In response to Councilman Nunez, Mr. Brent Boyer, Property Management, stated that the sewer main would serve only one property.

It was moved by Councilman Nunez, seconded by Councilwoman Wishart to defer action on this item until such time as the sewer line is extended to also serve other properties above this property.

Motion carried.

(13) Staff Report #88-289(a) re: Construction Inspection and testing for AT&T lightguide system construction project, continued:

Councilwoman Wishart asked who would be responsible for the cost of excavation and patching of the streets connected with the project.

Mr. Steve Varela, City Engineer, stated that AT&T would be responsible for the costs.

Discussion ensued regarding possible re-routing of the system to avoid excessive disruption in traffic and parking flow on city streets.

It was moved by Councilwoman Wishart, seconded by Councilwoman Smith to defer action on this item until such time as staff is able to discuss the routing with the Council.

Motion carried.

(14) Staff Report #88-289(b) re: Agreement with AT&T Communications for reimbursement of City costs to inspect AT&T Lightguide System construction project, continued:

It was moved by Councilwoman Lehners, seconded by Councilwoman Wishart to defer action on this item.

Motion carried.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve the Consent Agenda with the exception of Items 6E, 6H, 6J1, and 6J2.

Motion carried with Councilman Nunez abstaining on Item 6G.

PLANNING DEPARTMENT

19 Staff Report #88-298 re: Request by the Reno Housing Authority for Matching Funds - Transitional Housing Demonstation Program #3.

Recommended: Council allocate $200,000 to the Housing Authority of the City of Reno from the Affordable Housing Fund, for use as the local match for Round Three of the Transitional Housing Demonstration Program to be used for the purchase of a site.

Ms. Carolyn Strunge, Acting Executive Director of the Reno Housing Authority, outlined the program and the site for the project. She noted that there is no current appraisal on the property and the offer would be contingent upon an appraisal. She continued that the project would provide housing for single adults and emancipated minors.

Councilwoman Wishart inquired about the use of monies from the Affordable Housing Fund for transitional housing.

Ms. Leann McElroy, Planning Director, stated that she was not aware of any restriction on the funds with respect to transitional housing. She added that staff will review the record to determine if any type of restriction does exist.

It was moved by Councilwoman Wishart, seconded by Councilman Wilson to approve the allocation of $200,000 to the Reno Housing Authority from the Affordable Housing Fund, for use as the local match for Round Three of the Transitional Housing Demonstration Program to be used for the purchase of a site, providing that after legal review it is determined that monies from the Affordable Housing Fund can be used for transitional housing and if the appraisal supports the price for this project.

Motion carried.

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FINANCE DEPARTMENT

20 Resolution No. 4422 - Resolution of the City Council of the City of Reno, Nevada, to approve the findings of the Director of the Department of Commerce relating to the issuance of Industrial Development Revenue Bonds for Kinplex Company, was read by title.

Mr. Larry Struve, Director of State of Nevada Department of Commerce, explained the request noting the community benefits the facility will bring to Reno. He outlined the project in detail stating that the project is a stainless steel food service equipment manufacturing facility to be located in Stead.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to pass and adopt Resolution No. 4422.

Motion carried.

RESOLUTION NO. 4422

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RENO, NEVADA, TO APPROVE THE FINDINGS OF THE DIRECTOR OF THE DEPARTMENT OF COMMERCE RELATING TO THE ISSUANCE OF INDUSTRIAL DEVELOPMENT REVENUE BONDS FOR KINPLEX COMPANY.

21 Resolution No. 4423 - A resolution of the City Council of the City of Reno, Nevada, to transfer to the Director of the Department of Commerce a portion of the City's Private Activity Bond Volume Cap for 1988, was read by title.

It was moved by Councilman Nunez, seconded by Councilwoman Lehners to pass and adopt Resolution No. 4423.

Motion carried.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RENO, NEVADA, TO TRANSFER TO THE DIRECTOR OF THE DEPARTMENT OF COMMERCE A PORTION OF THE CITY'S PRIVATE ACTIVITY BOND VOLUME CAP FOR 1988.

CITIZEN'S INITIATIVES

22 Request for change of boundaries (pawnbrokering district) - Reno Bonded, Inc. dba Maxters Jewelry & Loan - S. Mack.

It was moved by Councilwoman Wishart, seconded by Councilwoman Smith to defer this item to the May 23, 1988 Council meeting, with the understanding that staff will provide the Council with information with respect to why the boundaries were intially set.

Motion carried.

23 Appeal of business license penalty, Tool Stop - J. Smith.

Mr. Jerry Smith, Operations Manager Tool Stop, addressed the Council and reviewed his letter of April 5, 1988 to the City Council. He requested that his penalty be refunded and also that the Business License Division supply individuals applying for a business license some literature on the procedure of obtaining a business license.

Councilwoman Wishart indicated that the Revenue Division is in the process of compiling a pamphlet which will provide applicants with a step by step procedure to follow when applying for a license.

Ms. Jeri Thibault, Revenue Supervisor, explained the situation with Mr. Smith noting that his payment for the annual business license was not received until two days after the 60-day grace period, so the payment was actually 62 days late. She continued that the penalty cannot be waived as is stated in the Reno Municipal Code.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to acknowledge receipt of the request, noting that by ordinance the City Council has no authority to waive the penalty.

Motion carried.

MAYOR AND COUNCIL

24 Motion to reconsider April 11, 1988 motion re: Quality Inn.

It was moved by Councilman Nunez, seconded by Councilman Wilson to suspend the City Council Rules and move to reconsider the motion made at the April 11, 1988 Regular Council Meeting regarding the Quality Inn with the understanding that since the City Attorney's opinion is that an amendment to the agreement or the creation of a new agreement is not legally authorized, a three to six month delay on the project would not be warranted.

Motion carried.

It was moved by Councilman Nunez, seconded by Councilman Wilson to schedule the Case No. 117-88, Quality Inn for final determination on the May 23, 1988 Regular Council Agenda, with the understanding that final determination may be to refer the entire project back to the Planning Commission.

Motion carried.

25 Staff Report #88-299 re: Recommendations by CPPAC for the allocation of FY 88-89 and unprogrammed CDBG Funds.

Recommended: Council approve the projects as listed in Staff Report #88-299 under the FY 88-89 CDBG Program.

Ms. Mary Stegall, Chairperson - Citizen's Policy Planning and Advisory Committee, explained the decision-making process used by CPPAC to make the recommendations for funding to the City Council.

The Council discussed the recommendations, commenting on the various agencies that are recommended for funding and those that were denied funding under the CDBG Program.

It was moved by Councilman Wilson, seconded by Councilwoman Lehners to approve the projects as listed in Staff Report #88-299 under the FY 88-89 CDBG Program.

It was moved by Councilman Nunez, seconded by Mayor Sferrazza to amend the motion to take 2% of the funds recommended to be given to each of the programs under the Health Services category, and these monies be allocated to the Casa de Vida Program.

Motion to amend failed with Councilwoman Lehners, Councilman Wilson, Councilman Allen, Councilwoman Smith, and Councilwoman Wishart voting Nay.

Motion carried with Councilman Nunez voting Nay.

Councilwoman Wishart requested that CPPAC meet with the various agencies that apply for CDBG Funds and request that the agencies work more closely with each other in an attempt to avoid duplication of effort.

26 Staff Report #88-295 re: Request for a special use permit for a major project for the development of a 141,250 square foot general office complex on a 9.48± acre site, in the G-O zone, bounded by McCarran Boulevard of the north; Plumas Street on the east; and the Lakeridge Golf Course on the west, Case No. 143-87 (Lakeridge Centre).

Recommended: Council approve MPR-143-87, subject to the conditions in the staff report.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to approve MPR-143-87, subject to the conditions in the staff report.

Motion carried.

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A recess was called at 5:45 p.m. and upon reconvening at 6:30 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

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PUBLIC HEARINGS

6:00 p.m.

27 Staff Report #88-308 re: Request for approval of a zone change from E-1 to R-3 and a special use permit for the construction of a two-story, 28-unit apartment complex on a one acre property located on the east side of Warren Way approximately 240 feet south of Moana Lane, Case No. 141-88 (Warren Way Apartments).

Recommended: Council approve Case No. 141-88, subject to the conditions in the staff report.

Councilman Nunez stated that his firm is the Engineer of Record on this project and therefore, he would be abstaining from discussion and the vote.

COUNCILMAN NUNEZ ABSENT 6:32 p.m.

Mayor Sferrazza asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor opened the public hearing and asked if anyone cared to speak in favor or in opposition to the project. Hearing no one he closed the public hearing.

Mr. Gilbert Mandagaran, applicant, responded to questions from the Council regarding proposed rent rates and parking concerns.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve the zone change by resolution of intent, subject to the conditions of the special use permit and approve the special use permit, subject to the conditions in the staff report.

Motion carried with Councilman Nunez abstaining.

COUNCILMAN NUNEZ PRESENT 6:40 p.m.

PUBLIC HEARING

6:00 p.m.

28 Staff Report #88-309 re: Request for annexation of 106.90± acres and a zone change from LLR-2.5 upon annexation to Planned Unit Development on 99.00± acres to accomodate 203 single family residential units on property located north of Del Monte Lane and west of Kietzke Lane, Case No. 131-88 (Rancharrah).

Recommended: Council approve the annexation by ordinance and the zone change by resolution of intent, subject to the conditions in the staff report.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice had been given and no correspondence had been received.

Ms. Leann McElroy, Planning Director, gave an overview of the request.

In response to Councilwoman Lehners, Mr. Jeff Codega, representing the applicant, stated that the project would generate approximately $200,000 in Residential Construction Park Tax.

The Mayor opened the public hearing and asked if anyone cared to speak in favor or in opposition of the project. Hearing no one he closed the public hearing.

It was moved by Councilman Allen, seconded by Councilwoman Smith to approve the annexation by ordinance and approve the zone change by resolution of intent, subject to the conditions in the staff report.

Motion carried.

PUBLIC HEARING

6:00 p.m.

29

Staff Report #88-310 re: Request for approval of the abandonment of Water Street, a zone change from C-2 to C-3 and P-F (Public Facility) and a special use permit for a major project in order to construct a 96,500 square foot museum to be located on the northeast corner of Lake and Mill Streets, Case No. 138-88 (Harrah's Automobile Museum).

Recommended: Council approve Case No. 138-88, subject to the conditions recommended by the Planning Commission.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor opened the public hearing.

Mr. Stuart Peters, Senior Planner, gave an overview of the request outlining the layout of the project with respect to ingress and egress and bus parking. He noted that Condition No. 21 should be modified to read "The applicant shall execute a lease/transfer agreement with the City prior to the issuance of any permit."

Mr. Fred Dolven, of Dolven Larson Associates, presented renderings of the museum and explained the landscaping, handicapped access, and the signage for the project.

It was moved by Councilman Nunez, seconded by Councilman Wilson to approve Case No. 138-88, subject to the conditions recommended by the Planning Commission with the modification to Condition No. 21 as stated.

Motion carried.

PUBLIC HEARING

6:00 p.m.

30 Staff Report #88-311 re: Request for an abandonment of an existing sanitary sewer and access easement located at the terminus of Wheatgrass Dr. between McCarran Boulevard and West Plumb Lane, (Mayberry Meadows Three).

Recommended: Council approve the request, subject to the condition listed in the staff report.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor opened the public hearing.

Ms. Leann McElroy, Planning Director, gave an overview of the request.

The Mayor asked if anyone cared to speak in favor or in opposition to the request. Hearing no one he closed the public hearing.

It was moved by Councilman Wilson, seconded by Councilwoman Lehners to approve the request, subject to the condition in the staff report.

Motion carried.

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PUBLIC WORKS

31 Staff Report #88-291 re: Final Map Mayberry Meadows Unit No. 3 Subdivision.

Recommended: Council approve the Final Map for Mayberry Meadows Unit No. 3.

It was moved by Councilman Wilson, seconded by Councilman Nunez to approve the Final Map for Mayberry Meadows Unit No. 3.

Motion carried.

PUBLIC HEARING

6:00 p.m.

32 Staff Report #88-312 re: An Ordinance adopting the Newlands Neighborhood Plan as a part of the Reno Master Plan.

Recommended: Council adopt the Newlands Neighborhood Plan with the modifications as outlined in the staff report.

Mayor Sferrazza asked if proper notice had been given. City Clerk Cook stated that proper notice had been given and a letter had been received from Mrs. Sue Schroeder, 619 Marsh in favor of the present plan, and in opposition to the extension of mixed use south of St. Lawrence Street on South Arlington Avenue.

The Mayor opened the public hearing.

Mr. Bill Thomas, Senior Planner, gave a history of the action taken on this plan.

Mr. Ted Schroeder, 619 Marsh Avenue, indicated his support of the plan. He also noted that he is the President of the Newlands Neighborhood Association and the Association is also in favor of the plan.

The following individuals also spoke in favor of the plan:

Mr. Pierre Gezelin, 436 Court Street
Dr. John Iliescu, 631 California Avenue
Mr. Pete Echeverria, 546 Court Street
Mr. Tom Cooke, 421 Court Street
Mr. Ed Parson, 761 California Avenue

Mr. Dennis Widdis, 711 South Arlington Avenue, contended that the Newlands Plan should be modified to designate the frontage properties south of St. Lawrence Street to Monroe Street on Arlington Avenue as mixed use.

The Mayor asked if anyone else cared to speak on the proposed plan. Hearing no one he closed the public hearing.

The Council discussed the plan and Mr. Bill Thomas responded to questions with respect to zoning within the area.

In response to Councilman Nunez, Mr. Ted Schroeder, stated that the main concern the neighborhood has with including the area Mr. Widdis has described as mixed use is the lack of parking available for any type of light commercial use.

Councilwoman Lehners stated that she feels that mixed use should be allowed in the area described by Mr. Widdis partly because the Land Use and Transportation Guide for the City of Reno designates these properties as mixed use.

It was moved by Councilman Wilson, seconded by Councilman Allen to adopt the Newlands Neighborhood Plan with Modifications 1 & 2 as outlined in the staff report.

It was moved by Councilwoman Lehners to amend the motion to adopt the Newlands Neighborhood Plan with Modifications 1 & 2 as outlined in the staff report with an amendment which would allow mixed use on the Arlington frontage property south of St. Lawrence to Monroe Street.

There was no second to the motion.

Motion carried with Councilwoman Lehners voting Nay.

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Bill No. 4131 - An ordinance to amend Title 18, Chapter 18.26 of the Reno Municipal Code entitled "Master Plan", by adopting the Newlands Neighborhood Plan as a portion of the Master Plan of the City of Reno; together with other matters properly relating thereto, was read by title.

It was moved by Councilwoman Smith, seconded by Councilman Nunez to refer Bill No. 4131 to the Committee of the Whole.

Motion carried with Councilwoman Lehners voting Nay.

PUBLIC HEARING

33 Staff Report #88-313 re: Request for approval of a special use permit for a major project to enable the development of a 310,600 square foot shopping center to be located in the C-1 zone on a 24.4 acre site situated adjacent to the I-580 right-of-way and fronting on Plumb Lane and Harvard Way. In addition, a change in zoning to C-3 is requested on the southwest seven acre portion of the site to permit the construction of a Costco Wholesale Market, Case No. 132-88 (Airport Commercial Center).

Recommended: Council approve the zone change for Case No. 132-88 by resolution of intent, subject to the condition that the applicant comply with all of the conditions of the special use permit and approve the special use permit, subject to the conditions as recommended by the Planning Commission.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor opened the public hearing.

Ms. Leann McElroy, Planning Director, gave an overview of the request. She indicated that in Condition No. 10 the words "from the 100 year storm" should be replaced by "as established by the City Engineer."

Councilwoman Lehners expressed concern regarding the close proximity of this project to Wooster High School.

Mr. Alex Fittinghoff, of Churn, Fittinghoff and Associates, presented renderings of the project and responded to questions with respect to landscaping and traffic flow.

It was moved by Councilman Nunez, seconded by Councilwoman Lehners to approve the zone change for Case No. 132-88 by resolution of intent, subject to the condition that the applicant comply with all of the conditions of the special use permit and approve the special use permit, subject to the conditions recommended by the Planning Commission with the amendment to Condition No. 10 as stated by the Planning Director.

Motion carried.

MAYOR AND COUNCIL

34

Report - Stead Neighborhood Council

Ms. Helen Squires, Chairperson of the Stead Advisory Council, addressed the Council highlighting the concerns of Stead residents indicating that the major concern is the need for increased police protection. She stated that the Nevada Job Corp is willing to build a police sub-station if the City will provide the materials. Ms. Squires also added that members of the Corp would man the station once completed.

Mr. Andy Hawks, Chairman of the Stead Environmental Committee, discussed several environmental issues that are of concern to Stead residents including a sewer expansion project and improvement of trash disposal.

Discussion ensued regarding the waste treatment plant proposal and the recommendations made by Mr. Hawks.

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A recess was called at 9:10 p.m. and upon reconvening at 9:25 p.m. roll was taken with the following Council members present: Lehners, Wilson, Smith, Wishart and Sferrazza. Absent: Allen and Nunez.

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35 Staff Report #88-296 re: Request for a special use permit for a major project for the construction of a ±41,800 square foot paper salvage facility on a 2.7 acre site located in the M-1 zone at 1100 East Commercial Row on the north bank of the Truckee River, Case No. 91-88 (Paper Salvage Facility).

Recommended: Council approve the special use permit subject to the conditions outlined in Staff Report #88-296.

In response to Councilwoman Smith, Mr. Stuart Peters, Senior Planner, stated that the City of Reno did not have to pay $500,000 to the Reno Disposal Company as was stated in the newspaper.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to approve the special use permit, subject to the conditions and modifications as outlined in Staff Report #88-296.

Motion carried with Councilmen Allen and Nunez absent.

36 Resolution No. 4424 - A resolution amending Resolution No. 4415 by changing the time when objections to the Assessment Roll for the City of Reno, Nevada, 1987 Special Assessment District No. 1, in and of the City of Reno, Nevada, made by the City Council of said City, together with the City Engineer, will be heard, was read by title.

It was moved by Councilwoman Wishart, seconded by Councilwoman Lehners to pass and adopt Resolution No. 4424.

Motion carried with Councilmen Allen and Nunez absent.

A RESOLUTION AMENDING RESOLUTION NO. 4415 BY CHANGING THE TIME WHEN OBJECTIONS TO THE ASSESSMENT ROLL FOR THE CITY OF RENO, NEVADA, 1987 SPECIAL ASSESSMENT DISTRICT NO. 1, IN AND OF THE CITY OF RENO, NEVADA, MADE BY THE CITY COUNCIL OF SAID CITY, TOGETHER WITH THE CITY ENGINEER, WILL BE HEARD.

COUNCILMAN NUNEZ PRESENT 9:28.

BILL NO. 4123

37

ORDINANCE NO. 3672

AN ORDINANCE TO AMEND TITLE 12 OF THE RENO MUNICIPAL CODE ENTITLED "PUBLIC WORKS AND UTILITIES" BY AMENDING CHAPTER 12.16 ENTITLED "SEWER SERVICE" BY AMENDING SECTION 12.16.530 BY DELETING THEREFROM CERTAIN WORDING; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4123, Ordinance No. 3672.

The motion resulted in a tie with Councilwoman Lehners, Councilwoman Wishart and Councilman Nunez voting Nay and Councilman Allen absent.

BILL NO. 4128

38

ORDINANCE NO. 3673

AN ORDINANCE CREATING CITY OF RENO, NEVADA 1988 SPECIAL ASSESSMENT DISTRICT NO. 1; ORDERING THE ACQUISITION AND IMPROVEMENT OF A STREET PROJECT WITHIN THE CITY OF RENO, NEVADA; PROVIDING FOR THE LEVY AND COLLECTION OF SPECIAL ASSESSMENTS THEREFOR; RATIFYING, APPROVING AND CONFIRMING ALL ACTIONS PREVIOUSLY TAKEN BY THE CITY COUNCIL OF THE CITY OF RENO AND THE OFFICERS OF SAID CITY DIRECTED TOWARD THE ACQUISITION AND IMPROVEMENT OF SAID PROJECT IN SAID DISTRICT; PRESCRIBING DETAILS IN CONNECTION THEREWITH AND OTHER MATTERS PROPERLY RELATING THERETO.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4128, Ordinance No. 3673.

Motion carried with Councilman Allen absent.

39

Staff Report #88-297 re: Application to the Department of Housing and Urban Development for Rental Rehabilitation Program Funds.

Recommended: Council authorize staff to submit an application in the amount of $146,000.00 to the Department of Housing and Urban Development for Rental Rehabilitation Program Funds.

It was moved by Councilwoman Smith, seconded by Councilman Wilson to authorize staff to submit an application in the amount of $146,000.00 to the Department of Housing and Urban Development for Rental Rehabilitation Program Funds.

Motion carried with Councilman Allen absent.

BILL NO. 4124

40

ORDINANCE NO. 3674

AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING 4.088 ACRES OF PROPERTY LOCATED SOUTH OF NORTH MCCARRAN BOULEVARD BETWEEN NORTH VIRGINIA STREET AND VALLEY ROAD, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED "EXHIBIT A"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 111-88 (MARLOW, HARPER, OZNOWICZ).

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to pass and adopt Bill No. 4124, Ordinance No. 3674.

Motion carried with Councilman Allen absent.

BILL NO. 4125

41

ORDINANCE NO. 3675

AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING 15.693 ACRES OF PROPERTY LOCATED WEST OF U.S. HIGHWAY 395 BETWEEN NORTH MCCARRAN BOULEVARD AND ODDIE BOULEVARD, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED "EXHIBIT A"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 126-88 (ISLAND 5 - VOLUNTARY).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4125, Ordinance No. 3675.

Motion carried with Councilman Allen absent.

BILL NO. 4126

42

ORDINANCE NO. 3676

AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING .523 ACRES OF PROPERTY LOCATED ON THE NORTHEAST CORNER OF SOUTH VIRGINIA STREET AND NEIL ROAD, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED "EXHIBIT A"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 127-88 (MCDONALD).

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to pass and adopt Bill No. 4126, Ordinance No. 3676.

Motion carried with Councilman Allen absent.

BILL NO. 4127

43

ORDINANCE NO. 3677

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE ENTITLED "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).251 RELATING TO A 9.56± ACRE PARCEL OF PROPERTY LOCATED SOUTH OF WALT'S LANE BETWEEN SOUTH VIRGINIA STREET AND LAKESIDE DRIVE, RENO, NEVADA, AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED "EXHIBIT A", AND REZONING SAID PROPERTY FROM C-3 (GENERAL COMMERCIAL), C-2 (LOCAL COMMERCIAL) AND R-5 (MULTIPLE OFFICE) TO PUD (PLANNED UNIT DEVELOPMENT); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. C-80-86 (CONTINENTAL COMMERCIAL CENTER).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4127, Ordinance No. 3677.

Motion carried with Councilman Allen absent.

BILL NO. 4129

44

ORDINANCE NO. 3678

AN ORDINANCE AMENDING TITLE 4, SECTION 4.04.150 BY DELETING REFERENCES TO "LICENSE INSPECTOR," BY ADDING REFERENCES TO "REVENUE DIVISION," AND BY ADDING A NEW SUBSECTION SETTING FORTH THE RIGHT OF THE REVENUE DIVISION TO AUDIT AN APPLICANT'S BOOKS AND RECORDS FOR THE PURPOSE OF VERIFYING THE APPLICANT'S GROSS REVENUE, AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to pass and adopt Bill No. 4129, Ordinance No. 3678.

Motion carried with Councilman Allen absent.

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45

Boards and Commissions - Reno City Planning Commission (1 appointment).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to appoint Mr. Douglas Smith to the Reno City Planning Commission.

Motion carried with Councilman Allen absent.

46 Boards and Commissions - Citizen's Advisory Traffic Committee (1 appointment).

It was moved by Mayor Sferrazza, seconded by Councilwoman Smith to appoint Mr. David Norman to the Citizen's Advisory Traffic Committee.

Motion carried with Councilman Wilson voting Nay and Councilman Allen absent.

CITY ATTORNEY

BILL NO. 4130

47 ORDINANCE NO. 3679

AN ORDINANCE TO AMEND SECTION 6.06.555, ENTITLED "DRIVING WITHOUT INSURANCE" TO CONFORM TO CURRENT STATE LAW.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to pass and adopt Bill No. 4130, Ordinance No. 3679.

Motion carried with Councilman Allen absent.

48 Bill No. 4132 - An ordinance amending Title 4, Section 4.04.180 by adding references to the "Revenue Division" and deleting references to the "License Inspector," by amending subsection (a) to set forth the right of the Revenue Division to audit an applicant's books and records for the purpose of verifying the applicant's gross revenue, by deleting from subsection (a) the provision allowing for fee calculation based on one thousand dollar ($1,000.00) increments to the nearest one thousand dollars ($1,000.00), and by adding a new subsection to clarify the current basis for calculating fees based on one thousand dollar ($1,000.00) increments, and providing for other matters properly relating thereto, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to refer Bill No. 4132 to the Committee of the Whole.

Motion carried with Councilman Allen absent.

CITY MANAGER

49 St. Mary's right-of-way settlement.

It was moved by Councilman Nunez, seconded by Councilman Wilson to defer this item to the May 23, 1988 Regular Council meeting.

Motion carried with Councilman Allen absent.

50 Resolution No. 4425 - A resolution expressing the desire of the City of Reno to enter into a Sister City relationship with the City of Turin, Italy, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to pass and adopt Resolution No. 4425.

Motion carried with Councilman Allen absent.

RESOLUTION NO. 4425

A RESOLUTION EXPRESSING THE DESIRE OF THE CITY OF RENO TO ENTER INTO A SISTER CITY RELATIONSHIP WITH THE CITY OF TURIN, ITALY.

51 Request for naming park in honor of Mary Gojack - P. Sferrazza.

It was moved by the Council as a Whole to refer this item to the Recreation and Parks Commission with the understaning that the next appropriate park that is built in the city will be named for Mary Gojack.

Motion carried with Councilman Allen absent.

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Approved this 23rd day of May, 1988.

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Peter J. Sferrazza
MAYOR OF THE CITY OF RENO

CITY OF RENO CORPORATE SEAL WASHOE COUNTY, NEVADA

ATTEST:

Thomas L. Cook
CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO

Council Chambers, Reno, Nevada
May 17, 1988

A Special meeting of the Reno City Council was called to order at 7:30 p.m. on May 17, 1988 in the Council Chambers of City Hall.

PRESENT: Council members Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza.

ABSENT: None.

ALSO PRESENT: City Manager Schilling, City Attorney Lynch and Chief Deputy City Clerk Peebles.

PUBLIC HEARING

7:30 p.m.

1988-1989 Budget Hearing

The Mayor asked if proper notice had been given. Chief Deputy City Clerk Peebles stated that proper notice was given and no correspondence was received.

The Mayor opened the public hearing.

City Manager Schilling gave an overview of the proposed budget. He pointed out that the combined tax rate of the City will be reduced from 53¢ to 48¢, the operating rate will remain at 23.31¢ and the debt rate will go from 27.47¢ to 25.09¢. Overall, the reduction in the combined property tax for the City of Reno is in excess of 4¢.

He addressed the General Fund expenditures for 1988-89, stating that 65.6% of the entire General Fund expenditures going to public safety services.

Mr. Schilling stated that there are added requests for spending and if the Council desires to include these added requests there are two choices: 1) To reduce the allocations from some other part of the budget or 2) Wait until the Ending Fund Balance is clear and then make a decision on any additional spending. He pointed out that a request was made for additional funding by the Salvation Army for their project to fund an emergency shelter housing program.

Discussion ensued regarding the affordable housing funds from the MGM Grand with respect to the use of these funds for the Salvation Army project.

Mr. Hans Moos, 1663 Oakhurst, expressed thanks to the City Council for the support of the Safety '88 campaign.

Mr. Bill Johnston, 2470 Wrondel Way #10, also expressed thanks to the City Council for supporting the Safety '88 campaign.

Mr. Wayne Burback, 1535 Radcliffe Drive, addressed the Council regarding the Safety '88 campaign and expressed many thanks to all who donated their efforts in the campaign. He also urged the Council to increase the street sweeping effort in downtown Reno with more machines and operators.

Mr. Millard Reed, Director of Public Works, outlined the current street sweeping schedule and the maintenance assessment district proposed for the downtown area.

Ms. Betty Morris, 348 Smithridge, commended the Council on the Safety '88 effort.

The Mayor asked if anyone else cared to speak. Hearing no one he closed the public hearing.

The meeting was adjourned at 8:02 p.m.

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Approved this 13th day of June, 1988.

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CITY OF RENO CORPORATE SEAL WASHOE COUNTY, NEVADA

MAYOR OF THE CITY OF RENO

ATTEST:

CITY CLERK AND CLERK OF THE CITY

Council Chambers, Reno, Nevada
May 23, 1988

The regular meeting of the Reno City Council was called to order at 3:45 p.m. on May 23, 1988 in the Council Chambers of Reno City Hall.

PRESENT: Council members Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza.

ABSENT: None.

ALSO PRESENT: City Manager Schilling, City Attorney Lynch and Chief Deputy City Clerk Peebles.

APPROVAL OF THE MINUTES

Approval of the May 9, 1988 Regular Council minutes.

Councilwoman Wishart indicated that on page 6, Item 8D regarding the Transitional Housing Project it should be noted that the program will provide housing for single adults and emancipated minors. Also, on page 8, with respect to the Quality Inn Agreement, the City Attorney's opinion regarding the legality of this agreement should be reflected.

It was moved by Councilwoman Smith, seconded by Councilman Allen to approve the May 9, 1988 Regular Council minutes as amended.

Motion carried.

APPROVAL OF THE AGENDA

Approval of the May 23, 1988 Regular Meeting Agenda.

Mayor Sferrazza, stated that the following items have been withdrawn from the agenda:

Item 7F - Ordinance change regarding enforcement authority.
Item 11I - Appointive Offices.
Item 12D - Hearing - 25hr. Nashville Nevada - business license suspension/revocation.
Item 13A - St. Mary's right-of-way.

It was moved by Councilman Nunez, seconded by Councilman Wilson to approve the May 23, 1988 Regular Meeting Agenda as amended.

Motion carried.

PLANNING DEPARTMENT

1 Staff Report #88-333 re: Request for special use permit for major project to allow for the construction of 207,076 square feet of warehouse space with 3,990 square feet of office space on a 9.53± acre site located on the southeast corner of Lear Boulevard and Moya Boulevard in the M-E zone, Case No. 157-88 (Mercedes Benz/Freightliner Corporation).

Recommended: Council approve Case No. 157-88, subject to the conditions in the staff report.

Ms. Melissa Lindell, Associate Planner, gave an overview of the request. In response to Councilwoman Wishart, Ms. Lindell stated that the Police Department did not provide a comment sheet on this project.

City Manager Schilling stated that the Police Department will be providing the Planning Department with Police Services comment sheets on major projects in the future.

It was moved by Councilwoman Smith, seconded by Councilman Nunez to approve Case No. 157-88, subject to the conditions in the staff report.

Motion carried.

CONSENT AGENDA

2 Cash Disbursements - April 28, 1988 through May 11, 1988.

Recommended: Council approve the Cash Disbursements as submitted.

3 Staff Report #88-315 re: Business license applications as follows:

Las Panchitas; Irma Busch; 4385 Neil Road; Cabaret (Piano Bar), Category B.

Burnie Oglesby Exxon; Burnie Oglesby; 11 W. Fourth St.; Package Beer.

Old Nevada Pizza; Kenneth T. Harvey; 3446 Lakeside Drive; Dining

Sinbad's Hotdogs; Michael Chaump; 2900 Clearacre Lane #U-1; Dining Room, wine/beer.

Smith's Food and Drugs; Dean Olson, Agent; 3600 S. Virginia St.; Package Liquor.

Thrifty Corporation dba Thrifty Drug and Discount #759; R. Richard Ramsey, Sr. V.P.; 3360 S. McCarran Boulevard; Package Liquor.

Brass Moose Saloon; James A. Kopulos; 116 N. Center St.; (Previous owner, Jay Costet, dba same); Cabaret (Live music), Category C.

Lincoln Management Company, Inc., dba Harolds Club; John G. Metzger; 250 N. Virginia St.; (Previous licensee, Michael Mills dba same); (1) Cabaret (Casino), (2) Extra Bars, (1) Package liquor.

Philly Deli; Theodore Stratilatoff; 517 Forest St.; (Previous owner, Ronald E. Prisby dba same); Dining Room wine/beer.

Scruples Bar & Grill; Donald N. Singer; 91 W. Plumb Lane; (Previous owner, Judith Smith dba Rosie O'Grady's); Bar.

Heritage; Gertrude E. Heckman; 241 S. Sierra Street; Add-on Cabaret (Piano); Category B.

Cardivan Company db at Guido & Garcia's; Ralph Nelson; 2325 Kietzke Lane; (4) slots, Lease space basis.

Heritage; Gertrude E. Heckman; 241 S. Sierra Street; (7) slots, Owner/operator basis.

IGT db at Las Panchitas; Irma Busch; (5) slots, Lease space basis.

Lincoln Management Company, Inc., dba Harolds Club; John G. Metzger; 250 N. Virginia Street; (Previous licensee, Michael Mills dba same); Unlimited gaming.

Brickyard Lounge; Robert W. Dunn; 795 E. Fourth Street; (Previous vendor, Pericles Distributing); (6) slots, Owner/operator basis.

Recommended: Council approve business license applications as submitted.

4 Request for approval of recommendation: Dean Heydrick vs. City of Reno.

5 Staff Report #88-316 re: Request for approval of destruction of records.

Recommended: Council approve the request to destroy the records listed on the Public Records Disposal Requests and authorize the Mayor to sign.

6 Staff Report #88-317(a) re: Final map - Alum Creek Patio Homes, Unit No. 2 Subdivision.

Recommended: Council approve the final map for Alum Creek Patio Homes, Unit No. 2 Subdivision.

7 Staff Report #88-317(b) re: Final map - Baker Trust property Unit No. 1 Subdivision.

Recommended: Council approve the final map for Baker Trust property Unit No. 1 Subdivision.

8 Staff Report #88-318 re: Second Improvement Agreement extension for Sun Plaza Condominium Subdivision.

Recommended: Council approve the Second Improvement Agreement extension for Sun Plaza Condominium Subdivision.

9 Staff Report #88-319 re: Improvement Agreement for Comstock Hills Apartments Phase II (MPR-33-85).

Recommended: Council approve the Improvement Agreement for Comstock Hills Apartments Phase II (MPR-33-85).

10 Staff Report #88-320(a) re: Acceptance of dedications - McCarran Boulevard right-of-way.

Recommended: Council accept the deeds of dedication for McCarran Boulevard right-of-way.

11 Staff Report #88-320(b) re: Acceptance of sanitary sewer easement from the Airport Authority.

Recommended: Council accept the sanitary sewer easement from the Airport Authority.

12 Staff Report #88-320(c) re: Acceptance of Alley dedication and approval of hold harmless agreement.

Recommended: Council accept the dedication and approve the hold harmless agreement.

13 Staff Report #88-320(d) re: Acceptance of water rights dedications and transfer of use to Sierra Pacific Power Company.

Recommended: Council accept the water rights deeds, and approve the water sale agreement.

14 Staff Report #88-321(a) re: Bid #834 - 2000 GPM Triple Combination Pumper - Fire Department.

Recommended: Council accept the sole bid of $172,496.00 as submitted by Seagrave Fire Apparatus for one (1) 2000 GPM Triple Combination Pumper.

15 Staff Report #88-321(b) re: Bid #836 - Traffic Line Paint - Paint and Sign Division. Joinder solicitation with Douglas County.

Recommended: Council award bid to the low bidder, Bauer Coatings, for a total cost of $36,459.00 for the City of Reno and $2,513.20 for Douglas County for a total award of $38,972.20.

16 Staff Report #88-321(c) re: Agreement with USGS to conduct temperature study of Truckee River.
Recommended: Council approve the agreement with USGS to conduct a temperature survey of the Truckee River and authorize the Mayor to sign the document.

17 Staff Report #88-321(d) re: Agreement with Resource Concepts for Industrial Waste Pretreatment Program.

Recommended: Council approve the agreement with Resource Concepts, Inc. for the Industrial Waste Study and authorize the Mayor to sign.

18 Staff Report #88-321(e) re: UNISYS Equipment Purchase.

Recommended: Council approve the sole source purchase of 13 UNISYS T27 Computer terminals for a total cost of $20,735.00.

19 Staff Report #88-321(f) re: Contract between the City of Reno and Step 2. Sierra Nevada Transition House for Women under the Community Development Block Grant Program.

Recommended: Council approve the contract between the City of Reno and Step 2. Sierra Nevada Transition House for Women under the Community Development Block Grant Program.

20 Staff Report #88-322 re: Assignment of subterranean lease.

Recommended: Council approve the assignment by Hughes Properties Inc. to Lincoln Management Company, Inc. of the subterranean lease dated May 30, 1978.

21 Staff Report #88-323 re: Donation of funds for Radar Display Purchase.

Recommended: Council accept the $6,000.00 donation from the Reno Air Race Association and that the City purchase a Mobile Radar Trailer with the donation.

22 Staff Report #88-324 re: Traffic Safety Project Grant Funding.

Recommended: Council approve the State Office of Traffic Safety Grant (AL88-01-9) and authorize the Mayor to sign.

23 Staff Report #88-325 re: Request for a change in zoning from R-2 to R-3a to permit the construction of a four unit apartment building on an 8,120 square foot lot which is located at 541 University Terrace just north of Whitaker Park, Case No. 140-88 (Whitaker Park 4-Plex.)

Recommended: Council deny the zone change request in Case No. 140-88.

(19) Staff Report #88-321(f) re: Contract between the City of Reno and Step 2. Sierra Nevada Transition House for Women under the Community Development Block Grant Program, continued:

Councilwoman Lehners stated that several area residents have expressed concern over the development of this project.

It was moved by Councilwoman Lehners, seconded by Councilman Allen to table Item 6C until more information is provided to the Council.

Motion carried.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve Consent Agenda Items 6A through 6M with the exception of 6C.

Motion carried with Councilman Nunez abstaining on Item 6M.

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24 Staff Report #88-334 re: Request for a zone change from C-3 (General Commercial) to HC (Hotel Casino) and special use permit for the expansion of an existing 143 room lodging facility to include a 12-story, 158 room hotel tower, 15,000 square feet of casino area, 6,060 square feet of restaurant/lounge area and 10,000 square feet of convention/meeting rooms on an 8± acre property located on the northeast corner of South Virginia Street and Peckham Lane, Case No. 117-88 (Quality Inn).

Recommended: Council approve the zone change by ordinance and the special use permit for Case No. 117-88, subject to the conditions as revised by staff and the Planning Commission.

Councilwoman Smith inquired if any of the concerns she previously expressed about the landscaping and pedestrian access for this project had been addressed by the applicant.

Ms. Leann McElroy, Planning Director, indicated that the proposed plan had not been amended since the last time it was before the Council.

Mr. Millard Reed, Director of Public Works, explained the proposed traffic flow at the Peckham Lane/Virginia Street intersection if this project is approved. He outlined the use of the curb cuts that will be provided.

Councilman Nunez inquired about Condition No. 30 which would eliminate the running lights on the existing Quality Inn sign.

Ms. McElroy stated that this condition was added to bring the sign into compliance with the requirement of the HC zoning that is being requested.

Councilwoman Smith noted that she is concerned about pedestrian crossing at Peckham Lane.

Ms. McElroy recommended that an additional condition be added as Condition No. 36 to read: "No table games and no gaming devices in excess of those permitted by the agreement between the City of Reno and the Quality Inn shall be licensed until 301 rooms are certified for occupancy."

It was moved by Councilman Nunez, seconded by Councilman Wilson to uphold the recommendation of the Planning Commission and approve the zone change by Ordinance and the special use permit, subject to the conditions as revised by staff and the Planning Commision with the following modifications: Condition No. 27 should read "prior to the issuance of a building permit", rather than "within two weeks of City Council approval of this project", delete the words "eliminate the running lights and to" from Condition No. 30 and include Condition No. 36 as stated by Ms. McElroy.

Councilwoman Wishart contended that under Section 18.06.050 of the Reno Muncipal Code the submittal of this project and the staff report for this project are incomplete, therefore, under the code, this project should be referred back to the Planning Commission.

Councilwoman Smith expressed concern with respect to the way the codes are being interpreted in this case.

Councilwoman Lehners indicated that she felt that this project would infringe on the existing neighborhoods in this area and also with build-out of this project the traffic level at the intersection would fall to Level "E", therefore she would not support the motion.

It was moved by Mayor Sferrazza, seconded by Councilwoman Smith to amend the motion to include Condition No. 30 as it is stated in the staff report.

Motion to amend carried with Councilmen Wilson and Nunez voting Nay.

Motion carried with Councilwoman Lehners, Councilwoman Smith and Councilwoman Wishart voting Nay.

CITIZENS INITIATIVES

25 Staff Report #88-347 re: Request for the extension of Boundary Lines for Pawnbroker License to include 340 thru 390 S. Virginia Street.

Recommended: Council approve the request and direct staff to draft amendments to Reno Municipal Code 4.38.120 and Section 4.52.080.

It was moved by Councilwoman Smith, seconded by Councilwoman Lehners to approve the request and direct staff to draft amendments to Reno Muncipal Code 4.38.120 and Section 4.52.080.

Motion carried.

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26 Request to reinstate parking space (1000 block of Wells Avenue) - G. Rutherford.

It was moved by Councilwoman Smith, seconded by Councilman Nunez to refer this item to staff and direct staff to provide a report at the June 13, 1988 Council meeting.

Motion carried.

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27 Request for business license (non-fixed) location rather than special events permit - A. Lucas.

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

BILL NO. 4123

ORDINANCE NO. 3672

28

AN ORDINANCE TO AMEND TITLE 12 OF THE RENO MUNICIPAL CODE ENTITLED "PUBLIC WORKS AND UTILTIES" BY AMENDING CHAPTER 12.16 ENTITLED "SEWER SERVICE" BY AMENDING SECTION 12.16.530 BY DELETING THEREFROM CERTAIN WORDING; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

Mr. Jack Sheen, Washoe County Health Department, outlined the District Board of Health's solid waste regulations and noted that the Board is in support of this amendment to the code.

Dr. Riley, of St. Mary's Regional Medical Center, addressed the Council and stated that the type of blood wastes for which special precautions are prudent, already are being disposed of in other ways than in the sewer.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to pass and adopt Bill No. 4123, Ordinance No. 3672.

Motion carried.

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29

Staff Report #88-326 re: Agreement with Washoe County for the provisions of sanitary sewer service to the North Virginia/Stead sewer collection system.

Recommended: Council approve the agreement with the County and authorize the Mayor to sign.

It was moved by Councilman Nunez, seconded by Councilwoman Smith to approve the agreement with Washoe County and authorize the Mayor to sign.

Motion carried.

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30

Staff Report #88-327 re: Agreement with SEA Engineers for construction inspection and testing (for AT&T Lightguide System Construction)

Recommended: Council approve the agreement and authorize the Mayor to sign.

Mr. Steve Varela, City Engineer, assured the Council that whoever pulls the encroachment permit for this project will be responsible for the excavation and patching of the City streets that are affected.

It was moved by Councilwoman Lehners, seconded by Councilman Allen to approve the agreement and authorize the Mayor to sign.

Motion carried.

31 Staff Report #88-328 re: Agreement with AT&T Communications, Inc. for reimbursement of City costs to inspect AT&T Lightguide System Construction Project.

Recommended: Council approve the agreement with AT&T and authorize the Mayor to sign.

It was moved by Councilman Nunez, seconded by Councilman Allen to approve the agreement with AT&T and authorize the Mayor to sign.

Motion carried.

BILL NO. 4131

ORDINANCE NO. 3680

32 AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.26 OF THE RENO MUNICIPAL CODE ENTITLED "MASTER PLAN" BY ADOPTING THE NEWLANDS NEIGHBORHOOD PLAN AS A PORTION OF THE MASTER PLAN OF THE CITY OF RENO; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

Mr. William Woodburn, 835 S. Arlington Avenue, stated that he is in opposition to the Newlands Neighborhood Plan. He contended that the property south of St. Lawrence Street on Arlington Avenue should be zoned for mixed use rather than strictly residential.

Ms. Andrea Pelter, 801 S. Arlington, also spoke in opposition to the plan. She stated that the properties that front Arlington Avenue south of St. Lawrence Street to Plumb Lane should be zoned mixed use or light commercial due to traffic safety concerns of residential zoning on Arlington Avenue.

It was moved by Councilwoman Smith, seconded by Councilman Wilson to pass and adopt Bill No. 4131, Ordinance No. 3680.

Motion carried.

It was the determination of the Council to include a review of the zoning of these properties within two years to examine if the use should be changed from residential to professional office.

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A recess was called at 5:35 p.m. and upon reconvening at 6:22 roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

PUBLIC HEARING

6:00 p.m.

33

Staff Report #88-348 re: Request for a zone change from LLR-1 to E-1 to permit the construction of two single family residences on a 40,641 square foot property located between Bryan Street and Sunray Drive approximately 250 feet west of Harding Way, Case No. 155-88 (Sierra Horizons).

Recommended: Council approve the zone change by ordinance.

The Mayor asked if proper notice had been given. Chief Deputy City Clerk Peebles stated that proper notice had been given and no correspondence was received.

The Mayor opened the public hearing.

Ms. Rosemarie Malarky, representing the applicant, outlined the project for the Council.

Councilwoman Wishart pointed out that the applicant is pursuing acquisition of 30 feet from the property adjacent to the east for the extension of Bryan Street, but currently has been unable to secure the necessary right-of-way for Bryan Street.

Mr. Stanley Wall, Pastor of the Little Church of the Sierras, indicated that in order to release the right-of-way for this project he would have to meet with the church board to determine if they would be willing to do so.

Ms. Leann McElroy, Planning Director, indicated that the applicant is aware that he must negotiate with the church to obtain the required right-of-way.

Discussion ensued regarding the street pattern in this area.

The Mayor asked if anyone else cared speak on this matter. Hearing no one he closed the public hearing.

In response to Mayor Sferrazza, Ms. McElroy indicated that the reason the zone change is recommended for approval by ordinance rather than resolution of intent, is because the right-of-way requirement for secondary access to the project will be ensured at the time the applicant submits the parcel map.

Councilwoman Wishart recommended that the applicant meet with the Little Church of the Sierras as soon as possible to reach an agreement regarding the right-of-way.

It was moved by Councilwoman Wishart, seconded by Councilman Allen to approve the zone change by ordinance.

It was moved by Mayor Sferrazza, seconded by Councilwoman Lehners to amend the motion to approve the zone change by resolution of intent adding conditions with respect to the access.

Motion to amend failed with Councilman Wilson, Councilman Allen, Councilman Nunez, Councilwoman Smith and Councilwoman Wishart voting Nay.

Motion carried with Mayor Sferrazza voting Nay.

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PUBLIC HEARING

6:00 p.m.

34 Staff Report #88-349 re: Request for a zone change from R-3 to P-O to allow for the conversion of two existing residential structures to offices on a 9,500 square foot site located on the southwest corner of West First Street and Winter Street, Case No. 160-88 (Dondero Ranch House Office Complex).

Recommended: Council approve the zone change by Resolution of Intent, subject to the conditions in the staff report.

Mayor Sferrazza asked if proper notice had been given. Chief Deputy City Clerk Peebles stated that proper notice was given and no correspondence was received.

Ms. Leann McElroy, Planning Director, gave an overview of the request.

The Mayor opened the public hearing and asked if anyone cared to speak on this matter. Hearing no one he closed the public hearing.

It was moved by Councilman Wilson, seconded by Councilwoman Smith to approve the zone change by Resolution of Intent, subject to the conditions in the staff report.

Motion carried.

PUBLIC HEARING

6:00 p.m.

35 Staff Report #88-350 re: Request for a change in zoning from R-1 to P-O on three lots with a total area of .49 acres located at 1880 and 1890 Wrondel Way and 515 Plumb Lane to enable the conversion of three existing residential structures to professional offices, Case No. 139-88 (Plumb Lane Office Complex).

Recommended: Council approve the zone change by Resolution of Intent, subject to the conditions in the staff report with a modification to Condition No. 3 to reflect an 18-month time limit.

Councilman Nunez stated that his firm is the Engineer of Record for this project, therefore, he would abstain from all discussion and the vote.

COUNCILMAN NUNEZ ABSENT 6:45 p.m.

The Mayor asked if proper notice was given. Chief Deputy City Clerk Peebles stated that proper notice was given and no correspondece was received.

Ms. McElroy, gave an overview of the request referring to the site plan included in the staff report noting the landscaping plan for the project and stating that a wood fence will be constructed on the north side of the building on Plumb Lane.

The Mayor opened the public hearing and asked if anyone cared to speak in favor or in opposition to the zone change. Hearing no one he closed the public hearing.

It was moved by Councilwoman Lehners, seconded by Councilman Allen to approve the zone change by Resolution of Intent, subject to the conditions in the staff report with the modification of Condition No. 3 to provide for an 18-month time limit and the addition of a condition which would require the applicant to construct a wooden fence along the north property line.

Motion carried with Councilman Nunez abstaining.

COUNCILMAN NUNEZ PRESENT 7:00 p.m.

Public Works, continued:

36 Bill No. 4133 - An ordinance to amend Title 12 of the Reno Municipal Code entitled "Public Works and Utiltites" by amending Chapter 12.16 entitled "Sewer Service" by adding a new Section 12.16.555 entitled "Wash Floor or Slab"; together with other matters properly relating thereto, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to refer Bill No. 4133 to the Committee of the Whole.

Motion carried.

37 Resolution No. 4427 - A resolution to authorize the recordation of Ordinance No. 3673 regarding the City of Reno, Nevada, 1988 Special Assessment District No. 1, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to pass and adopt Resolution No. 4427.

Motion carried.

RESOLUTION NO. 4427

A RESOLUTION TO AUTHROIZE THE RECORDATION OF ORDINANCE NO. 3673 REGARDING THE CITY OF RENO, NEVADA, 1988 SPECIAL ASSESSMENT DISTRICT NO. 1.

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38 Bill No. 4134 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code, concerning "zoning", by adding thereto a new section to be known as 18.06.040(b).253 relating to a .2 acre property located at 342/344 West Eleventh Street, as is more particularly described in the attached "Exhibit A", and rezoning said property from R-2 (Multiple Residential) to R-3a (Multiple Residential); together with other matters properly relating thereto, was read by title, Case No. 157-88 (Cage).

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to refer Bill No. 4134 to the Committee of the Whole.

Motion carried.

39 Bill No. 4135 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code, concerning "zoning", by adding thereto a new section to be known as 18.06.040(b).255 relating to a 1.38± acre property located adjacent to McCarran Boulevard, north of West Seventh Street, as is more particularly described in the attached "Exhibit A", and rezoning said property from R-2 (Multiple Residential) to C-1 (Limited Commercial) and R-3a (Multiple Residential); together with other matters properly relating thereto, was read by title, Case No. C-54-84 (Westview Townhouses).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to refer Bill No. 4135 to the Committee of the Whole.

Motion carried with Councilman Nunez voting Nay.

40 Bill No. 4136 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code, concerning "zoning", by adding thereto a new section to be known as 18.06.040(b).248 relating to an 11.19± acre property located between Longley Lane and McCarran Boulevard approximately 750 feet north of Pembroke Drive, as is more particularly described in the attached "Exhibit A", and rezoning said property from LLR-1 (Large Lot Residential - 1 acre) to R-3a (Multiple Residential); together with other matters properly relating thereto, was read by title, Case No. 135-88 (Bristle Point Apartments).

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to refer Bill No. 4136 to the Committee of the Whole.

Motion carried with Councilwoman Wishart and Mayor Sferrazza voting Nay.

8 Planning Department, continued:

8G 41 Resolution No. 4428 - A resolution of intent to change zone classification in Case No. 15-88 from R-1 (Single Family Residential) R-1/PD (Single Family Residential with a Planned Development Overlay) zone on a 50± acre parcel of property located west of North Virginia Street and north and west of Tarn Way and Talus Way, Reno, Nevada, was read by title, Case No. 15-88 (Washoe Vista).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Resolution No. 4428.

Motion carried.

RESOLUTION NO. 4428

A RESOLUTION OF INTENT TO CHANGE ZONE CLASSIFICATION IN CASE NO. 15-88 FROM R-1 (SINGLE FAMILY RESIDENTIAL) R-1/PD (SINGLE FAMILY RESIDENTIAL WITH A PLANNED DEVELOPMENT OVERLAY) ZONE ON A 50± ACRE PARCEL OF PROPERTY LOCATED WEST OF NORTH VIRGINIA STREET AND NORTH AND WEST OF TARN WAY AND TALUS WAY, RENO, NEVADA CASE NO. 15-88 (Washoe Vista).

FINANCE

42 Staff Report #88-340 re: Approval of the 1988-89 Budget.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to approve the 1988-89 Budget for the City of Reno.

Motion carried.

MAYOR AND COUNCIL

43 Sierra Marketplace, status of Condition No. 26, and Western Hills Motel access - P. Sferrazza.

Mr. John Francovich, representing Sierra Marketplace, stated that the applicant is in opposition to Condition No. 26. He contended that the current method of calculation to be used to determine the proportionate share of the improvements for Sierra Marketplace, is improper application of the original Condition No. 26.

Mr. Steve Varela, City Engineer, stated that staff met with the developers on May 20, 1988 and when the developers were told that their proportionate share of the improvements for Sierra Marketplace would be $208,000.00 they were dissatisfied and the meeting was adjourned without an agreement being reached.

Mr. Bruce Arkell, of Summit Engineering, stated that the objection on May 20, 1988 was that the formula had been changed.

Lengthy discussion ensued regarding the application of the formula.

It was moved by Councilman Nunez, seconded by Councilman Wilson to table this item and to direct staff to meet with all parties concerned with the improvements, to review the numbers and bring the matter back to the City Council with several alternatives and scenarios, with the understanding, that the Council would be agreeable to possibly some adjustment being made to the timing of the S. Virginia Street/Moana Lane intersection to optimize synchronization.

Motion carried.

City Attorney, continued:

44 Staff Report #88-345 re: Removal of condition on approval of Redevelopment Agency/Harrah's Automobile Foundation Lease-Transfer Agreement.

Recommended: Council approve the removal of the condition and to approve as set forth in Resoution No. 4426 adopted May 16, 1988 the Agency/Auto Foundation Lease-Transfer Agreement.

It was moved by Councilwoman Wishart, seconded by Councilman Allen to approve the removal of the condition and to approve as set forth in Resolution No. 4426 adopted May 16, 1988 the Agency/Auto Foundation Lease-Transfer Agreement.

Councilman Nunez requested that staff review alternatives for financing in the event that the City were to take over the bank's position regarding the Harrah's Automobile Museum.

Motion carried.

CITY CLERK

45 Staff Report #88-341 re: Canvass of election returns, May 17, 1988 Special Election.

Recommended: Council certify the results of the May 17, 1988 City of Reno Special Election.

It was moved by Councilwoman Wishart, seconded by Councilman Allen to certify the results of the May 17, 1988 City of Reno Special Election and acknowledge receipt of the report from the Registrar of Voters.

Motion carried.

BILL NO. 4132

ORDINANCE NO. 3681

46 AN ORDINANCE AMENDING TITLE 4, SECTION 4.04.180 BY ADDING REFERENCES TO THE "REVENUE DIVISION" AND DELETING REFERENCES TO THE "LICENSE INSPECTOR," BY AMENDING SUBSECTION (a) TO SET FORTH THE RIGHT OF THE REVENUE DIVISION TO AUDIT AN APPLICANT'S BOOKS AND RECORDS FOR THE PURPOSE OF VERIFYING THE APPLICANT'S GROSS REVENUE, BY DELETING FROM SUBSECTION (a) THE PROVISION ALLOWING FOR FEE CALCULATION BASED ON ONE THOUSAND DOLLAR ($1,000.00) INCREMENTS TO THE NEAREST ONE THOUSAND DOLLARS ($1,000.00), AND BY ADDING A NEW SUBSECTION TO CLARIFY THE CURRENT BASIS FOR CALCULATING FEES BASED ON ONE THOUSAND DOLLAR ($1,000.00) INCREMENTS, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to pass and adopt Bill No. 4132, Ordinance No. 3681.

Motion carried.

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47 Staff Report #88-344 re: Settlement compromise of Lawson v. City of Reno, Case No. 85-3302, Dept. 5 (Second Judicial District Court).

Recommended: Council approve the City Attorney's recommendation.

It was moved by Councilwoman Wishart, seconded by Councilwoman Smith to approve the City Attorney's recommendation.

Motion carried.

Mayor and Council, continued:

48 "Public Official of the Year" nomination to be sent to the Nevada League of Cities - K. Wishart.

It was the determination of the Council to submit their nominations to Councilwoman Wishart.

FINANCE

Resolution No. 4429 - A resolution adopting the Revised 1987-88 Budget and 1988-89 Budget for the City of Reno, Nevada, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to pass and adopt Resolution No. 4429.

Motion carried.

RESOLUTION NO. 4429

(42) A RESOLUTION ADOPTING THE REVISED 1987-88 BUDGET AND 1988-89 BUDGET FOR THE CITY OF RENO, NEVADA.

Public Works, continued:

49 Staff Report #88-331 re: Ordinance change regarding Reno Municipal Code 12.16.680, enforcement authority.

THIS ITEM WAS WITHDRAWN FROM THE AGEDNA.

HUMAN RESOURCES

50 Staff Report #88-342 re: Ordinance to consolidate and amend Reno Municipal Code, declaration of appointive offices and designation of minimum qualifications.

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

City Attorney, continued:

51 Staff Report #88-346 re: Administrative hearing - Suspension/revocation of business license, Larry E. Mullins dba 25 Hr. Nashville Nevada.

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

CITY MANAGER

52 St. Mary's right-of-way settlement.

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

The meeting was adjourned at 8:15 p.m.

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Approved this 13th day of June, 1988.

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CITY OF RENO * NEVADA * CORPORATE SEAL * WASHOE COUNTY, NEVADA

Peter J. Sferrazza
MAYOR OF THE CITY OF RENO

ATTEST:

Donald L. Cook
CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO

Council Chambers, Reno, Nevada
June 13, 1988

The regular meeting of the Reno City Council was called to order at 3:00 p.m. on June 13, 1988 in the Council Chambers of City Hall.

PRESENT: Council members Lehners, Wilson, Allen, Nunez, Smith, and Wishart.

ABSENT: Mayor Sferrazza.

ALSO PRESENT: Assistant to the City Manager Holstine, City Attorney Lynch and City Clerk Cook.

ASSISTANT MAYOR LEHNERS PRESIDING.

APPROVAL OF THE MINUTES

Approval of the May 23, 1988 Regular Council Meeting minutes.

Councilwoman Lehners indicated that page 8 of the minutes regarding the Quality Inn, it should be reflected that one of the reasons she was in opposition to this project was that the present traffic is at Level "D" and upon build-out would fall to Level "E".

Councilwoman Smith noted that on page 11, regarding the Newlands Neighborhood Plan, the Council determined that the properties that front Arlington Avenue south of St. Lawrence Street to Plumb Lane would be reviewed to determine if the use should be changed from residential to professional office, not light commercial as was stated in the minutes.

It was moved by Councilman Wilson, seconded by Councilman Allen to approve the May 23, 1988 Regular Council Meeting minutes as amended.

Motion carried with Mayor Sferrazza absent.

APPROVAL OF THE AGENDA

Approval of the June 13, 1988 Regular Council Meeting Agenda.

Councilwoman Lehners stated that Item 14A should be withdrawn from the agenda.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve the June 13, 1988 Regular Council Meeting Agenda as amended.

Motion carried.

CONSENT AGENDA

1 Cash Disbursements - May 12 through June 1, 1988

Recommended: Council approve the cash disbursements May 12 through June 1, 1988.

2 Staff Report #88-355 re: Business License Applications as follows:

a Godfather's Pizza; Vincent J. Morrissey; 2900 Clearacre; Dining Wine/Beer.

b Seven Eleven Food Store; Ralph J. Maisano; 810 N. Sierra; (Previous owner, Robert M. Kahman dba same); Package Liquor.

c The Garden Club; Richard McCracken; 426 E. Fourth Street; (Previous owner, Bertha Miranda dba Bertha Miranda's); Dining Wine/Beer.

d Southern Bar-B-Que; Catherine J. Curtis; 1100 E. Plumb Lane; (4) slots, owner/operator.

e United Coin Machine db at Satellite Bar; George Swanson; 1114 E. Fourth Street; (3) slots, owner/operator.

f Dynasty Games; Roger Fuller; 1525 Greg Street; Slot Vendor.

g Dynasty Games; db at Incredible Edibles; John L. Olsen; 2755 Kietzke Lane; (2) slots, space lease basis.

Recommended: Council approve business licenses as submitted.

3 Staff Report #88-356 re: Acknowledge and refer claim of Joseph Cambra to Risk Management Committee.

Recommended: Council acknowledge the claim of Joseph Cambra and return to the administrative staff for referral to the Risk Management Committee.

4 Staff Report #88-357(a) re: Acceptance of right-of-way dedication, McCarran Boulevard.

Recommended: Council accept the right-of-way dedications from Lewis Homes and Donnelly.

5 Staff Report #88-357(b) re: Dedication of Huffaker Lane.

Recommended: Council reject the offer of dedication at this time with the offer to remain open in accordance with the provision of NRS 278.390.

6 Staff Report #88-357(c) re: Acceptance of water rights dedications, transfer of use to Sierra Pacific Power Company.

Recommended: Council accept the water rights dedication, and approve the water sale agreement.

7 Staff Report #88-358(a) re: Bid #838 - Sewer Catch Basin Cleaner - Sewer Lines.

Recommended: Council award Bid #838 to Big D International Trucks for a total cost of $118,149.00.

8 Staff Report #88-358(b) re: Bid #839 - 5-Yard Dump/Sand Spreader and Patch Truck - Street Division.

Recommended: Council award Bid #839 to Big D International Trucks for the dump truck, Frink body - $52,027.00 and for the patch truck, Diamond Bilt Body - $60,776.00. Total bid award of $112,803.00.

9 Staff Report #88-358(c) re: Bid #840 - Crack Sealing Machine - Street Division.

Recommended: Council award Bid #840 to the low bidder on a diesel fired unit, G.C.S., Inc., for a total net cost of $29,102.91.

10 Staff Report #88-358(d) re: Bid #841 - Pavement Milling Machine - Street Division.

Recommended: Council award Bid #841 to Cashman Equipment Co. for the CAT PR105 Pavement Milling Machine at $106,234.40 and the Walton Custom Trailer at $9,500.00. Total bid award of $115,734.40.

11 Staff Report #88-358(e) re: Bid #843 - Automated Fuel System - Motor Vehicle Division.

Recommended: Council accept the low bid, option #1, as submitted by Petroleum Maintenance for a Fill-Rite Automated Fuel System, bid award of $38,768.03.

12 Staff Report #88-358(f) re: Bid #844 - Rebuild Mobil Street Sweepers - Street Division.

Recommended: Council accept the low bid submitted by R.F. Dickson at a per unit price of $59,750. It is also recommended that an additional $10,000 be approved to cover any unforeseen repairs to frames that would not become apparent until the tear down of the sweepers. Total bid award of $189,250.00.

13 Staff Report #88-358(g) re: Bid #849 - Reader/Printer - Records Management Division.

Recommended: Council accept the bid by Huber Business System for a bid award of $16,792.69.

It was moved by Councilman Allen, seconded by Councilwoman Smith to approve Consent Agenda items 6A through 6E7.

Motion carried with Mayor Sferrazza absent.

14 Staff Report #88-359(a) re: Renewal of Service: Machine maintenance service for FY 1988-89.

Recommended: Council approve the Washoe County Machine Maintenance Agreement for 1988/89 and authorize the Mayor to sign.

15 Staff Report #88-359(b) re: Renewal of Service - Janitorial service for 1988-89.

Recommended: Council approve the Janitorial Service Agreement for Super Mop and A.A. Janitorial and authorize the Mayor to sign.

16 Staff Report #88-360(a) re: Change Order No. 2 - Contract #595, RSWTF, Denitrification.

Recommended: Council approve Change Order No. 2 to the contract with Pacific Mechanical Corporation.

17 Staff Report #88-360(b) re: Bid award - Contract No. 590 - S. Virginia St. sanitary sewer interceptor.

Recommended: Council award the contract to Contri Construction Company in an amount not to exceed $1,180,209.00. Council direct the City Clerk to cash the Del Monte Partners' check and credit it to the 1985 Bond Fund for this project.

18 Staff Report #88-360(c) re: Bid award - 1988 SAD No. 1, Contract No. 626.

Recommended: Council award the bid to Helms Construction Co., in an amount not to exceed $2,131,276.39, and authorize the Mayor to sign the contract.

19 Staff Report #88-360(d) re: Consultant contract award - Engineers and Planners SAD services for 1985 SAD No. 1 (McQueen Area SAD).

Recommended: Council approve the Consultant Services Contract with NBS/Lowry Engineers and Planners and authorize the Mayor to sign.

20 Staff Report #88-360(e) re: Agreement amendment No. 2, "Prime" engineering services at RSWTF.

Recommended: Council approve the agreement with Kennedy/Jenks/Chilton and authorize the Mayor to sign.

21 Staff Report #88-360(f) re: RFP #846 - development of proprietary software for Building and Safety Department.

Recommended: Council approve the contract with Perpetual Data Systems, Inc. to develop a proprietary software system to automate the permit process.

Staff Report #88-360(g) re: Sierra Pacific Power Company utility
22 relocation contract for the Sutro/Kirman connection.

Recommended: Council approve the utility relocation contract with Sierra Pacific Power Company in an amount not to exceed $52,345.00 and authorize the Mayor to sign.

Staff Report #88-360(h) re: Consulting engineering agreement for
23 Study of Alternatives for Sludge Gas Utilization at RSWTF.

Recommended: Council approve the consulting engineering agreement with Kennedy/Jenks/Chilton and authorize the Mayor to sign.

24 Staff Report #88-360(i) re: Additions to agreement re: engineering services at RSWTF.

Recommended: Council approve Task Order #3 addition to the agreement dated January 26, 1987, with CH2M Hill for engineering services required for the Reno/Sparks Wastewater Treatment Facility increase and authorize the Mayor to sign.

25 Staff Report #88-361 re: Request for amendment to Master Plan from "Office" to "Neighborhood Commercial" and zone change from P-O to C-1, on an 8276 square foot property located at 525 East Plumb Lane, Case No. 152-88 (525 East Plumb Lane).

Recommended: Coucnil deny the Master Plan amendment and the zone change.

26 Staff Report #88-362 re: Request for a special use permit to install a 104 square foot sign on property located on the south side of East Liberty Street approximately one hundred (100) feet west of Holcomb Avenue, Case No. 165-88, (Valley Bank).

Recommended: Council approve the special use permit, subject to the conditions in the staff report.

(19) Staff Report #88-360(d) re: Consultant contract award - Engineers and Planners SAD services for 1985 SAD No. 1 (McQueen Area SAD), continued:

Mr. Steve Varela, City Engineer, stated that the reason for the consultant contract is because there is not enough staff time available to review the number of work items required to "close out" the Special Assessment District.

Mr. Jim Bordycott, of RJB Development Co., addressed the Council stating that the total assessment cost for RJB will be in excess of $2,500,000, therefore RJB has an extreme interest in the district.

Mr. Barney Lujan, Engineering Division, stated that the City's bond counsel has advised the Engineering Division to enter into a professional consultant contract for the assessment engineering work.

Mr. Mike Holmes, representing DiLoreto Construction and Development Co., concurred with Mr. Bordycott noting that many of the property owners within the district have expressed concern with respect to the time delay between when the improvements were completed and when the district will be "closed out."

It was moved by Councilman Allen, seconded by Councilman Nunez to table this item until further analysis can be completed.

Mr. Varela informed the Council that the longer this is delayed the higher the costs will be for the district and to the property owners.

The motion was withdrawn.

Councilman Nunez expressed concern regarding the fee schedule for the consultant and the fact that the chosen firm is not a local firm.

It was moved by Councilman Nunez to table this item to allow City staff and the property owners time to discuss the resolution of this issue.

There was no second to the motion.

It was moved by Councilwoman Wishart, seconded by Councilwoman Smith to approve the Consultant Services Agreement with NBS/Lowry Engineers and Planners and authorize the Mayor to sign the agreement.

Motion carried with Councilman Nunez voting Nay and Mayor Sferrazza absent.

(22)

Staff Report #88-360(g) re: Sierra Pacific Power Company utility relocation contract for the Sutro/Kirman connection, continued:

It was moved by Councilwoman Smith, seconded by Councilman Nunez to approve the utility relocation contract with Sierra Pacific Power Company in an amount not to exceed $52,345.00 and authorize the Mayor to sign.

Motion carried with Mayor Sferrazza absent.

(13)

Staff Report #88-358(g) re: Bid #849 - Reader/Printer - Records Management Division, continued:

Ms. Merle Chambers, Purchasing Division, outlined the procedure that was followed with respect to recommending the bid be awarded to Huber Business Systems.

It was moved by Councilman Allen, seconded by Councilwoman Smith to approve Consent Agenda Items 6F through 6I with the exception of Items 6G4, 6G6 and 6G7.

Motion carried with Mayor Sferrazza absent.

PUBLIC WORKS

27

Staff Report #88-363 re: Solar Sludge Drying Study proposed by UNR at Stead Wastewater Treatment Plan.

Recommended: Council approve the agreement with UNR College of Engineering for a feasibility study of solar sludge drying and authorize the Mayor to sign.

Dr. Robert Turner, Professor of Mechanical Engineering, stated that a proposal such as this would provide positive odor containment.

It was moved by Councilwoman Smith, seconded by Councilman Nunez to approve the agreement with UNR College of Engineering for a feasibility study of solar sludge drying and authorize the Mayor to sign.

Motion carried with Mayor Sferrazza absent.

Staff Report #88-360(g) re: Sierra Pacific Power Company utility relocation contract for the Sutro/Kirman connection, continued:

It was moved by Councilwoman Smith, seconded by Councilman Nunez to approve the utility relocation contract with Sierra Pacific Power Company in an amount not to exceed $52,345.00 and

Staff Report #88-358(g) re: Bid #849 - Reader/Printer - Records Management Division, continued:

Ms. Merle Chambers, Purchasing Division, outlined the procedure that was followed with respect to recommending the bid be awarded to Huber Business Systems.

It was moved by Councilman Allen, seconded by Councilwoman Smith to approve Consent Agenda Items 6F through 6I with the exception of Items 6G4, 6G6 and 6G7.

Motion carried with Mayor Sferrazza absent.

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28 Staff Report #88-365 re: Request to reinstate the parking space on the northeast side of the 1000 block of Wells Avenue (corner of Crampton and Wells Avenue).

Recommended: Council affirm the staff decision involving removal of a parking space on Wells Avenue and Crampton Street, and also approve a two-hour time limit parking zone on the east side of Wells Avenue from Crampton Street to the adjacent alley to the south.

Mr. Gary Rutherford, 1004 South Wells, stated that his business is located slightly north of this site and urged the Council to reinstate this parking space.

It was moved by Councilman Nunez, seconded by Councilman Wilson to affirm the staff decision involving removal of a parking space on Wells Avenue and Crampton Street, and also approve a two-hour time limit parking zone on the east side of Wells Avenue from Crampton Street to the adjacent alley to the south.

Motion carried with Mayor Sferrazza absent.

CITY MANAGER

Proposed drought conservation plan.

29 Resolution No. 4434 - A joint resolution on drought water conservation policy among the Cities of Reno, Sparks and the County of Washoe, was read by title.

Mr. Steve Mack, General Manager of the Water Board, responded to questions from the Council regarding the water conservation plan.

It was moved by Councilman Nunez, seconded by Councilman Wilson to pass and adopt Resolution No. 4434.

Motion carried with Mayor Sferrazza absent.

RESOLUTION NO. 4434

A JOINT RESOLUTION ON DROUGHT WATER CONSERVATION POLICY AMONG THE CITIES OF RENO, SPARKS AND THE COUNTY OF WASHOE.

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30 Amendments to City conservation provisions (RMC).

It was moved by Councilman Wilson, seconded by Councilman Allen to table this item until the June 27, 1988 regular Council meeting.

Motion carried with Mayor Sferrazza absent.

CITY ATTORNEY

31 Staff Report #88-383 re: Authorize payment of judgement, Vari-Build v. City of Reno.

Recommended: Council authorize payment in the amount of $50,000 with the stipulation that the respective appeals are dismissed.

COUNCILWOMAN SMITH ABSENT 4:30 p.m.

It was moved by Councilman Nunez, seconded by Councilman Wilson to authorize payment in the amount of $50,000.00.

Motion carried with Councilwoman Smith abstaining and Mayor Sferrazza absent.

32 Staff Report #88-363 re: Reno Citizens Advisory Traffic Committee By-laws.

Recommended: Council approve the by-laws as proposed.

It was moved by Councilman Nunez, seconded by Councilman Wilson to approve the by-laws as proposed.

Motion carried with Councilwoman Smith and Mayor Sferrazza absent.

COUNCILWOMAN SMITH PRESENT 4:32 p.m.

BILL NO. 4133

ORDINANCE NO. 3682

33 AN ORDINANCE TO AMEND TITLE 12 OF THE RENO MUNICIPAL CODE ENTITLED "PUBLIC WORKS AND UTILITIES" BY AMENDING CHAPTER 12.16 ENTITLED "SEWER SERVICE" BY ADDING A NEW SECTION 12.16.555 ENTITLED "WASH FLOOR OR SLAB"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

It was moved by Councilman Nunez, seconded by Councilman Wilson to pass and adopt Bill No. 4133, Ordinance No. 3682.

Motion carried with Mayor Sferrazza absent.

COUNCILMAN ALLEN ABSENT 4:35 p.m.

34 Resolution No. 4430 - A resolution accepting streets - Suncrest Unit No. 1.

It was moved by Councilwoman Wishart, seconded by Councilwoman Smith to pass and adopt Resolution No. 4430.

Motion carried with Councilman Nunez abstaining, Councilman Allen and Mayor Sferrazza absent.

RESOLUTION NO. 4430

A RESOLUTION ACCEPTING STREETS - SUNCREST UNIT NO. 1.

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COUNCILMAN ALLEN PRESENT 4:38 p.m.

PLANNING DEPARTMENT

35 Staff Report #88-368 re: Request for a tentative map to allow for the development of a 20 unit single family residential subdivision on a 12.62± acre site located north of McCarran Boulevard, approximately 1,800 feet southwest of the present terminus of Manzanita Drive, in the E-1 zone, Case No. 158-88 (White Hawk Subdivision).

Recommended: Council approve the tentative map, subject to the conditions in the staff report as modified therein.

Ms. Melissa Lindell, Associate Planner, gave a brief overview of the request.

Mr. Jeff Codega, representing the applicant, responded to questions from the Council regarding the tentative map and traffic concerns.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve the tentative map, subject to the conditions in the staff report as modified therein.

Motion carried with Mayor Sferrazza absent.

36 Staff Report #88-369 re: Request to amend a portion of condition of approval number 7 to allow for the realignment of Portman Avenue and Offenhauser Drive in conjunction with the construction of a 584 unit apartment complex located at 8000 Offenhauser Drive, Case No. MPR-33-85 (Comstock Hills).

Recommended: Council approve the amendment to condition of approval number 7 as modified in the staff report.

Ms. Leann McElroy gave an overview of the proposed amendment.

Councilman Nunez expressed concern over the lack of notification of the residents in this area regarding the amendment.

Mr. Pat Pinjuv, of McKellar Development, explained that when the project was first proposed, the only access to the project was Offenhauser Drive because Portman Avenue was blocked off at the time.

It was moved Councilman Nunez, seconded by Councilman Wilson to table this item until the June 27, 1988 regular Council meeting with the understanding that the area residents who spoke at the original public hearing will be notified of the proposed amendment.

Motion carried with Mayor Sferrazza absent.

POLICE DEPARTMENT

37 Staff Report #88-387 re: Response to Stead Neighborhood Council recommendations.

Recommended: Council adopt Alternative #3 as outlined in the staff report.

Captain Tom Robinson, Reno Police Department, addressed the Council responding to the recommendations presented by the Stead Neighborhood Council.

It was moved by Councilwoman Smith, seconded by Councilman Wilson to adopt Alternative No. 3 as outlined in Staff Report #88-387.

Motion carried with Mayor Sferrazza absent.

38 Staff Report #88-388 re: Distribution of forfeited funds.

Recommended: Council accept the $115,095.17 of forfeited funds and that the funds be placed into the Reno Police Department accounts as indicated in the staff report.

It was moved by Councilman Nunez, seconded by Councilman Wilson to accept the $115,095.17 of forfeited funds and that the funds be placed into the Reno Police Department accounts as indicated in Staff Report #88-388.

Motion carried with Mayor Sferrazza absent.

MAYOR AND COUNCIL

Payment of medical expenses "Zeus" - P. Sferrazza.

39 It was indicated that the Council would have approved this request, however, by the time the item came before the Council, the issue was moot because the dog had already had the surgery. The notation was also made that an account exists for the treatment of injured animals, which could be used in situations such as this.

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40 Bill No. 4148 - An ordinance to amend Reno Municipal Code Title 18, Chapter 18.14 entitled "Development Facilities", amending Section 18.14.020 to include definitions of Neighborhood Park and Facilities; amending Section 18.14.030 to provide for a 1%, or maximum $1,000.00 per unit, tax; amending Sections 18.14.040, 18.14.050 and 18.14.070 to accord with State Law on reversions and rebates by adding thereto and deleting therefrom certain wording; together with other matters properly relating thereto, was read by title.

Mr. Bob Jones, of the Northern Nevada Builder's Association, spoke in opposition to adoption of the Marshall Swift valuation method.

Councilman Nunez indicated that he does not believe that the Marshall Swift method is in accordance with the spirit of the legislature when the park tax issue was adopted.

Councilwoman Wishart stated that she feels that the Marshall Swift method does follow the guidelines and the intent of the law.

It was moved by Councilwoman Wishart, seconded by Councilwoman Smith to refer Bill No. 4148 to the Committee of the Whole.

Motion carried with Mayor Sferrazza absent.

Mayor and Council, continued:

41 Consideration of Special Concert License (would allow juveniles to attend concerts where alcoholic beverages are sold) - G. Nunez.

Discussion ensued between Chief Robert Bradshaw and the Council regarding this issue.

No action was taken on this item.

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A recess was called at 5:35 p.m and upon reconvening at 6:10 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart. Absent: Sferrazza.

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PUBLIC HEARING

42 Resolution No. 4435 - A resolution dispensing with all protests and objections to the Assessment Roll for the City of Reno, Nevada, 1987 Special Assessment District No. 1, and confirming said Assessment Roll and the assessments therein, was read by title.

Assistant Mayor Lehners asked if proper notice had been given. City Clerk Cook stated that proper notice was given and letters of protest were received from the following individuals:

Sylvia Jacobs, 435 W. Sixth St., Reno, NV.
Joe M. Beard, King Row and St. Alberts Drive, Reno, NV.
Dorothy Pomin, P.O. Box 11225, Kalaho, HW.
Alan and Jean Golbov, 1275 Silverada, Reno, NV.
John and Marilyn Kuenzli, 2805 Thomas Jefferson Dr., Reno, NV.

The Assistant Mayor opened the public hearing.

Mr. Barney Lujan, Engineering Division, presented a history of the assessment district.

Mr. Alan, Golbov, 1275 Silverada, indicated that when the sidewalk improvments were done on his property, a portion of his lawn was damaged.

Mr. Lujan noted that the portion of lawn would be replaced.

Ms. Joyce Lynscott, 828 Washington Street, requested that the Council consider a reduced rate for the senior citizens that were included in this assessment district.

Ms. Betsy Jernberg, 1055 N. Maddux Drive, spoke in opposition to her assessment, stating that the improvements were done on Timber Way and not Maddux Drive.

Mr. Lujan explained that the property abuts Timber Way in the rear and the improvements were necessary to provide proper drainage in this area.

Assistant Mayor Lehners asked if anyone else cared to speak on this matter. Hearing no one she closed the public hearing.

It was moved by Councilman Allen, seconded by Councilwoman Smith to pass and adopt Resolution No. 4435.

Motion carried with Mayor Sferrazza absent.

RESOLUTION NO. 4435

A RESOLUTION DISPENSING WITH ALL PROTESTS AND OBJECTIONS TO THE ASSESSMENT ROLL FOR THE CITY OF RENO, NEVADA, 1987 SPECIAL ASSESSMENT DISTRICT NO. 1, AND CONFIRMING SAID ASSESSMENT ROLL AND THE ASSESSMENTS THEREIN.

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PUBLIC HEARING

9B Resolution No. 4436 - A resolution approving a lease agreement between the Reno Redevelopment Agency and the Nevada Department of Prisons for the City Motel property, was read by title.

Assistant Mayor Lehners asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Assistant Mayor opened the public hearing and asked if anyone cared to speak on this item. Hearing no one she closed the public hearing.

It was moved by Councilwoman Smith, seconded by Councilman Wilson to pass and adopt Resolution No. 4436.

Motion carried with Mayor Sferrazza absent.

RESOLUTION NO. 4436

A RESOLUTION APPROVING A LEASE AGREEMENT BETWEEN THE RENO REDEVELOPMENT AGENCY AND THE NEVADA DEPARTMENT OF PRISONS FOR THE CITY MOTEL PROPERTY.

PUBLIC HEARING

44

Staff Report #88-391 re: Request for annexation, a Master Plan amendment from "Park" to "Single-Family Residential", a zone change from E-1 to R-1 upon annexation on a 1.75± acre portion, and approval of a tentative map for a 10-unit single-family residential subdivision on the entire 2.15± acre parcel located between Ives Avenue and McCarran Boulevard, east of Keystone Avenue, Case No. 137-88 (Cimarron Subdivision No. 4).

Recommended: Council approve the annexation of 1.75± acres, deny the amendment to the Master Plan changing the designation from Park to Single-Family Residential, approve the zone change from E-1 to R-1, and approve the tentative map, subject to the conditions in the staff report.

Assistant Mayor Lehners asked if proper notice had been given. City Clerk Cook stated that proper notice had been given and letters of opposition were received from Frances and Ralph Ries, 2301 Ives Avenue, Thomas Ries, 1996 Idlewild Drive, and Richard Oliver, 2295 Ives Avenue.

The Assistant Mayor opened the public hearing.

Ms. Leann McElroy, Planning Director, gave an overview of the requests. She noted that several area residents have expressed concern regarding the extension of Ives Avenue to Keystone Avenue.

Mr. Jeff Coller, of Cambridge Homes Inc., discussed the extension of Ives Avenue noting that the extension was approved in the original Cimarron Subdivision tentative map but since the Landa Brothers property could not be acquired by the City, the extension was not constructed.

Ms. Karen Hampton, 2050 Ives Avenue, indicated that she is in favor of the extension of Ives Avenue.

Mr. Dennis Moreland, 2095 Ives Avenue, spoke in favor of the extension of Ives Avenue.

Mr. Jeremy Hampton, 2050 Ives Avenue, requested that the Council approve the extension of Ives Avenue and indicated that this extension would improve the traffic flow in the area.

Ms. Viola Gieseking, 2315 Brisbane Avenue, indicated that she feels that if Ives Avenue is extended the traffic flow would become worse.

Mr. Nell Weeth, 2230 Ives Avenue, spoke in opposition to the proposed extension.

Mr. Peter Weeth, 2230 Ives Avenue, contended that if Ives Avenue is extended the traffic would increase and he is in opposition to the extension.

Mr. Dick Sullivan, 2290 Arcane Avenue, stated that Ives Avenue is very narrow and would not be adequate to handle the traffic if it were extended. He also expressed concern regarding the development of this subdivision within Rancho San Rafael Park.

Mr. Thomas Tokarz, 2325 Ives Avenue, spoke in opposition of the extension of Ives Avenue.

Mr. Jim Arden, 2340 Ives Avenue, stated that the extension of Ives Avenue would create a hazardous traffic situation for the property owners in the area and also for those traveling to Rancho San Rafael Park.

Mr. Coller responded to those who spoke in opposition to the extension. He noted that the extension would provide better fire and police access to the area and especially to the park.

The Assistant Mayor asked if anyone else cared to speak on this issue. Hearing no one she closed the public hearing.

Discussion ensued regarding the property to the west of this development with Councilwoman Wishart inquiring about a future park site on this property.

Ms. McElroy indicated that she is not aware of any plan for a park at present, but perhaps the Parks and Recreation staffs from the City of Reno and Washoe County have discussed a proposal for a park on this site.

Councilwoman Wishart stated that the issue before the Council is not the extension of Ives Avenue but rather whether or not this property should be annexed and the zone change and tentative map be approved.

It was moved by Councilwoman Wishart, seconded by Councilwoman Smith to approve the annexation of the 1.75± acre portion of this property by ordinance.

Motion carried with Mayor Sferrazza absent.

It was moved by Councilwoman Wishart, seconded by Councilwoman Smith to approve the amendment to the Master Plan changing the designation from "Park" to "Single-Family Residential".

Motion carried with Mayor Sferrazza absent.

It was moved by Councilwoman Wishart, seconded by Councilwoman Smith to approve the zone change from E-1 to R-1 on the 1.75± acre portion of the property.

Motion carried with Councilwoman Lehners voting Nay and Mayor Sferrazza absent.

It was moved by Councilwoman Wishart, seconded by Councilwoman Smith to approve the tentative map for a 10-unit single-family residential subdivision, subject to the conditions in the staff report including the installation of a landscape buffer to buffer the property from the park on either side.

Motion carried with Councilwoman Lehners voting Nay and Mayor Sferrazza absent.

45

BILL NO. 4134

ORDINANCE NO. 3683

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE, CONCERNING "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).253 RELATING TO A .2 ACRE PROPERTY LOCATED AT 342/344 WEST ELEVENTH STREET, AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED "EXHIBIT A", AND REZONING SAID PROPERTY FROM R-2 (MULTIPLE RESDIENTIAL) TO R-3a (MULTIPLE RESIDENTIAL); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 157-88 (CAGE).

It was moved by Councilwoman Smith, seconded by Councilman Wilson to pass and adopt Bill No. 4134, Ordinance No. 3683.

Motion carried with Mayor Sferrazza absent.

46

BILL NO. 4135

ORDINANCE NO. 3684

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE, CONCERNING "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).255 RELATING TO A 1.38± ACRE PROPERTY LOCATED ADJACENT TO MCCARRAN BOULEVARD, NORTH OF WEST SEVENTH STREET, AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED "EXHIBIT A", AND REZONING SAID PROPERTY FROM R-2 (MULTIPLE RESIDENTIAL) TO C-1 (LIMITED COMMERCIAL) AND R-3a (MULTIPLE RESIDENTIAL); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. C-54-84 (WESTVIEW TOWNHOUSES).

It was moved by Councilwoman Smith, seconded by Councilman Wilson to pass and adopt Bill No. 4135, Ordinance No. 3684.

Motion carried with Councilman Nunez voting Nay and Mayor Sferrazza absent.

BILL NO. 4136

ORDINANCE NO. 3685

47 AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE, CONCERNING "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).248 RELATING TO AN 11.19± ACRE PROPERTY LOCATED BETWEEN LONGLEY LANE AND MCCARRAN BOULEVARD APPROXIMATELY 750 FEET NORTH OF PEMBROKE DRIVE, AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED "EXHIBIT A", AND REZONING SAID PROPERTY FROM LLR-1 (LARGE LOT RESIDENTIAL - 1 ACRE) TO R-3a (MULTIPLE RESIDENTIAL); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 135-88 (BRISTLE POINT APARTMENTS).

It was moved by Councilwoman Smith, seconded by Councilman Nunez to pass and adopt Bill No. 4136, Ordinance No. 3685.

Motion carried with Councilwoman Wishart voting Nay and Mayor Sferrazza absent.

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48 Bill No. 4137 - An ordinance annexing to and making part of the City of Reno certain specifically described territory being 106.90 acres of property located north of Del Monte Lane and west of Kietzke Lane, Washoe County, Nevada, as is more fully described in the attached "Exhibit A"; together with other matters properly relating thereto, was read by title, Case No. 131-88 (Rancharrah).

It was moved by Councilwoman Smith, seconded by Councilman Nunez to refer Bill No. 4137 to the Committee of the Whole.

Motion carried with Mayor Sferrazza absent.

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49 Bill No. 4138 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code, concerning "zoning", by adding thereto a new section to be known as 18.06.040(b).258 relating to a 99± acre property located north of Del Monte Lane and west of Kietzke Lane, as is more particularly described in the attached "Exhibit A", and rezoning said property from LLR-2.5 (Large Lot Residential - 2.5 acre minimum) to PUD (Planned Unit Development), together with other matters properly relating thereto, was read by title, Case No. 131-88 (Rancharrah).

It was moved by Councilwoman Smith, seconded by Councilman Wilson to refer Bill No. 4138 to the Committee of the Whole.

Motion carried with Mayor Sferrazza absent.

Planning Department, continued:

50 Bill No. 4139 - An ordinance to amend Title 18, Chapter 18.26 of the Reno Municipal Code entitled "Master Plan," by adding a new section to be known as Section 18.26.020(3)(A).45 adopting amendment to Master Plan, Planning Case No. 59-88 as more fully described below; together with other matters properly relating thereto, was read by title, Case No. 59-88 (University Ridge).

It was moved by Councilwoman Smith, seconded by Councilman Wilson to refer Bill No. 4139 to the Committee of the Whole.

Motion carried with Mayor Sferrazza absent.

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51 Resolution No. 4431 - A resolution of intent to change zone classification in Case No. 59-88 from R-1a (Single Family Residential) and E-1 (First Estates) to PUD (Planned Unit Development) zone on a 210± acre parcel of land located east of North Virginia Street and north of McCarran Boulevard, Reno, Nevada, Case No. 59-88 (University Ridge).

It was moved by Councilwoman Smith, seconded by Councilman Nunez to pass and adopt Resolution 4431.

Motion carried with Mayor Sferrazza absent.

RESOLUTION NO. 4431

A RESOLUTION OF INTENT TO CHANGE ZONE CLASSIFICATION IN CASE NO. 59-88 FROM R-1a (SINGLE FAMILY RESIDENTIAL) AND E-1 (FIRST ESTATES) TO PUD (PLANNED UNIT DEVELOPMENT) ZONE ON A 210± ACRE PARCEL OF LAND LOCATED EAST OF NORTH VIRGINIA STREET AND NORTH OF MCCARRAN BOULEVARD, RENO, NEVADA, CASE NO. 59-88 (UNIVERSITY RIDGE).

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52 Bill No. 4140 - An Ordinance to amend Chapter 18.06 of the Reno Municipal Code, concerning "Zoning", by adding thereto a new section to be known as 18.06.040(b).256 relating to a 43,558± square foot property located at 1120 East Moana Lane, as is more particularly described in the attached "Exhibit A", and rezoning said property from R-2 (Multiple Residential) to C-2 (Local Commercial); together with other matters properly relating thereto, was read by title, Case No. C-47-86 (Reno Rent-a-Car).

It was moved by Councilman Nunez, seconded by Councilman Wilson to refer Bill No. 4140 to the Committee of the Whole.

Motion carried with Councilwoman Wishart voting Nay and Mayor Sferrazza absent.

53 Bill No. 4141 - An Ordinance to amend Chapter 18.06 of the Reno Municipal Code, concerning "Zoning", by adding thereto a new section to be known as 18.06.040(b).249 relating to a 4.5 acre property located on the northeast corner of Lake and Mill Streets, as is more particularly described in the attached "Exhibit A", and rezoning said property from C-2 (Local Commercial) and C-3 (General Commercial) to P-F (Public Facilities); together with other matters properly relating thereto, was read by title, Case No. 138-88 (Harrah's Automobile Museum).

It was moved by Councilwoman Smith, seconded by Councilman Nunez to refer Bill No. 4141 to the Committee of the Whole.

Motion carried with Mayor Sferrazza absent.

54 Resolution No. 4432 - A resolution of intent to change zone classification in Case No. 141-88 from E-1 (First Estates) to R-3 (Multiple Residential) zone on a one acre parcel of property lcoated on the east side of Warren Way approximately 240 feet south of Moana Lane, Reno, Nevada, was read by title, Case No. 141-88 (Warren Way Apartments).

It was moved by Councilman Allen, seconded by Coucnilman Wilson to pass and adopt Resolution No. 4432.

Motion carried with Councilman Nunez abstaining and Mayor Sferrazza absent.

RESOLUTION NO. 4432

A RESOLUTION OF INTENT TO CHANGE ZONE CLASSIFICATION IN CASE NO. 141-88 FROM E-1 (FIRST ESTATES) TO R-3 (MULTIPLE RESIDENTIAL) ZONE ON A ONE ACRE PARCEL OF PROPERTY LOCATED ON THE EAST SIDE OF WARREN WAY APPROXIMATELY 240 FEET SOUTH OF MOANA LANE, RENO, NEVADA, CASE NO. 141-88 (WARREN WAY APARTMENTS).

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55 Resolution No. 4433 - A resolution of intent to change zone classification in Case No. 132-88 from C-1 (Limited Commercial) to C-3 (General Commercial) zone on a 7 acre property located adjacent to the I-580 right-of-way, fronting on Plumb Lane and Harvard Way, Reno, Nevada, was read by title, Case No. 132-88 (Airport Commercial Center.

It was moved by Councilman Nunez, seconded by Councilman Wilson to pass and adopt Resolution No. 4433.

Motion carried with Mayor Sferrazza absent.

RESOLUTION NO. 4433

A RESOLUTION OF INTENT TO CHANGE ZONE CLASSIFICATION IN CASE NO. 132-88 FROM C-1 (LIMITED COMMERCIAL) TO C-3 (GENERAL COMMERCIAL) ZONE ON A 7 ACRE PROPERTY LOCATED ADJACENT TO THE I-580 RIGHT-OF-WAY, FRONTING ON PLUMB LANE AND HARVARD WAY, RENO, NEVADA, CASE NO. 132-88 (AIRPORT COMMERCIAL CENTER).

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A recess was called at 7:45 p.m. and upon reconvening at 7:55 roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith and Wishart. Absent: Sferrazza.

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56

Staff Report #88-384 re: Administrative Hearing - Business license of Larry E. Mullin, dba 25 Hr. Nashville Nevada - suspension/revocation of Business license. (VERBATIM TRANSCRIPT AVAILABLE IN THE CITY CLERK'S OFFICE)

Recommended: Council conduct an administrative hearing to determine whether Mr. Mullin's business license should be revoked or suspended.

Assistant City Attorney Cooke stated that she would proceed with a hearing to determine whether or not the business license of Larry E. Mullin should be suspended or revoked. She continued by stating intial remarks regarding the business and provided the Council with four exhibits to be admitted into the record.

It was moved by Councilman Nunez, seconded by Councilwoman Smith to accept the four exhibits marked "A" through "D".

Motion carried with Mayor Sferrazza absent.

Assistant City Attorney Cooke questioned the following Reno Police Officers who were involved in a special investigation of 25 Hr. Nashville Nevada:

Officer Eugene Poteete
Officer Christopher B. Lang
Officer Terrence Kevin Naughton
Sergeant Jerry B. Tone

The officers recounted their observations at the times they were present at the establishment.

Mr. Jack Alian, attorney representing Mr. Mullin, also questioned the officers.

Mrs. Cooke called Dr. Trudy Larsen to the podium to testify regarding infectious disease processes. She stated that it is her opinion, that based on the activities that have been described as taking place at Nashville Nevada, it is probable that potential health hazards and unsanitary conditions could indeed exist at the establishment. She outlined several infectious diseases which she believed could be transmitted by the behavior described.

Lengthy discussion ensued with Mr. Mullin responding to questions from Assistant City Attorney Cooke and the City Council.

It was moved by Councilman Nunez, seconded by Councilwoman Smith to revoke the business license of Larry E. Mullin and adopt the proposed findings of fact and conclusions of law including the additional proposed findings that were handed out.

Motion carried with Mayor Sferrazza absent.

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A recess was called at 10:30 p.m. and upon reconvening at 10:35 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, and Wishart. Absent: Sferrazza.

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HUMAN RESOURCES

57 Staff Report #88-379 re: Local 39 Labor Contract.

Recommended: Council approve and ratify the labor agreement between the City of Reno and Local 39, as proposed.

It was moved by Councilwoman Wishart, seconded by Councilwoman Smith to approve and ratify the labor agreement between the City of Reno and Local 39, as proposed.

Motion carried with Mayor Sferrazza absent.

58 Staff Report #88-380 re: An ordinance to amend Title 2, Chapter 2.06 of the Reno Municipal Code entitled "Departments" by adding a new Article II entitled "Appointive Offices" designating positions in the appointive service of the City of Reno; together with other matters properly relating thereto.

It was moved by Councilwoman Smith, seconded by Councilman Nunez to table this item until the Continued Meeting on June 20, 1988.

Motion carried with Mayor Sferrazza absent.

59 Bill No. 4142 - An ordinance to amend Title 2, Chapter 2.14 of the Reno Muncipal Code entitled "Employee Benefits", by deleting certain wording, renumbering certain sections, and adding and substituting new wording concerning salaries, wages and benefits of employees of the City of Reno; providing for increases in salary ranges and adjustment of salaries; providing for insurance benefits and employment practices and policies and allowances of employees of the City of Reno; and providing for other matters properly relating thereto, was read by title.

It was moved by Councilwoman Wishart, seconded by Councilman Allen to refer Bill No. 4142 to the Committee of the Whole.

Motion carried with Mayor Sferrazza absent.

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60 Staff Report #88-382(a) re: Leland F. Hernandez, Trustee of the Leland F. Hernandez Family Trust and Charles E. Strange, Trustee of the Charles E. Strange Family Trust V. City of Reno and Allied Petroleum Company.

Recommended: Council refer the matter to the City Attorney's Office.

It was moved by Councilman Allen, seconded by Councilwoman Smith to refer the matter to the City Attorney's Office.

Motion carried with Mayor Sferrazza absent.

61 Staff Report #88-382(b) re: Stoltz v. City of Reno, et al

Recommended: Council refer the matter to the City Attorney's Office.

It was moved by Councilman Allen, seconded by Councilwoman Smith to refer the matter to the City Attorney's Office.

Motion carried with Mayor Sferrazza absent.

62 Staff Report #88-382(c) re: Bernice Arif v. City of Reno, et al.

Recommended: Council refer the matter to the City Attorney's Office.

It was moved by Councilman Allen, seconded by Councilwoman Smith to refer the matter to the City Attorney's Office.

Motion carried with Mayor Sferrazza absent.

63 Bill No. 4143 - An ordinance amending Title 4, Chapter 52 (Secondhand Merchandise or Junk) of the Reno Municipal Code, by amending Section 4.52.080, entitled: "Renewal," by extending the northern boundary to encompass an area east of the center line of Virginia Street to the west line of a north/south alley situated between North Virginia Street and Center Street, together with other matters properly relating thereto, was read by title.

It was moved by Councilwoman Wishart, seconded by Councilman Wilson to refer Bill No. 4143 to the Committee of the Whole.

Motion carried with Mayor Sferrazza absent.

64 Bill No. 4144 - An ordinance amending Title 4, Chapter 38 (Pawnbrokers) of the Reno Municipal Code, by amending Section 4.38.120, entitled: "Application," by extending the northern boundary to encompass an area east of the center line of Virginia Street to the west line of a north/south alley situated between North Virginia Street and Center Street, together with other matters properly relating thereto, was read by title.

It was moved by Councilwoman Smith, seconded by Councilman Nunez to refer Bill No. 4144 to the Committee of the Whole.

Motion carried with Mayor Sferrazza absent.

CITY CLERK

65 Staff Report #88-378 re: Election of Assistant Mayor

Recommended: Council elect an Assistant Mayor.

It was moved by Councilwoman Smith, seconded by Councilman Allen to appoint Councilman Nunez as Assistant Mayor for the City of Reno for a one year term.

Motion carried with Mayor Sferrazza absent.

66 Boards and Commissions - Reno City Planning Commission (2 appointments).

It was moved by Councilman Wilson, seconded by Councilman Allen to reappoint Timothy Collins to the Reno City Planning Commission with a term to expire July 1, 1992.

Motion carried with Mayor Sferrazza absent.

It was moved by Councilman Nunez, seconded by Councilwoman Smith to appoint Dr. Jesse Hall to the Reno City Planning Commission with a term to expire July 1, 1992.

Motion carried with Councilwoman Lehners and Councilwoman Wishart voting Nay and Mayor Sferrazza absent.

67 Boards and Commissions - Board of Adjustment (1 appointment).

It was moved by Councilman Wilson, seconded by Councilman Allen to reappoint John Chism to the Board of Adjustment with a term to expire June 30, 1993.

Motion carried with Mayor Sferrazza absent.

68 Boards and Commissions - Reno Commission on the Status of Women (3 appointments).

It was moved by Councilwoman Smith, seconded by Councilman Wilson to appoint Mary Fitzgerald, Donna O'Dell and Mary Ogg to the Reno Commission on the Status of Women with one term to expire October 11, 1989 and two terms to expire October 11, 1988, respectively.

Motion carried with Mayor Sferrazza absent.

69 Boards and Commissions - Washoe County Airport Authority (1 appointment)

It was moved by Councilwoman Smith, seconded by Councilman Nunez to appoint Betty Morris to the Washoe County Airport Authority with a term to expire July 1, 1989.

Motion carried with Mayor Sferrazza absent.

Mayor and Council, continued:

70 Kid Safe Program - P. Sferrazza

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

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"Public Official of the Year" - K. Wishart.

It was moved by Councilwoman Wishart, seconded by Councilman Nunez to submit the name of Patricia Lynch, City Attorney for "Public Official of the Year".

Motion carried with Mayor Sferrazza absent.

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Proposal for Variance Procedure in Flood Plain - G. Nunez

Councilman Nunez explained that at present there is no appeal and variance process for the Flood Plain ordinance.

It was moved by Councilwoman Smith, seconded by Councilman Wilson to refer this item to staff for further review.

Motion carried with Mayor Sferrazza absent.

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Appointment of "Charter" Committee - F. Lehners, P. Sferrazza.

Councilwoman Lehners requested that the Council members submit names for possible appointment to this committee.

The meeting was adjourned at 11:15 p.m.

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Approved this 27th day of June, 1988.

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Peter J. Sferrazza
MAYOR OF THE CITY OF RENO

ATTEST:

Donald J. Cook
CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO

CITY OF RENO CORPORATE SEAL WASHOE COUNTY, NEVADA

Council Chambers, Reno, Nevada
June 20, 1988

A Special meeting of the Reno City Council was called to order at 4:35 p.m. on June 20, 1988 in the City Manager's Conference Room.

PRESENT: Council members Lehners, Wilson, Wishart and Sferrazza.

ABSENT: Council members Allen, Nunez and Smith.

ALSO PRESENT: City Manager Schilling, City Attorney Lynch and City Clerk Cook.

REQUEST BY RIVERBOAT CASINO

Representative from the Riverboat Casino appeared before Council relative to their request. Discussion took place regarding the method of operation.

It was moved by Councilman Wilson, seconded by Councilwoman Wishart to permit live music until 9:00 p.m. on June 23. 24, 25 and on July 2, 3 and 4.

Motion carried wtih Councilman Allen, Councilman Nunez and Councilwoman Smith absent.

The meeting was adjourned at 4:50 p.m.

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Approved this 11th day of July, 1988.

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MAYOR OF THE CITY OF RENO

ATTEST:

CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO

Council Chambers, Reno, Nevada
June 20, 1988
(Continued from 6/13/88)

The continued meeting of the Reno City Council was called to order at 4:30 p.m. on June 20, 1988 in the City Manager's Conference Room.

PRESENT: Council members Lehners, Wilson, Wishart and Sferrazza.

ABSENT: Council members Allen, Nunez and Smith.

ALSO PRESENT: City Manager Schilling, City Attorney Lynch and City Clerk Cook.

Bill No's. ____, ____, ____, ____, ____, ____.
Consolidate and amend the Reno Municipal Code, declaration of appointive offices and designation of minimum qualifications.

It was moved by Coucnilwoman Wishart, seconded by Councilwoman Lehners to table this item to a later date.

Motion carried with Councilman Allen, Councilman Nunez and Councilwoman Smith absent.

The meeting was adjourned at 4:35 p.m.

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Approved this 11th day of July, 1988.

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CITY OF RENO * CORPORATE SEAL * WASHOE COUNTY NEVADA

MAYOR OF THE CITY OF RENO

ATTEST:

CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO

Council Chambers, Reno, Nevada
June 27, 1988

The regular meeting of the Reno City Council was called to order at 3:00 p.m. on June 27, 1988 in the Council Chambers of City Hall.

PRESENT: Council members Lehners, Wilson, Allen, Smith, Wishart and Sferrazza.

ABSENT: Councilman Nunez.

ALSO PRESENT: City Manager Schilling, City Attorney Lynch and City Clerk Cook.

APPROVAL OF THE MINUTES

Approval of the June 13, 1988 Regular Council Meeting minutes.

Councilwoman Smith pointed out that on Page 10 of the minutes with respect to the vote on Vari-Build v. City of Reno, it should be reflected that she abstained rather than was absent.

Councilwoman Wishart noted that on Page 12 regarding the Payment of Medical Expenses for "Zeus" it should be indicated that the Council would have approved the payment, however, by the time the item came before the Council, the issue was moot because the dog had already had the surgery.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve the June 13, 1988 Regular Council Meeting minutes as amended.

Motion carried with Councilman Nunez absent.

APPROVAL OF THE AGENDA

Approval of the June 27, 1988 Regular Council Meeting Agenda.

It was moved by Councilman Allen, seconded by Councilwoman Lehners to approve the June 27, 1988 Regular Council Meeting Agenda.

Motion carried with Councilman Nunez absent.

COUNCILMAN NUNEZ PRESENT 3:10 p.m.

CONSENT AGENDA

1 Cash Disbursements - June 2, 1988 through June 15, 1988

Recommended: Council approve the cash disbursements June 2, 1988 through June 15, 1988.

2 Staff Report #88-396 re: Business License Applications as follows:

a ARA Leisure Services Inc/Northgate Golf Course; Robert J. Palumbo; 1111 Clubhouse Drive; Bar.

b DSM Inc Port of Subs; Dennis Manning; 3350 N. McCarran Blvd.; Dining Wine and Beer.

c Virginia Lincoln Corporation DBA The Virginian; Matt Karadanis; 140 N. Virginia Street; (1) Bar (Casino), (8) extra bartenders.

d Oriental Delights; Roger Hidalgo; 4385 Neil Road #C; Package Beer.

e Reno Turf Club; Leon Nightingale; 280 N. Center Street; (Previous licensee, Richard R. Drake, dba same); Bar.

f Tiger Toms; Thomas Porto; 196 Gentry Way; (6) slots.

g Virginia Lincoln Corporation DBA The Virginian; Matt Karadanis; 140 N. Virginia; Unlimited Gaming.

h Reno Turf Club; Leon Nightingale; 280 N. Center Street; (Previous licensee, Richard R. Drake, dba same); (1) Sports Pool, (1) Race Horse Pool, (25).

i IGT DB at Safeway Store #245; IGT; 1925 Sutro; (previous vendor, United Coin); (15) slots.

j The Classic Closet Inc.; Dianne Plummer Johnson; 202 California; Secondhand Merchandise.

Recommended: Council approve business licenses as submitted.

3 Staff Report #88-397(a) re: Final Map Sierra Highlands Unit No. 7 Subdivision.

Recommended: Council approve the Final Map of Sierra Highlands Unit No. 7 Subdivision.

4 Staff Report #88-397(b) re: Final Map Sierra Highlands Unit No. 11 Subdivision.

Recommended: Council approve the Final Map of Sierra Highlands Unit No. 11 Subdivision.

5 Staff Report #88-397(c) re: Final Map Evans Park Unit No. 2 Subdivision.

Recommended: Council approve the Final Map for Evans Park Unit No. 2 Subdivision.

6 Staff Report #88-397(d) re: Final Map Lakeridge Springs Unit No. 2 Subdivision.

Recommended: Council approve the Final Map for Lakeridge Springs Unit No. 2 Subdivision.

7 Staff Report #88-398(a) re: Acceptance of Right-of-Way dedications on S. Virginia Street.

Recommended: Council accept the S. Virginia Street Right-of-Way dedications from Reno Partners II and Circuit City.

8 Staff Report #88-398(b) re: Acceptance of Right-of-Way dedication - Redfield Parkway.

Recommended: Council accept the deed of dedication from Unocal.

9 Staff Report #88-398(c) re: Acceptance of Right-of-Way dedication - Yorkshire Drive.

Recommended: Council accept the Yorkshire Drive Right-of-Way dedication.

10 Staff Report #88-398(d) re: Acceptance of Right-of-Way dedication and easements for the Airport Commercial Center.

Recommended: Council accept the dedication and easements for the Airport Commercial Center

11 Staff Report #88-398(e) re: Acceptance of bridge easements from Division of State Lands.

Recommended: Council approve and accept the bridge easements from the Division of State Lands.

12 Staff Report #88-398(f) re: Grant of easement to Sierra Pacific Power Company for Electric Lines.

Recommended: Council approve the grant of easement to Sierra Pacific Power Comapny over the Truckee River Bike Path.

13 Staff Report #88-398(g) re: Acceptance of Water Rights Dedications and transfer of use to Sierra Pacific Power Company.

Recommended: Council accept the three water rights deeds and approve the water sale agreement transferring the use of the rights to the described projects.

14 Staff Report #88-399(a) re: Bid #842 - Solo Type Police Motorcycles, Motor Vehicles Division.

Recommended: Council accept the low bid of $34,547.00 submitted by Reno Kawasaki for 6 police motorcycles.

15 Staff Report #88-399(b) re: Bid #848 - Personal Computers, Peripherals & Networks for FY 1988/89 - Data Processing Division.

Recommended: Council accept the bid submitted by Futronics, Inc. for personal computers, peripherals and networks for fiscal year 1988/89.

16 Staff Report #88-399(c) re: Bid #850 - Computerized Sign Engraver - Paint and Sign Division.

Recommended: Council award Bid #850 to Koser Enterprises for a total cost of $13,745.00.

17 Staff Report #88-399(d) re: Plumas/Moana Storm Drain Study - Consultant Contract Amendment.

Recommended: Council approve the Consultant Contract Amendment with Kennedy/Jenks/Chilton in an amount not to exceed $25,500.00 and authorize the Engineering Division to implement the Contract upon signing by the City Attorney and Mayor.

18 Staff Report #88-399(e) re: Truckee Meadows Fire Protection District Dispatch Service Agreement.

Recommended: Council approve the Dispatch and Communications Service Agreement with the Truckee Meadows Fire Protection District and authorize the Mayor to sign.

19

Staff Report #88-399(f) re: Extension of McDonnell Douglas Maintenance Agreement for Computer Maintenance.

Recommended: Council approve the renewal of the computer maintenance agreement with McDonnell Douglas Computer Support Services Company for a one year period and authorize the Mayor to sign.

20

Staff Report #88-399(g) re: Contract between the City of Reno and Subgrantee Agencies under the Community Development Block Grant Program.

Recommended: Council approve the contracts between the City of Reno and the Subgrantee Agencies under the CDBG Program.

21

Staff Report #88-400 re: Closure of Arlington Avenue for Towne Faire.

Recommended: Council authorize the closure of Arlington Avenue over Wingfield Island for the Reno Towne Faire on July 23, 1988 from 7:30 a.m. to 5:30 p.m.

(6)

Staff Report #88-397(d) re: Final Map Lakeridge Springs Unit No. 2 Subdivision, continued:

Discussion ensued regarding the amount of the Residential Construction Tax with respect to this subdivision.

Mayor Sferrazza stated that it is his understanding that the tax would be applied at the time the permits were issued rather than at the time of the approval.

The Council directed staff to review this matter to determine whether the 50% exemption tax should be applied under the 2% or 1% formula.

(11)

Staff Report #88-398(e) re: Acceptance of bridge easements from Division of State Lands, continued:

Councilwoman Wishart requested that these easements as well as be reviewed by the Truckee River Advisory Board and the conceptual design of the bridge.

Staff Report #88-398(f) re: Grant of easement to Sierra Pacific Power Company for Electric Lines, continued:

(12)

Councilman Nunez expressed concern with respect to granting an easement to Sierra Pacific. He stated that he would rather a revokable permit be issued, because in the event that the lines would have to be relocated, there wouldn't be a cost to the City.

It was moved by Councilman Nunez, seconded by Councilman Allen to defer this item to the July 11, 1988 Regular Council Meeting.

Motion carried.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve Consent Agenda Items 6A through 6F with the exception of Item 6D6 with Councilman Nunez abstaining on Item 6C3.

Motion carried.

PUBLIC WORKS

22 Staff Report #88-401 re: Agreement to terminate contracts for landscape architectural services - Crissie Caughlin Park - Paradise Park.

Recommended: Council approve the settlement agreement terminating the contracts for the architectural services and releasing both parties from all further claims and obligations.

Mr. John Monday, Landscape Architect, indicated that due to substaintial disagreements between the consultant and City staff, it was agreed that it would be in the best interest of both parties to terminate the agreements.

Mr. Larry Chapen, consultant, indicated that he requested the termination of the contracts. He continued that he believes that there is a larger problem with respect to the bidding process, the method of selecting contractors and the enforcement of the contract documents.

It was moved by Councilman Wilson, seconded by Councilman Nunez to approve the settlement terminating the contracts for the architectural services and releasing both parties from all further claims and obligations.

Motion carried.

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23 Bill No. 4145 - An ordinance to amend Chapter 12.20 of the Reno Municipal Code entitled "Sidewalk", Curb and Gutter Repair and Reconstruction" by changing the title to read "Sidewalk, Curb and Gutter Reconstruction"; adding a new section defining the duty of property owners to maintain sidewalks, curbs and gutters; liminting the time for property owners to complete reconstruction; limiting appellate review; and providing for other matters properly relating thereto, was read by title.

Councilwoman Smith expressed concern regarding certain properties on Washington Street where no sidewalks exist. She requested that staff inspect these areas and the sidewalk policy and report back at a workshop session of the Council.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to refer Bill No. 4145 to the Committee of the Whole.

Motion carried.

PLANNING DEPARTMENT

24

Staff Report #88-404 re: Request to amend a portion of condition of approval number 7 to allow for the realignment of Portman Avenue and Offenhauser Drive in conjunction with the construction of a 584 unit apartment complex located at 8000 Offenhauser Drive, Case No. MPR-33-85 (Comstock Hills).

Recommended: Council approve the amendment to condition of approval number 7 as modified in the staff report.

Mr. Vern Kloos, Associate Planner, outlined the request for the realignment and stated that the property owners on Offenhauser Drive and Huffaker Lane were noticed and no comments were received.

Councilman Nunez expressed concern regarding the notification method and also the flow of traffic if the realignment were approved. He noted that he could not approve the amendment to the condition because the project is already built.

Mr. Pat Pinjuv, of McKellar Development, addressed the Council indicating that a traffic study of the area was completed and it was determined that the realignment would allow better timing for the traffic flow in the area.

Discussion ensued regarding the advantages and disadvantages of the realignment.

It was moved by Councilman Nunez, seconded by Mayor Sferrazza to deny the request for the amendment to Condition No. 7.

Motion carried with Councilman Wilson, Councilman Allen, and Councilwoman Wishart voting Nay.

25 Bill No. 4146 - An ordinance confirming the proceedings in providing for certain street and alley improvements within the City of Reno, Nevada 1987 Special Assessment District No. 1: providing for the payment of the costs and expenses of said improvements, providing for assessing the cost of said improvements against the lots and parcels of land benefited by said improvements, describing the manner for the collection and payment of said assessments and providing penalties for delinquent payments; together with other matters properly relating thereto was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to refer Bill No. 4146 to the Committee of the Whole.

Motion carried.

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26 Staff Report #88-405 re: Request for a special use permit for a major project for construction of a 60,000 square foot tilt-up concrete warehouse with 3,000 square feet of office space, on a 130,224 square foot property located at 4785 Longley Lane in the M-E zone, Case No. 179-88 (Fleetguard).

Recommended: Council approve the Special Use Permit, subject to the conditions in the staff report.

Mr. Vern Kloos, Associate Planner, gave an overview of the request.

Discussion ensued regarding the architectural design of the project and the landscaping that will be provided, with Mr. Michael Dermody, applicant, responding to questions from the Council.

It was moved by Councilman Nunez, seconded by Councilman Allen to approve the Special Use Permit, subject to the conditions in the staff report.

Motion carried.

MAYOR AND COUNCIL

27 Location of Police Memorial - F. Lehners.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to table this item and refer it to the Parks and Recreation Department with the final decision to be made by the City Council.

Motion carried.

CITIZENS INTIATIVES

28 Request for Sister City, San Sebastian, Spain - J. Crowley.

Joe Crowley, President, University of Nevada-Reno, addressed the Council with a request to enter into a Sister City Relationship with San Sebastian, Spain. He outlined several similarities between Reno and San Sebastian.

Robert Laxalt also urged the Council to enter into a Sister City Relationship with San Sebastian.

It was moved and seconded by the Council as a Whole to approve the creation of a Sister City Relationship between the City of Reno and the City of San Sebastian, Spain.

Motion carried.

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29 Opposition to the removal of Ivan Sack Dam - K. McKenna

Mr. Ken McKenna, 528 W. First Street, spoke in opposition to the removal of the dam, stating that the safety problems of the dam could be resolved by an alternate and much less costly method.

Mr. John Gojack, 3055 Idlewild Drive, concurred with Mr. McKenna and urged the Council to examine alternatives before removing the dam.

Mr. Joe Kay, Reno Firefighters Association, urged Council to reaffirm their action of May, 1987 and remove the dam.

Mr. Millard Reed, Public Works Director, described the process by which the dam will be removed.

No action was taken on this item, as it was the determination of the Council to reaffirm their action of May, 1987.

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BILL NO. 4148

30 ## ORDINANCE NO. 3692

AN ORDINANCE TO AMEND RENO MUNICIPAL CODE TITLE 18, CHAPTER 18.14 ENTITLED "DEVELOPMENT OF PARK PLAYGROUND AND RECREATIONAL FACILITIES", AMENDING SECTION 18.14.020 TO INCLUDE DEFINITIONS OF NEIGHBORHOOD PARK AND FACILITIES; AMENDING SECTION 18.14.030 TO PROVIDE FOR A 1%, OR MAXIMUM $1,000.00 PER UNIT, TAX; AMENDING SECTIONS 18.14.040, 18.14.050 AND 18.14.070 TO ACCORD WITH STATE LAW ON REVERSIONS AND REBATES BY ADDING THERETO AND DELETING THEREFROM CERTAIN WORDING; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

Mr. Bob Jones, of the Builders Association of Northern Nevada, stated that the Association has no objection to the major body of the proposed ordinance, however, the objection is with the interpretation of the language. He referred to the clause in the ordinance which states that the evaluation of the building permit will be based on the Marshall Swift valuation method and he contended that this is not what was intended by the legislature.

Councilwoman Smith noted that the proposed ordinance includes the same matters that have been adopted by Washoe County and the City of Sparks.

It was moved by Councilwoman Wishart, seconded by Councilman Wilson to pass and adopt Bill No. 4148, Ordinance No. 3692.

Motion carried.

BILL NO. 4137

ORDINANCE NO. 3686

31 AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING 106.90 ACRES OF PROPERTY LOCATED NORTH OF DEL MONTE LANE AND WEST OF KIETZKE LANE, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED "EXHIBIT A"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 131-88 (RANCHARRAH).

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to pass and adopt Bill No. 4137, Ordinance No. 3686.

Motion carried.

BILL NO. 4138

32 ORDINANCE NO. 3687

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE, CONCERNING "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).258 RELATING TO A 99± ACRE PROPERTY LOCATED NORTH OF DEL MONTE LANE AND WEST OF KIETZKE LANE, AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED "EXHIBIT A", AND REZONING SAID PROPERTY FROM LLR-2.5 (LARGE LOT RESIDENTIAL - 2.5 ACRE MINIMUM) TO PUD (PLANNED UNIT DEVELOPMENT), TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 131-88 (RANCHARRAH).

It was moved by Councilwoman Lehners, seconded by Councilman Allen to pass and adopt Bill No. 4138, Ordinance No. 3687.

Motion carried.

33

BILL NO. 4139

ORDINANCE NO. 3688

AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.26 OF THE RENO MUNICIPAL CODE ENTITLED "MASTER PLAN," BY ADDING A NEW SECTION TO BE KNOWN AS SECTION 18.26.020(3)(A).45 ADOPTING AMENDMENT TO THE MASTER PLAN, PLANNING CASE NO. 59-88 AS IS MORE FULLY DESCRIBED BELOW; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 59-88 (UNIVERSITY RIDGE).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4139, Ordinance 3688.

Motion carried.

BILL NO. 4140

ORDINANCE NO. 3689

34

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE, CONCERNING "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).256 RELATING TO A 43,558± SQUARE FOOT PROPERTY LOCATED AT 1120 EAST MOANA LANE, AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED "EXHIBIT A", AND REZONING SAID PROPERTY FROM R-2 (MULTIPLE RESIDENTIAL) TO C-2 (LOCAL COMMERCIAL); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. C-47-86 (RENO RENT-A-CAR).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4140, Ordinance No. 3689.

Motion carried with Councilwoman Wishart voting Nay and Mayor Sferrazza abstaining.

BILL NO. 4141

35

ORDINANCE NO. 3690

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE, CONCERNING "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).249 RELATING TO A 4.5 ACRE PROPERTY LOCATED ON THE NORTHEAST CORNER OF LAKE AND MILL STREETS, AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED "EXHIBIT A", AND REZONING SAID PROPERTY FROM C-2 (LOCAL COMMERCIAL) AND C-3 (GENERAL COMMERCIAL) TO P-F (PUBLIC FACILITIES); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 138-88 (HARRAH'S AUTOMOBILE MUSEUM).

It was moved by Councilwoman Lehners, seconded by Councilman Wolson to pass and adopt Bill No. 4141, Ordinance 3690.

Motion carried.

36 Bill No. 4147 - An Ordinance to amend Chapter 18.06 of the Reno Municipal Code, concerning "Zoning", by adding thereto a new section to be known as 18.06.040(b).196 relating to a 4.3 acre property located on the west side of Arlington Avenue between Third Street and Fourth Street as is more particularly described in the attached "Exhibit A", and rezoning said property from C-2 (Local Commercial) and C-3 (General Commercial) to HCD (Hotel/Casino-Downtown); together with other matters properly relating thereto, was read by title, Case No. 127-N-87 (Sands Regent Hotel).

It was moved by Councilwoman Lehners, seconded by Councilman Allen to refer Bill No. 4147 to the Committee of the Whole.

Motion carried.

37 Bill No. 4149 - An Ordinance to amend Chapter 18.06 of the Reno Municipal Code, concerning "Zoning", by adding thereto a new section to be known as 18.06.040(b).197 relating to a 13.02 acre property located at the southwest corner of Carano Lane and South Virginia Street as is more particularly described in the attached "Exhibit A", and rezoning said property from C-3 (General Commercial) to HC (Hotel/Casino); together with other matters properly relating thereto, was read by title, Case No. 127-L-87 (Peppermill).

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to refer Bill No. 4149 to the Committee of the Whole.

Motion carried.

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A recess was called at 5:15 p.m. and upon reconvening at 6:00 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

-0-0-0-0-0-0-0-

FINANCE

38 Resolution No. 4438 - Resolution adopting 2nd through 4th quarter fiscal 1987-88 budget revisions/augmentations for the City of Reno, Nevada.

It was moved by Councilwoman Lehners, seconded by Councilman Allen to pass and adopt Resolution No. 4438.

Motion carried.

RESOLUTION NO. 4438

RESOLUTION ADOPTING 2ND THROUGH 4TH QUARTER FISCAL 1987-88 BUDGET REVISIONS/AUGMENTATIONS FOR THE CITY OF RENO, NEVADA.

PUBLIC HEARING

6:00 p.m.

39

Staff Report #88-419 re: Request for a zone change from C-1 to R-1 and a tentative map to allow for the development of a 21 unit single family residential subdivision on 4.51± acres located southwest of the intersection of Cashill Boulevard and Skyline Boulevard, Case No. 174-88 (Villa Marbella Subdivision).

Recommended: Council approve the zone change by ordinance and approve the tentative map, subject to the conditions in the staff report with the addition of Condition No. 16.

Councilman Nunez stated that he would abstain from discussion and the vote on this item.

Mr. Stuart Peters, Senior Planner, gave an overview of the request and responded to questions from the Council regarding the cut and fill aspects proposed and the turnaround requirements for the project.

Councilwoman Wishart expressed concern regarding the request for a waiver of the construction of sidewalks within the subdivision.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

Mayor Sferrazza declared the public hearing opened.

Mr. Mike Mardian, applicant, discussed the proposed development explaining the tiering of the land, compatibility with the nearby existing residences and the parking configuration of the project.

Discussion ensued regarding the masonry sound wall to be constructed along Skyline Boulevard with Councilwoman Smith expressing concern with respect to keeping this wall free of graffiti.

Mr. Mardian stated that this would be the responsibility of the Homeowners' Association.

Mr. Joe Murin, of Transwestern Engineering, outlined the fire access that will be provided at the site.

Mr. Milton Gan, President of the Skyline Villas Association, spoke in favor of the project stating that the Association unanimously supports this project.

The Mayor asked if anyone else cared to speak in favor or in opposition to this project. Hearing no one he closed the public hearing.

Councilwoman Wishart expressed concern regarding the fact that no sidewalks will be provided with the subdivision and inquired about deliveries to be made to the complex.

Mr. Murin explained that a sealed security system will be provided within the project and all deliveries will have to obtain entrance at the gate.

Councilwoman Wishart requested that a condition be placed on the project that the purchasers of these homes will be notified in writing that the adjacent 1.87 acres is zoned for commercial development.

It was moved by Councilman Allen, seconded by Councilwoman Lehners to approve the zone change by ordinance.

Motion carried with Councilman Nunez abstaining.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve the tentative map, subject to the conditions in the staff report with the addition of Condition No. 16 as outlined in the staff report and Condition No. 17 to read "Purchasers of the homes will be notified in writing that the adjacent 1.87 acres is zoned for commercial development."

Motion carried with Councilman Nunez abstaining.

PUBLIC HEARING

6:00 p.m.

40 Staff Report #88-420 re: Request for annexation of 1.14 acres, a zone change from E-1 (First Estates) upon annexation to R-3 (Multiple Family) and a special use permit to allow for construction of 60 one-bedroom apartments on two lots with a total area of 2.01 acres, located on the west side of Warren Way between Moana Lane and West Peckham Lane, Case No. 175-88 (Warren Court Apartments).

Recommended: Council approve the annexation by ordinance. Approve the zone change by resolution of intent with the condition in the staff report. Approve the special use permit, subject to the conditions in the staff report.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor opened the public hearing.

Mr. Stuart Peters, Senior Planner, gave an overview of the project.

Mr. Nick Psarras, representing the applicant, stated that the construction will be masonry slumpstone and tile roofs.

Mr. Ray Anderson, area resident, spoke in opposition to this project stating that this area is currently single family homes and if this zone change is approved it will be the beginning of the construction of many apartment complexes in this area.

The Mayor asked if anyone else cared to speak on this matter. Hearing no one he closed the public hearing.

In response to Councilwoman Smith, Mr. Psarras explained that the existing structure on the site is a home and studio apartment and is in excellent condition.

Councilwoman Wishart stated that she does not feel that this project is compatible with surrounding land uses.

Councilwoman Lehners concurred with Councilwoman Wishart noting that she did not agree with the finding that the project is consistant with the character of the area in which it is located. She also expressed concern with respect to the lack of fire provisions for citizens residing on the second story of these units.

Councilman Nunez inquired about parcelling of the site after the project is approved.

Mr. Peters stated that the applicant has indicated that he has no intention of parcelling this property in the future.

In response to Councilwoman Wishart, Mr. Psarras stated that the house and studio will be financed separately from the 60 units.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve the request for annexation by ordinance.

Motion carried.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve the zone change by resolution of intent, subject to the condition in the staff report.

Motion failed with Councilwoman Lehners, Councilwoman Smith, Councilwoman Wishart and Mayor Sferrazza voting Nay.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve the special use permit, subject to the conditions in the staff report with the added Condition No. 24 to require CC&R's to ensure consistency of architectural character, landscaping and maintentance in the event the property is parcelled in the future.

Motion failed with Councilwoman Lehners, Councilwoman Smith, Councilwoman Wishart and Mayor Sferrazza voting Nay.

PUBLIC HEARING

41 Staff Report #88-421 re: Request for an amendment to the Master Plan from Residential (12.01-18.0 du/ac) and Open Space to Commercial, a zone change from R-2 (Multi-Residential) to C-1 (Limited Commercial), and an amendment to a previously approved special use permit to allow for the construction of a shopping center consisting of 317,800 square feet of commercial space, Case No. MPR-24-84 (Amendment to Special Use Permit - Codyco).

Recommended: Council approve the Amendment to the Master Plan, approve the zone change by ordinance and approve the special use permit, subject to the modification of the original conditions of approval for the original MPR, Case No. 24-84.

COUNCILMAN ALLEN ABSENT 7:45 p.m.

Mayor Sferrazza asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received, however, this case was appealed by the McQueen Homeowners' Association.

The Mayor declared the public hearing opened.

Mr. Stuart Peters, Senior Planner, gave an overview of the application.

Mr. Ed Ricks, applicant, outlined the types of tenants which are proposed for the shopping center noting that the center would include a bank, CPA, real estate, medical and insurance offices, restaurants, a furniture store, a department store and perhaps a branch of the Washoe County Library. He continued by explaining the ingress and egress for the site and the traffic flow within the center.

Mr. Phil Elcano, President of the McQueen Homeowners Association, stated that the Association is not in opposition to this project but does have some concern over the cut and fill proposed in major drainage ways in the McQueen Area. He read an agreement that had been reached between the Homeowners Association and the developers which consists of two additional conditions to be placed on the project.

The Mayor asked if anyone else cared to speak on this project. Hearing no one he closed the public hearing.

Councilwoman Wishart inquired about the phasing of the project.

Mr. Ricks outlined the phases of the project noting that construction of traffic improvements will be phased accordingly.

Discussion ensued regarding the traffic analysis and the street improvements that will be required with development of this project.

Councilwoman Lehners expressed concern about the landscaping of the project in light of the drought that the Truckee Meadows is experiencing.

In response to Councilwoman Smith, Mr. Ricks explained the loading and unloading facilities that would be provided within the project.

Mayor Sferrazza asked if anyone else cared to speak in favor or in opposition to the project. Hearing no one he closed the public hearing.

It was moved by Councilwoman Wishart, seconded by Councilwoman Lehners to approve the Amendment to the Master Plan changing the designation of the site from Residential and Open Space to Commercial.

Motion carried with Councilman Allen absent.

It was moved by Councilwoman Wishart, seconded by Councilwoman Lehners to approve the zone change from R-2 to C-1 on 23 acres of the property by ordinance.

Motion carried with Councilman Allen absent.

It was moved by Councilwoman Wishart, seconded by Councilwoman Lehners to approve the Special Use Permit to allow construction of 317,800 square foot shopping center, subject to the conditions in the staff report with the addition of Condition No. 36 which states that "Prior to the issuance of any Building Permit for either Phase 3 or 5 of the project, the applicant shall install on its property and on the McCarran Boulevard right-of-way owned by the Nevada Department of Transportation a five (5) foot concrete sidewalk near or adjacent to the curb along McCarran Boulevard from the intersection of West 7th Street to the intersection with Mae Anne Avenue; and Condition No. 37 which states "Prior to the issuance of any Building Permit the applicant shall permanently stabilize, landscape, irrigate and maintain that portion of the applicant's parcel and the NDOT right-of-way adjoining McCarran Boulevard, substaintially as shown in the preliminary landscape drawing dated June 21, 1988.

Motion carried with Councilman Allen absent.

PUBLIC HEARING

6:00 p.m.

42 Staff Report #88-422 re: Request for a zone change from R-1 (Single Family Residential) to R-2 (Multi-Family Residential) on a 2.5± acre portion of a 22.11± acre parcel and a special use permit for a major project consisting of a 288-unit apartment complex with recreational facilities, landscaping and associated parking areas, Case No. 136-88 (Ridgeview Apartments).

Recommended: Council approve the zone change from R-1 to R-2 on 2.5± acres and approve the special use permit for a major project, subject to the conditions in the staff report with the further stipulation that no sound wall will be required along McCarran Boulevard.

Mayor Sferrazza asked if proper notice had been given. City Clerk Cook stated that one letter in favor was received from Ms. Betty Warner, 1655 Elmcrest Drive.

The Mayor declared the public hearing opened.

Mr. Stuart Peters, Senior Planner, gave a brief overview of the project.

Mr. Tom Gallagher, of Summit Engineering, indicated that the concerns of the Homeowners' Association and the Planning Staff have been mitigated and the developers concur with all of the conditions placed on the project.

Mr. Steve Wenzel, of the McQueen Homeowners' Association, outlined the major concerns of the homeowners in the area. He noted that the residents are concerned about whether or not the zone change is necessary for this site. He continued that there has been negative comments made with respect to the cut and fill aspects of the project. He urged the Council to place specific conditions on the project so that it is consistent with the other developments in the area. He suggested that landscaping requirements and a condition for permanent irrigation be imposed on the project to stabilize the slopes within the project.

Mr. Perry DiLoreto, applicant, addressed the Council with respect to the concerns of the homeowners in the area noting that the landscaping that will be provided is adequate to stabilize the slopes within the project.

The Mayor asked if anyone else cared to speak in favor or in opposition to the project. Hearing no one he closed the public hearing.

Mr. Brett Hammond, of Summit Engineering, outlined the slope stabilitzation measures that will be taken and responded to questions from the Council regarding the landscaping for the project.

Lengthy discussion took place with respect to the type of vegetation that would be utilized in the slope stabilization measures.

The Council requested that staff provide a list of acceptable landscaping and vegetation for new projects in the city.

Councilwoman Lehners requested that the landscaping policy for slope stabilization be referred to the Public Works Department with the direction to review the methods being implemented at present.

It was moved by Councilwoman Wishart, seconded by Councilwoman Lehners to approve the zone change from R-1 to R-2 on 2.5± acres.

Motion carried with Councilman Allen absent.

It was moved by Councilwoman Wishart, seconded by Councilman Wilson to approve the special use permit, subject to the conditions in the staff report including the provision that no sound wall will be required along McCarran Boulevard with an added condition that a 5 foot sidewalk will be provided adjacent to the curb along McCarran Boulevard and that landscaping which will be in conformance with the landscaping agreed upon by Codyco for the length of the property.

COUNCILMAN ALLEN PRESENT 9:00 p.m

Mr. Steve Wenzel, of the McQueen Homeowners' Association, outlined the major concerns of the homeowners in the area. He noted that the residents are concerned about whether or not the zone change is necessary for this site. He continued that there has been negative comments made with respect to the cut and fill aspects of the project. He urged the Council to place specific conditions on the project so that it is consistent with the other developments in the area. He suggested that landscaping requirements and a condition for permanent irrigation be imposed on the project to stabilize the slopes within the project.

Mr. Perry DiLoreto, applicant, addressed the Council with respect to the concerns of the homeowners in the area noting that the landscaping that will be provided is adequate to stabilize the slopes within the project.

The Mayor asked if anyone else cared to speak in favor or in opposition to the project. Hearing no one he closed the public hearing.

Mr. Brett Hammond, of Summit Engineering, outlined the slope stabilitzation measures that will be taken and responded to questions from the Council regarding the landscaping for the project.

Lengthy discussion took place with respect to the type of vegetation that would be utilized in the slope stabilization measures.

The Council requested that staff provide a list of acceptable landscaping and vegetation for new projects in the city.

Councilwoman Lehners requested that the landscaping policy for slope stabilization be referred to the Public Works Department with the direction to review the methods being implemented at present.

It was moved by Councilwoman Wishart, seconded by Councilwoman Lehners to approve the zone change from R-1 to R-2 on 2.5± acres.

Motion carried with Councilman Allen absent.

It was moved by Councilwoman Wishart, seconded by Councilman Wilson to approve the special use permit, subject to the conditions in the staff report including the provision that no sound wall will be required along McCarran Boulevard with an added condition that a 5 foot sidewalk will be provided adjacent to the curb along McCarran Boulevard and that landscaping which will be in conformance with the landscaping agreed upon by Codyco for the length of the property.

COUNCILMAN ALLEN PRESENT 9:00 p.m

It was moved by Councilman Nunez, seconded by Councilwoman Lehners to amend the motion to provide that the landscaping remain as proposed in the application with the understanding that a five foot paved pedestrian pathway will be provided on the south boundary line of the property to Mae Anne Drive, in the event that NDOT does not require a sidewalk between McCarran Boulevard and this project's property line.

Motion to amend carried.

Motion carried.

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A recess was called at 9:15 p.m. and upon reconvening at 9:25 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith Wishart and Sferrazza. Absent: None.

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Resolution No. 4439 - Resolution of condemnation on the Quality Inn site for the right turn only lane required as a part of the Sierra Marketplace development.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to pass and adopt Resoltion No. 4439.

Motion carried.

43

RESOLUTION NO. 4439

RESOLUTION OF CONDEMNATION ON THE QUALITY INN SITE FOR THE RIGHT TURN ONLY LANE REQUIRED AS A PART OF THE SIERRA MARKETPLACE DEVELOPMENT.

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44 Staff Report #88-417 re: Agreement with Sierra Virgina, Inc. for costs assication with the Farahi condemnation.

Recommended: Council approve the agreement and authorize the Mayor to sign.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to approve the agreement and authorize the Mayor to sign.

Motion carried.

HUMAN RESOURCES

45 Staff Report #88-412 - Agreement with Hospital Health Plan.

Recommended: Council approve the agreement with Hospital Health Plan of Northern Nevada and authorize the Mayor to sign.

It was moved by Councilman Nunez, seconded by Councilman Allen to approve the agreement with Hospital Health Plan of Northern Nevada and authorize the Mayor to sign, with the understanding that the City does not waive any cause of action that the City may have against Maxicare.

Motion carried

CITY CLERK

46 Stead Neighborhood Council (1 appointments).

It was moved by Councilwoman Smith, seconded by Councilman Wilson to appoint Jay Boshear to the Stead Neighborhood Council.

Motion carried.

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BILL NO. 4142

47 ORDINANCE NO. 3691

AN ORDINANCE TO AMEND TITLE 2, CHAPTER 2.14 OF THE RENO MUNICIPAL CODE ENTITLED "EMPLOYEE BENEFITS", BY DELETING CERTAIN WORDING, RENUMBERING CERTAIN SECTIONS, AND ADDING AND SUBSTITUTING NEW WORDING CONCERNING SALARIES, WAGES AND BENEFITS OF EMPLOYEES OF THE CITY OF RENO; PROVIDING FOR INCREASES IN SALARY RANGES AND ADJUSTMENT OF SALARIES; PROVIDING FOR INSURANCE BENEFITS AND EMPLOYMENT PRACTICES AND POLICIES AND ALLOWANCES OF EMPLOYEES OF THE CITY OF RENO; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to pass and adopt Bill No. 4142, Ordinance No. 3691.

Motion carried.

48 Bill No. 4150 - An ordinance to repeal Article II of Chapter 2.06, Title 2 of the Reno Muncipal Code entitled "Parks and Recreation Department" and Article IV of Chapter 2.06, Title 2 of the Reno Muncipal Code entitled "Community Development Department"; together with other matters properly relating thereto, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to refer Bill No. 4150 to the Committee of the Whole.

Motion carried.

49 Bill No. 4151 - An ordinance to repeal Title 12, Chapter 12.26 of the Reno Muncipal Code entitled "Traffic Engineer"; together with other matters properly relating thereto, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to refer Bill No. 4151 to the Committee of the Whole.

Motion carried.

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50 Bill No. 4152 - An ordinance to repeal Title 2, Chapter 2.10, Section 2.10.130 of the Reno Muncipal Code entitled "Disbursement Manager"; together with other matters properly relating thereto, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Allen to refer Bill No. 4152 to the Committee of the Whole.

Motion carried.

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51 Bill No. 4153 - An ordinance to repeal Title 12, Chapter 12.28 of the Reno Municipal Code entitled "Maintenance Engineer"; together with other matters properly relating thereto, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to refer Bill No. 4153 to the Committee of the Whole.

Motion carried.

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52 Bill No. 4154 - An ordinance to amend Title 2, Chapter 2.06 of the Reno Municipal Code entitled "Department" by adding thereto a new Article II entitled "Appointive Offices" designating positions in the appointive service of the City of Reno; together with other matters properly relating thereto, was read by title.

City Attorney Lynch indicated that the position of the Redevelopment Administrator should be deleted from this ordinance.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to refer Bill No. 4154, as amended by the City Attorney, to the Committee of the Whole.

Motion carried.

53

BILL NO. 4143

ORDINANCE NO. 3693

AN ORDINANCE AMENDING TITLE 4, CHAPTER 52 (SECONDHAND MERCHANDISE OR JUNK) OF THE RENO MUNICIPAL CODE, BY AMENDING SECTION 4.52.080, ENTITLED: "RENEWAL," BY EXTENDING THE NORTHERN BOUNDARY TO ENCOMPASS AN AREA EAST OF THE CENTER LINE OF VIRGINIA STREET TO THE WEST LINE OF A NORTH/SOUTH ALLEY SITUATED BETWEEN NORTH VIRGINIA STREET AND CENTER STREET, TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to pass and adopt Bill No. 4143, Ordinance No. 3693.

Motion carried.

54

BILL NO. 4144

ORDINANCE NO. 3694

AN ORDINANCE AMENDING TITLE 4, CHAPTER 38 (PAWNBROKERS) OF THE RENO MUNICIPAL CODE, BY AMENDING SECTION 4.38.120, ENTITLED: "APPLICATION," BY EXTENDING THE NORTHERN BOUNDARY TO ENCOMPASS AN AREA EAST OF THE CENTER LINE OF VIRGINIA STREET TO THE WEST LINE OF A NORTH/SOUTH ALLEY SITUATED BETWEEN NORTH VIRGINIA STREET AND CENTER STREET, TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to pass and adopt Bill No. 4144, Ordinance No. 3694.

Motion carried.

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55

Staff Report #88-418 re: Acknowledge and refer: Montalvo v. Truckee River Lodging House, Hal Schilling et al.

Recommended: Council refer the matter to the City Attorney's Office.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to refer this matter to the City Attorney's Office.

Motion carried.

56 Kid Safe Program - P. Sferrazza.

Mayor Sferrazza requested that the Council approve a workshop session with representatives from the Kid Safe Program in Seattle in an effort to establish this type of program in Reno.

It was moved by Councilwoman Smith, seconded by Councilman Nunez to schedule a workshop with representatives at a cost not to exceed $1,000.00.

Motion carried.

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Curtailment of fire hydrant use for construction

57 Mr. Marty Richards, Fire Marshal, outlined several possible alternatives to the use of water from fire hydrants for construction and dust control.

It was moved by Councilwoman Smith, seconded by Councilman Wilson to authorize the Fire Marshal to close off hydrant use for construction and dust control, once he finds an alternative source of water.

Motion carried.

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58 Action on United Way requests - Endorse Homeless Task Force Report.

It was moved by Councilwoman Wishart, seconded by Councilwoman Smith to endorse the Homeless Task Force Report.

Motion carried.

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59 Action of United Way requests - Appoint Council representative to Homeless Coalition.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to appoint Councilwoman Wishart and Mayor Sferrazza as Council representatives on the Homeless Coalition.

Motion carried.

60 Action of United Way requests - Staff assistance to Homeless Coalition.

It was moved by Councilwoman Wishart, seconded by Councilwoman Smith to authorize a staff person to assist the homeless coalition.

Motion carried.

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61 Action on United Way requests - Support uniform ordinance provisions.

It was moved by Councilwoman Wishart, seconded by Councilman Allen to support uniform ordinance provisions for the homeless with direction to the City Attorney to examine and review said provisions.

Motion carried.

-0-0-0-0-0-0-0-

62 Action on United Way requests - Homeless locational policies.

It was moved by Councilwoman Smith, seconded by Councilwoman Wishart to table this item until more definition is provided.

Motion carried.

Appoint Child Care Policies Review Commitee

63 Councilwoman Wishart requested that the Council appoint a review committee for Child Care Policies within the City.

It was moved by Councilwoman Smith, seconded by Councilman Nunez to approve the creation of a Child Care Policies Review Committee.

Motion carried.

64 Appointment of Charter Review Committee - F. Lehners

The Council appointed the following individuals to serve on the Charter Review Committee:

Councilwoman Smith - Glen Miller
Councilman Wilson - Ron Zurek
Councilman Allen - Phil Satre
Councilman Nunez - Anne MacFarlane
Councilwoman Lehners - Luther Mack
Mayor Sferrazza - Phil Bryan
Councilwoman Wishart - Jane Nelson

City Attorney Lynch indicated that she would return to the Council with a resoltion creating the committee and setting forth guidelines.

It was moved by Councilman Allen, seconded by Councilman Nunez to approve the appointments to the Charter Review Committee.

Motion carried.

-0-0-0-0-0-0-0-

(65) City Manager Compensation - P. Sferrazza.

Mayor Sferrazza recommended that the City Manager's Salary be increased to $76,000.00 per year and increase the travel allowance to $300 per month.

It was moved by Councilwoman Smith, seconded by Councilman Wilson to adjust the City Manager's compensaion as follows:
- $4,000 per year increase to be effective with his one-year anniversary date (retroactive), making his salary $72,000 up to his second year anniversary.
- Effective with his second year anniversary, his salary is to increase to $76,000 annually.
- The City Manager's auto allowance is to increase to $300 per month.

Motion carried.

Consent Agenda, continued:

(12) Staff Report #88-398(f) re: Grant of easement to Sierra Pacific Power Company for Electric Lines, continued:

It was moved by Councilman Wilson, seconded by Councilwoman Smith to reconsider the action taken earlier in the meeting.

Motion carried.

It was moved by Councilman Nunez, seconded by Councilwoman Smith to grant permission to Sierra Pacific Power Company to relocate its electric lines within the Truckee River Bike Path right-of-way as part of its existing franchise.

Motion carried.

The meeting was adjourned at 10:48 p.m.

Council Chambers, Reno, Nevada
July 11, 1988

The regular meeting of the Reno City Council was called to order at 3:00 p.m. on July 11, 1988 in the Council Chambers of City Hall.

PRESENT: Council members Lehners, Wilson, Allen, Nunez, Smith, and Sferrazza.

ABSENT: Councilwoman Wishart.

ALSO PRESENT: City Manager Schilling, City Attorney Lynch and City Clerk Cook.

APPROVAL OF THE MINUTES

Approval of the June 27, 1988 Regular Council Meeting minutes.

Councilwoman Lehners pointed out that on page 16 of the minutes regarding Warren Court Apartments, she expressed concern over the lack of fire provisions for all citizens, not only handicapped persons, as was noted in the minutes.

It was moved by Councilman Nunez, seconded by Councilman Wilson to approve the June 27, 1988 Regular Council Meeting minutes as amended.

Motion carried with Councilwoman Wishart absent.

APPROVAL OF THE AGENDA

Approval of the July 11, 1988 Regular Council Meeting Agenda.

Mayor Sferrazza stated that the following Items should be withdrawn from the agenda.

7A - Agreement with RTC and McKenzie Construction re: Mayberry Drive (Alum Creek Box Culvert).

11B - First Reading - Ordinance to amend Reno Municipal Code, Chapter 4.40 re: Peddlers and Solicitors to include ice cream, frozen dessert vendors.

11C - First Reading - Ordinance to amend Reno Municipal Code, Chapter 4.04.570 re: Restaurants, dining rooms, eating houses, and food vending vehicles or eating stands to clarify definitions of "food vending vehicle."

The Mayor also noted that Item 11D is a first reading ordinance rather than a resolution.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve the July 11, 1988 Regular Council Meeting Agenda as amended.

Motion carried with Councilwoman Wishart absent.

CONSENT AGENDA

1 Cash Disbursements - June 16, 1988 through June 29, 1988.

Recommended: Council approve cash disbursements as submitted.

2 Staff Report #88-426 re: Business License Applications as follows:

a Crazy Carl's; Carl McCoy; 85 Lake Street; Package Beer.

b Evergreen Valley Market dba Quikie Mart; Frank Merlino; 2550 Longley Lane; Package Liquor.

c Shiraz Market; Juanita Sotoudeh; 295 Gentry Way; Package Liquor.

d Tumbleweed Lounge; Ricky A. Grasser; 270 Lake Street; Previous owner, Sydney Doan dba Alamo II; Cabaret - Category C.

e Volume Services; David S. Wheeler, Agent Lawlor Events Center; Previous Licensee, Gregory Smales, Agent, resigned; 1 Bar, 1 Extra Bar, Alcohol Catering.

f Crazy Carl's; Carl McCoy; 85 Lake Street; (10) slots, owner/operator basis.

g Tumbleweed Lounge; Ricky A. Grasser; 270 Lake Street; (15) slots, owner/operator basis.

h United Coin Machines db at Far East Restaurant; Chuan-Hao Niu; 10 E. Ninth Street; (4) slots, space lease basis.

i United Coin Machines db at Grand Motor Lodge; Jill Tune; 2050 Market Street; (15) slots, space lease basis.

j Cardivan Company db at Longs Drug; J. Emmett Sullivan; 1119 California Avenue, (15) slots, space lease basis.

Recommended: Council approve licenses as submitted.

3

Staff Report #88-427 re: Second Improvement Agreement Extension for Coit Heights Unit No. 2 Subdivision.

Recommended: Council approve the Second Improvement Agreement Extension for Coit Heights Unit No. 2 Subdivision.

4

Staff Report #88-428(a) re: Bid Award - Ivan Sack Dam Removal - Contract No. 648.

Recommended: Council accept the base bid of $188,780.00 and direct staff to prepare plans for a Park Restoration Project for 1989.

5

Staff Report #88-428(b) re: Bid Award - Washoe Association for Retarded Citizens (W.A.R.C.) Remodel Contract No. 630-A.

Recommended: Council award low bid to Paul's Plumbing and Combustion Equipment Company, Inc. in the amount of $88,932.

6

Staff Report #88-428(c) re: Bid Award - Sutro/Kirman Bridge Connection - Contract No. 641.

Recommended: Council increase the budgeted amount for the Sutro/Kirman Connection project from $2,780,000 to $3,202,500 to cover the construction contract and anticipated future expenditures and award contract to Helms Construction Company.

7

Staff Report #88-428(d) re: Change Order No. 1 - Contract No. 637 - Moana Lane Culvert.

Recommended: Council approve Change Order No. 1 to Contract No. 637 with Q & D Construction, Inc.

8

Staff Report #88-428(e) re: Brookside Lakes Golf Course - Consultant Amendment for Final Design and Project Administration.

Recommended: Council approve the contract amendment with Ganthner Melby Lee in an amount not to exceed $63,960.00 and authorize the Mayor to sign the contract.

9

Staff Report #88-428(f) re: Agreement to relocate Bridle Path Easement.

Recommended: Council approve agreement to relocate the bridle path through Lakeridge Springs Subdivision.

10 Staff Report #88-428(g) re: Approval of contract with NDOT for removal of Spur Tracks from 4th and 5th Streets.

Recommended: Council approve the NDOT contract for the removal of spur tracks from 4th and 5th Streets.

11 Staff Report #88-428(h) re: Amendment to Agreement with NDOT regarding I-580.

Recommended: Council approve the amendment to the June 23, 1988, agreement with NDOT.

12 Staff Report #88-428(i) re: Contract to receive vehicle from Chrysler Corporation for fleet use test in Police Department.

Recommended: Council approve the contract with Chrysler Corporation to receive the vehicle and authorize the Mayor to sign.

13 Staff Report #88-429 re: Caughlin Ranch Residential Construction Tax Joint Trust Fund.

Recommended: Council approve the proposed agreement.

14 Staff Report #88-430 re: Request for a variance to allow an existing six foot fence to remain one and one-half feet over the allowable height of four and one-half feet within the front yard of a 15,073 square foot parcel located at 3584 Hemlock Way, in the E-1 (First Estates) zone, Case No. 171-88 (Martin).

Recommended: Council approve Case No 171-88, subject to the two conditions in the staff report.

It was moved by Councilman Allen, seconded by Councilwoman Smith to approve Consent Agenda Items 6A through 6F.

Motion carried with Councilwoman Wishart absent.

PUBLIC WORKS

15 Staff Report #88-432 re: Agreement with RTC and McKenzie Construction re: Mayberry Drive (Alum Creek Box Culvert).

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

16

BILL NO. 4145

ORDINANCE NO. 3695

AN ORDINANCE TO AMEND CHAPTER 12.20 OF THE RENO MUNICIPAL CODE ENTITLED "SIDEWALK", CURB AND GUTTER REPAIR AND RECONSTRUCTION" BY CHANGING THE TITLE TO READ "SIDEWALK, CURB AND GUTTER RECONSTRUCTION"; ADDING A NEW SECTION DEFINING THE DUTY OF PROPERTY OWNERS TO MAINTAIN SIDEWALKS, CURBS AND GUTTERS; LIMITING THE TIME FOR PROPERTY OWNERS TO COMPLETE RECONSTRUCTION; LIMITING APPELLATE REVIEW; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to pass and adopt Bill No. 4145, Ordinance No. 3695.

Motion carried with Councilwoman Wishart absent.

MAYOR AND COUNCIL

17

Stop sign, Bishop and Helena Streets - P. Sferrazza.

Ms. Verna Davis, requested that a 25 M.P.H. sign be placed on the corner of Bishop and Helena Streets.

It was moved by Councilwoman Smith, seconded by Councilwoman Lehners to refer this matter to staff with direction to examine this intersection to determine if a speed limit sign is warranted.

Motion carried with Councilwoman Wishart absent.

BILL NO. 4146

ORDINANCE NO. 3696

18

AN ORDINANCE CONFIRMING THE PROCEEDINGS IN PROVIDING FOR CERTAIN STREET AND ALLEY IMPROVEMENTS WITHIN THE CITY OF RENO, NEVADA 1987 SPECIAL ASSESSMENT DISTRICT NO. 1: PROVIDING FOR THE PAYMENT OF THE COSTS AND EXPENSES OF SAID IMPROVEMENTS, PROVIDING FOR ASSESSING THE COST OF SAID IMPROVEMENTS AGAINST THE LOTS AND PARCELS OF LAND BENEFITED BY SAID IMPROVEMENTS, DESCRIBING THE MANNER FOR THE COLLECTION AND PAYMENT OF SAID ASSESSMENTS AND PROVIDING PENALTIES FOR DELINQUEST PAYMENTS; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to pass and adopt Bill No. 4146, Ordinance No. 3696.

Motion carried with Councilwoman Wishart absent.

19 Resolution No. 4437 - A resolution adopting revisions to the City of Reno Public Works Design Manual, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to pass and adopt Resolution No. 4437.

Motion carried with Councilwoman Wishart absent.

RESOLUTION NO. 4437

A RESOLUTION ADOPTING REVISIONS TO THE CITY OF RENO PUBLIC WORKS DESIGN MANUAL.

19a Staff Report #88-435 re: Request for approval of a special use permit for a major project to allow construction of a ±48,000 square foot elementary school on a ±5 acre property located on the north side of Red Baron Dive between Piper Place and Strutter Way in an R-1 zone, Case No. 164-88 (Leareno Elementary School).

Recommended: Council approve Case 164-88, subject to the conditions as amended.

It was moved by Councilwoman Smith, seconded by Councilman Nunez to approve Case No. 164-88, subject to the conditions as amended.

Motion carried with Councilwoman Wishart absent.

20 Staff Report #88-436 re: Request for approval of a special use permit for a major project to allow construction of a ±48,000 square foot elementary school on a ±7.6 acre property located on the south side of Ambassador Drive between Mae Anne Avenue and Avenida de Landa in an R-1 zone, Case No. 163-88 (Northgate Elementary School).

Recommended: Council approve Case No. 163-88, subject to the conditions in the staff report as amended.

Councilwoman Smith requested that part of the landscaping proposed for the project be provided in the playground area in the form of a wind break.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to approve Case No. 163-88, subject to the conditions in the staff report as amended.

Motion carried with Councilwoman Wishart absent.

****

A Special Presentation was made to Mr. H. B. Sprenger for his seven years of service on the Reno City Planning Commission.

****

21 Staff Report #88-438 re: Request to amend MPR-10-86 for the Lakeside Crossing development to: decrease approved retail space by 3,070 square feet; increase office space by 7,375 square feet; eliminate a 3,500 square foot bank; add a 3,000 square foot fast food restaurant; and add a 3,550 square foot car wash for a total building area of 92,930 square feet. The property consists of 5.97± acres and is located at the southeast corner of Moana Lane and Lakeside Drive, MPR-10-86 and Amendment to CC&R's (Lakeside Crossing).

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Approved this 11th day of July, 1988.

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MAYOR OF THE CITY OF RENO

ATTEST:

CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO

Recommended: Council approve the Amendment to MPR-10-86 and Amendment to the CC&R's for Lakeside Crossing, subject to the conditions in the staff report with the modifications listed therein.

Councilwoman Lehners inquired about the overhead utility lines now in place at the site.

Steve Varela, City Engineer, explained that the utility lines are overhead and the sidewalks are already in place. He noted that this was an oversight when the City signed off on this project.

Ms. Leann McElroy, Planning Director responded to questions from the Council regarding the proportionate share required from this project for impact on the Moana Lane/South Virginia Street Intersection.

It was moved by Councilman Wilson, seconded by Councilwoman Lehners to approve the Amendment to MPR-10-86 and Amendment to the CC&R's for Lakeside Crossing, subject to the conditions in the staff report with the modifications listed therein.

Councilwoman Smith expressed concern about leaving the utility lines above ground and requested that this issue be placed on a workshop meeting for further discussion. She also stated that she feels that a fast-food restaurant will create too much traffic for this intersection.

Motion carried with Councilwoman Smith voting Nay and Councilwoman Wishart absent.

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22 Staff Report #88-439 re: Request for annexation of a .93 acre parcel located at 2550 Longley Lane to continue his use of the City sewer system for a recently constructed convenience store and car wash which was approved under MPR 1-1-83 by Washoe County. (The car wash is presently in operation), Case No. 99-87 (Manke).

Recommended: Council approve the annexation by ordinance.

It was moved by Councilman Nunez, seconded by Councilman Wilson to approve the annexation by ordinance.

Motion carried with Councilwoman Wishart absent.

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23 Bill No. 4155 - An ordinance annexing and making part of the City of Reno certain specifically described territory being 5.232 acres of property located on Longley Lane, 750 feet south of Rock Boulevard, Washoe County, Nevada, as is more fully described in the attached Exhibit "A"; together with other matters properly relating thereto, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to refer Bill No. 4155 to the Committee of the Whole.

Motion carried with Councilwoman Wishart absent.

BILL NO. 4147

24

ORDINANCE NO. 3697

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE, CONCERNING "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).196 RELATING TO A 4.3 ACRE PROPERTY LOCATED ON THE WEST SIDE OF NORTH ARLINGTON AVENUE BETWEEN THIRD STREET AND FOURTH STREET AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED "EXHIBIT A", AND REZONING SAID PROPERTY FROM C-2 (LOCAL COMMERCIAL) AND C-3 (GENERAL COMMERCIAL) TO HCD (HOTEL/CASINO-DOWNTOWN); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 127-N-87 (SANDS REGENT HOTEL).

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to pass and adopt Bill No. 4147, Ordinance No. 3697.

Motion carried with Councilwoman Wishart absent.

BILL NO. 4149

25

ORDINANCE NO. 3698

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE, CONCERNING "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).197 RELATING TO A 13.02 ACRE PROPERTY LOCATED AT THE SOUTHWEST CORNER OF CARANO LANE AND SOUTH VIRGINIA STREET AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED "EXHIBIT A", AND REZONING SAID PROPERTY FROM C-3 (GENERAL COMMERCIAL) TO HC (HOTEL/CASINO); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 127-L-87 (PEPPERMILL).

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to pass and adopt Bill No. 4149, Ordinance No. 3698.

Motion carried with Councilwoman Wishart absent.

CITY MANAGER

26

Plumas Tennis Court Fee Proposal.

City Manager Schilling referred to a letter that was received by the Council which outlined the advantages and disadvantages of implementing a Tennis Court Fee Proposal.

In response to Councilman Nunez, Mr. Duke Lindeman, Director of Parks and Recreation, stated that at present he is not aware of any operational problems at the City tennis courts. He continued that at present the courts are not in excellent shape with respect to maintenance.

Discussion ensued regarding the funding of the tennis courts with City Attorney Lynch stating that the proposal would be a service fee, and a new fee cannot be instituted or an existing fee be increased without tax commission approval.

Mr. Earl W. Ralf, 1555 Swan Circle, addressed the Council requesting that the tennis court fee proposal be implemented.

It was moved by Councilwoman Lehners, seconded by Councilman Allen to refer this matter to staff with direction to take this issue to the tax commission.

Motion resulted in a tie with Councilman Nunez, Councilwoman Smith and Mayor Sferrazza voting Nay and Councilwoman Wishart absent.

BILL NO. 4150

27

ORDINANCE NO. 3699

AN ORDINANCE TO REPEAL ARTICLE II OF CHAPTER 2.06, TITLE 2 OF THE RENO MUNICIPAL CODE ENTITLED "PARKS AND RECREATION DEPARTMENT" AND ARTICLE IV OF CHAPTER 2.06, TITLE 2 OF THE RENO MUNICIPAL CODE ENTITLED "COMMUNITY DEVELOPMENT DEPARTMENT"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to pass and adopt Bill No. 4150, Ordinance No. 3699.

Motion carried with Councilwoman Wishart absent.

BILL NO. 4151

28

ORDINANCE NO. 3700

AN ORDINANCE TO REPEAL TITLE 12, CHAPTER 12.26 OF THE RENO MUNICIPAL CODE ENTITLED "TRAFFIC ENGINEER"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to pass and adopt Bill No. 4151, Ordinance No. 3700.

Motion carried with Councilwoman Wishart absent.

BILL NO. 4152

29

ORDINANCE NO. 3701

AN ORDINANCE TO REPEAL TITLE 2, CHAPTER 2.10, SECTION 2.10.130 OF THE RENO MUNICIPAL CODE ENTITLED "DISBURSEMENT MANAGER"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to pass and adopt Bill No. 4152, Ordinance No. 3701.

Motion carried with Councilwoman Wishart absent.

BILL NO. 4153

ORDINANCE NO. 3702

30 AN ORDINANCE TO REPEAL TITLE 12, CHAPTER 12.28 OF THE RENO MUNICIPAL CODE ENTITLED "MAINTENANCE ENGINEER"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to pass and adopt Bill No. 4153, Ordinance No. 3702.

Motion carried with Councilwoman Wishart absent.

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BILL NO. 4154

ORDINANCE NO. 3703

31 AN ORDINANCE TO AMEND TITLE 2, CHAPTER 2.06 OF THE RENO MUNICIPAL CODE ENTITLED "DEPARTMENT" BY ADDING THERETO A NEW ARTICLE II ENTITLED "APPOINTIVE OFFICES" DESIGNATING POSITIONS IN THE APPOINTIVE SERVICE OF THE CITY OF RENO; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

Mr. Michael Lindell, Attorney, spoke in opposition to the proposed amendment stating that it is his position that the amendment is being proposed to circumvent the Civil Service procedures in particular cases taking place within the City at present.

Ms. Melissa Campbell, Assistant City Attorney, stated that it is her opinion that the City Council Meeting is not the proper forum to air the greivances that Mr. Lindell has noted. She stated that the purpose of this amendment is to technical adhere to the requirements of the City Charter.

Mr. Lindell continued requesting that passage of this ordinance be tabled until after the Civil Service Commission hearing on the process of the hiring of the Senior Planner.

Mr. Mark Gregersen, Director of Human Resources, gave a step by step outline of the process followed in the filling of appointive positions.

It was moved by Councilwoman Lehners to table this matter until after the Civil Service Commission hearing on this issue.

There was no second to the motion.

It was moved by Councilwoman Smith, seconded by Councilman Nunez to pass and adopt Bill No. 4154, Ordinance No. 3703.

Motion carried with Councilwoman Lehners and Mayor Sferrazza voting Nay and Councilwoman Wishart absent.

32 Staff Report #88-441 re: Confirmation/Reconfirmation - Appointive Offices

Recommended: Council confirm or reconfirm, as appropriate, the original appointments of the employees listed in this report.

In response to Mayor Sferrazza, Ms. Melissa Campbell, Assistant City Attorney, explained the purpose of this ordinance, noting that in order to adhere to the requirements of the Charter, these positions must be recognized by ordinance.

It was moved by Councilman Nunez, seconded by Councilman Allen to confirm or reconfirm, as appropriate, the original appointments of the employees listed in this report.

Mr. Lindell spoke in opposition to passage of this ordinance in its entirety, requesting that a hearing be scheduled to examine the appointment of Mr. Stuart Peters in the Senior Planner position.

Mayor Sferrazza expressed concern with respect to confirming all appointive positions at once in this format.

Motion carried with Councilwoman Lehners and Mayor Sferrazza voting Nay and Councilwoman Wishart absent.

CITIZEN INITIATIVES

33 Request by the Riverboat Casino to blow Riverboat Steam Whistle daily and live music on August 7th and 8th, 1988.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to approve the blowing of the Riverboat Steam Whistle at designated times on a daily basis for a trial period of 30 days commencing August 1, 1988, with the understanding that the duration of the whistle blow will be a maximum of 5 seconds, also, approve live music between the hours of 12 noon and 6 p.m. on August 7th and 8th, 1988.

Motion carried with Councilwoman Wishart absent.

COUNCILWOMAN SMITH ABSENT 5:25 P.M.

34 Motion to reconsider Comstock Hills.

It was moved by Councilman Nunez, seconded by Councilwoman Lehners to reconsider the action taken on this item at the June 27, 1988 Council meeting at the next regular Council meeting.

Mr. Pat Pinjuv, of McKellar Development, stated that he would consult with each of the area residents in the interim to obtain feedback regarding the alignment of the street.

Motion carried with Councilwoman Smith and Councilwoman Wishart absent.

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A recess was called at 5:30 p.m. and upon reconvening at 6:10 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, and Nunez. Absent: Smith, Wishart and Sferrazza.

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ASSISTANT MAYOR NUNEZ PRESIDING.

PUBLIC HEARING

6:00 p.m.

35 Staff Report #88-449 re: Request to rezone 18.70± acres located between Ridgeview Drive and Meadowridge Drive on the east side of Lakeside Drive as follows: 2.40± acres from R-1 to P-F; 2.40± acres from LLR-2.5 to R-1; and 13.90± acres from LLR-2.5 to P-F. The rezoned property will accomodate single family residences, an elementary school, a City park and open space, Case No. 177-88 (Lewis Homes-Lakeside).

Recommended: Council approve the project, subject to the conditions in the staff report.

Assistant Mayor Nunez asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence had been received.

The Assistant Mayor declared the public hearing opened.

Ms. Leann McElroy, Planning Director, gave a brief outline of the project.

Discussion ensued regarding the undergrounding of the utility lines along Lakeside Drive.

COUNCILWOMAN SMITH AND MAYOR SFERRAZZA PRESENT 6:17 p.m.

Ms. Lois Brown, of Lewis Homes, addressed the issue of the utility lines for the project and requested that the lines not be required to be undergrounded due to the problems and costs associated the undergrounding of these lines.

Mr. Scott Odegard, of Sierra Pacific Power Company, responded to questions from the Council concerning the costs and feasibility of undergrounding the lines on Lakeside Drive.

The Mayor asked if anyone else cared to speak on this matter. Hearing no one he closed the public hearing.

It was the determination of the Council to direct staff to review the issue and enforcement of undergrounding utilities and report back to Council on possible amendments.

It was moved by Councilman Allen, seconded by Councilman Nunez to approve the project, subject to the conditions in the staff report.

Motion carried with Councilwoman Wishart absent.

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36 Staff Report #88-437 re: Request for a special use permit for a major project to allow for the construction of a 48,000 square foot elementary school on a 9.00± acre site located east of Lakeside Drive, between the Lewis Homes-Lakeside Subdivision and the Bartley Ranch property, Case No. 178-88 (Huffaker Elementary School).

Recommended: Council approve Case No. 178-88, subject to the conditions in the staff report.

Ms. Leann McElroy, Planning Director, pointed out that a portion of this site will be used as a joint use facility in terms of the park which will adjoin the school.

It was moved by Councilman Allen, seconded by Councilman Nunez to approve Case No. 178-88, subject to the conditions in the staff report.

Motion carried with Councilwoman Wishart absent.

PUBLIC HEARING

6:00 p.m.

37 Staff Report #88-450 re: Request for the following: An Amendment to the Master Plan from Open Space to Community Commercial on 6.88± acres; a zone change from LLR-1 to C-1 on 6.88± acres; and an Amendment to the previously-approved special use permit for a major project for the Canyon Center Shopping Center to change the site plan and allow for an increase of 10,089 square feet of commercial area, Case No. 164-87 (Canyon Center).

Recommended: Council approve the amendment to Case No. 164-87, subject to the conditions in the staff report with the modification of Condition No. 3 as noted.

The Mayor asked if proper notice had been given. City Clerk Cook noted that proper notice was given and no correspondence was received.

Mayor Sferrazza declared the public hearing opened.

Mr. Bob Jackson, representing the applicant, indicated that the applicant is requesting modification to Condition No. 26, so that the erosion control plan for the east slope shall be approved by the Engineering Division and the requirement of City Council approval be removed from the condition.

Mr. Steve Wenzel, representing the McQueen Homeowner's Association, requested that the Council add the following conditions to this project:

Prior to the issuance of any occupany permit, the applicant shall:

1) Install on its property or on the McCarran Blvd right-of-way owned by NDOT, a minimum 5-foot wide concrete sidewalk near or adjacent to the curb along McCarran Blvd. from the intersection of W. 7th Street to the southern boundary of the project site consistent with any phasing of the project which may occur.

2) Permanently stabilize, landscape, irrigate, and maintain that portion of the applicant's parcel and the NDOT right-of-way adjoining McCarran Blvd., substantially as set forth in the erosion control plan and as shown in the preliminary landscape drawings submitted with the application.

3) Permanently stabilize, landscape, irrigate, and maintain the sloped areas created by and within the project substantially as set forth in the erosion control plan and as shown in the preliminary landscape drawings submitted with the application.

The Mayor asked if anyone else cared to speak on this matter. Hearing no one he closed the public hearing.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to approve the amendment to Case No. 164-87, subject to the conditions in the staff report with the modification to Condition No. 3, the modification to Condition No. 26, which would remove the requirement of the erosion control plan for the east slope be approved by the Council and with the addition of the 3 conditions as stated by Mr. Wenzel.

Motion carried with Councilwoman Wishart absent.

38 Extension of Longley Lane Interceptor - P. Sferrazza.

Mr. Scott Freeman, representing the homeowners along Holcomb Lane and South Hills Drive, addressed the Council with respect to the proposed extension of a sewer line along the Huffaker Hills area to Zolezzi Lane. He asked if it was possible to obtain a date certain for the construction commencement of this project.

Mr. Millard Reed, Director of Public Works, suggested that staff be given time to examine this matter and report back to the Council at a later date.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to refer this item to the July 18, 1988 Council Workshop Meeting with the understanding that staff will provide a report at that meeting.

Motion carried with Councilwoman Wishart absent.

39 Motion to reconsider Warren Court Apartments - S. Smith

Councilwoman Smith stated that she had been contacted by the applicants of the project and they contended that the Council did not receive all of the correspondence from the property owners in the area who are in favor of the project.

It was moved by Councilwoman Smith, seconded by Councilman Nunez to reconsider the action taken on this item at the June 27, 1988 Regular Council Meeting at the July 25, 1988 Regular Council Meeting, with the understanding that property owners within 300 feet will be notified of the reconsideration.

Motion carried with Councilwoman Lehners voting Nay and Councilwoman Wishart absent.

CITY CLERK

40 Boards and Commissions - Civil Service Commission (1 appointment).

Mayor Sferrazza recommended that Patricia Hampton be reappointed to the Civil Service Commission.

It was moved by Councilman Nunez, seconded by Councilwoman Smith to confirm the reappointment of Patricia Hampton to the Reno Civil Service Commission with a term to expire July 12, 1993.

Motion carried with Councilwoman Wishart absent.

CITY ATTORNEY

41 Staff Report #88-444 re: Acknowledge and refer to the City Attorney, the summons and complaint of Penny Monti v. City of Reno.

Recommended: Council refer the matter to the City Attorney.

It was moved by Councilwoman Smith, seconded by Councilman Allen to acknowledge and refer to the City Attorney, the summons and complaint of Penny Monti v. City of Reno.

Motion carried with Councilwoman Wishart absent.

42 Staff Report #88-445 re: Ordinance to amend RMC Chapter 4.40 re: Peddlers and Solicitors to include ice cream, frozen dessert vendors.

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

43 Staff Report #88-446 re: Ordinance to amend RMC Chapter 4.04.570 re: Restaurants, dining rooms, eating houses, and food vending vehicles or eating stands to clarify definitions of "food vending vehicle".

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

44 Bill No. 4156 - An ordinance amending Title 18, Chapter 18.28, Section 18.28.010 of the Reno Municipal Code to increase the membership of the Board of Adjustment from five to seven, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to refer Bill No. 4156 to the Committee of the Whole.

Motion carried with Councilwoman Wishart absent.

45 Resolution No. 4440 - A resolution creating the Reno City Charter Committee as a recommending body to the Reno City Council on proposed revisions to the Reno City Charter, was read by title.

City Attorney Lynch stated that she modeled this Resolution after the existing Charter Review Committee Resolution from Sparks.

Discussion ensued regarding the membership of this committee.

It was the determination of the Council to amend Section 3 of the resolution to read:

Each member shall:
a) Be a register voter of the city or an owner of real property within the city; and
b) Reside in the city or own real property in the city during his or her term of office.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Resolution No. 4440 as amended.

Motion carried with Councilwoman Wishart absent.

RESOLUTION NO. 4440

A RESOLUTION CREATING THE RENO CITY CHARTER COMMITTEE AS A RECOMMENDING BODY TO THE RENO CITY COUNCIL ON PROPOSED REVISIONS TO THE RENO CITY CHARTER.

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46 Appointments to "Leadership Forum Task Force."

It was the determination of the Council to make the following appointments to the Leadership Forum Task Force:

Councilman Wilson	-	Growth and Annexation Task Force
Councilman Allen	-	Growth and Annexation Task Force
Councilman Nunez	-	Sewer Task Force
Mayor Sferrazza	-	Sewer Task Force

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47 Resolution No. 4441 - A resolution of appreciation, Catharine Johnson.

It was moved and seconded by the Council as a Whole to pass and adopt Resolution No. 4441.

Motion carried with Councilwoman Wishart absent.

RESOLUTION NO. 4441

A RESOLUTION OF APPRECIATION, CATHARINE JOHNSON.

The meeting was adjourned at 7:55 p.m.

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Approved this 25th day of July 1988.

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CITY OF RENO * CORPORATE SEAL * WASHOE COUNTY, NEVADA

MAYOR OF THE CITY OF RENO

ATTEST:

CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO

Council Chambers, Reno, Nevada
July 15, 1988

A Special meeting of the Reno City Council was called to order at 2:22 p.m. on July 15, 1988 in the City Manager's Conference Room.

PRESENT: Council members Lehners, Wilson, Allen, Nunez, and Smith.

ABSENT: Council members Wishart and Sferrazza.

ALSO PRESENT: City Manager Schilling, City Attorney Lynch and City Clerk Cook.

ASSISTANT MAYOR NUNEZ PRESIDING.

Downtown Renovation Association petition for Special Events Schedule.

Mr. Rich Iori, of the Downtown Renovation Association, outlined the events that have been scheduled for the downtown area for the months of July through September. He requested that the City Council grant a blanket permit for these events, allow closure of the alleys from 2:00 p.m. to 2:00 a.m. daily from July 29 through October 31, 1988 and direct the Redevelopment Agency staff to research the cost and installation of decorative street bollards.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to approve a blanket permit for the special events as presented, allow closure of the alleys daily from 2:00 p.m. to 2:00 a.m. daily from July 29 through October 31, 1988 and direct the Redevelopment Agency staff to research the cost and installation of decorative street bollards.

Motion carried with Councilwoman Wishart and Mayor Sferrazza absent.

The meeting was adjourned at 2:45 p.m

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Approved this 25th day of July, 1988.

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MAYOR OF THE CITY OF RENO

CITY OF RENO * CORPORATE SEAL * WASHOE COUNTY, NEVADA

ATTEST:

CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO

Council Chambers, Reno, Nevada
July 25, 1988

The regular meeting of the Reno City Council was called to order at 3:26 p.m. on July 25, 1988 in the Council Chambers of City Hall.

PRESENT: Council members Lehners, Wilson, Nunez, Smith, Wishart and Sferrazza.

ABSENT: Councilman Allen.

ALSO PRESENT: City Manager Schilling, City Attorney Lynch and Chief Deputy City Clerk Peebles.

APPROVAL OF THE MINUTES

Approval of the July 11, 1988 Regular Council Meeting minutes.

It was moved by Councilman Wilson, seconded by Councilwoman Lehners to approve the July 11, 1988 Regular Council Meeting minutes as submitted.

Motion carried with Councilwoman Wishart abstaining and Councilman Allen absent.

APPROVAL OF THE AGENDA

Approval of the July 25, 1988 Regular Council Meeting Agenda.

It was moved by Councilwoman Wishart, seconded by Councilman Wilson to approve the July 25, 1988 Regular Council Meeting Agenda as submitted.

Motion carried with Councilman Allen absent.

CONSENT AGENDA

Cash Disbursements - June 30 through July 13, 1988.

Recommended: Council approve Cash Disbursements as submitted.

2 Staff Report #88-452 re: Business License applications as follows:

a Cattins Family Dining; C. Patrick Cattin; 2005 Villanova Drive; Dining Wine/Beer.

b Poppy's; Deborah Lynn Ross; 6000 Plumas; Dining Wine/Beer.

c Fletch's; Warren Courtland Fletcher; 303 Kietzke Lane; Previous owner: William Grow dba BJ's Saloon; Bar.

d Silver Bowl Restaurant; Annie P. Lam; 303 W. Fourth Street; Previous owner: Vincent Lea dba Oriental Restaurant; Bar.

e Zu Zu's Restaurant; Seamus McGill; 1681 S. Virginia Street; Previous owner: Joseph Tyaour dba same; Dining Wine/Beer.

f Coaches Corner; Raymond Corrigan; 1708 Holcomb Avenue; Previous DBA: The Pub; Bar.

g Pneumatic Diner; Timothy J. Healion; 501 W. First Street; Previous DBA: Mange Avec Bob; Dining Wine/Beer.

h Bally Distributing DB at Green Acres Billiard; Janice A. Lee; 7111 S. Virginia Street; (5) slots.

i Bally Distributing DB at Minit Lube #600; Steven F. Lowe; 580 E. Moana Lane; (2) slots.

j Cardivan Company DB at Smiths; J. Emmett Sullivan; 3600 S. Virginia Street; (15) slots.

k Video Gaming Inc. DB at J & L Launderland; Marlyn A. Hathaway; 4970 S. Virginia Street; (3) slots.

l J & J Electronics; Jerry A. Cathey; 30 S. Wells Avenue; Previous owner: Edward J. Lord dba Ed's TV Repair; Second Hand Merchandise.

Recommended: Council approve Business License Applications as submitted.

3 Staff Report #88-453 re: Heydrick v. City of Reno.

Recommended: Council authorize the payment of $51,367.00 for the plaintiff's attorneys' fees in the case of Heydrick v. City of Reno.

4 Staff Report #88-454 re: Amended Final Map for North Reno Business Center Unit No. 1 Subdivision.

Recommended: Council approve the amended Final Map for North Reno Business Center Unit No. 1 Subdivision.

5 Staff Report #88-455 re: 1988 Fire Hydrant Replacement Contract No. 639, Final Payment.

Recommended: Council approve the release of retention money in the amount of $4,339.42.

6 Staff Report #88-456 re: Improvement Agreement for Sierra Market Place.

Recommended: Council approve the Improvement Agreement for Smiths Food King at Sierra Market Place and authorize the Mayor to sign.

7 Staff Report #88-457 re: Resolution of Condition No. 26.

Recommended: Council adopt Alternative B, as outlined in the Staff Report for calculation of "proportionate share" which defines a per trip proportionate share to be $1,154.40 and support staffs determination that Sierra Market Place, by construction of the required offsite improvements, has contributed to its "proportionate share".

8 Staff Report #88-458 re: Fourth Improvement Agreement extension for Copper Point Subdivision.

Recommended: Council approve the Fourth Improvement Agreement Extension for Copper Point Subdivision.

9 Staff Report #88-459(1) re: Brookside Lakes Golf Course - Consultant Contract for Wetlands Specialist.

Recommended: Council approve the Contract with Huffman and Associates in an amount not to exceed $41,875.00 and authorize the Mayor to sign.

10 Staff Report #88-459(b) re: Agreement with RTC - Mayberry Drive (Alum Creek Box Culvert).

Recommended: Council approve the agreement with RTC to provide up to $50,000.00 from the 1985 Bond Fund for additional box culverts at Alum Creek on Mayberry Drive and upon the City Attorney's approval of the contract as to form, authorize the Mayor to sign.

11 Staff Report #88-459(c) re: Joint Fire Protection Agreement.

Recommended: Council approve the Joint Fire Protection Agreement with the Army National Guard Aviation Facility and authorize the Reno Fire Department to implement the contract upon signing by the Mayor.

12 Staff Report #88-459(d) re: Interim Agreement for Fire Protection for Reno Sparks Indian Colony.

Recommended: Council approve the Interim Agreement for Fire Protection for the Reno Sparks Indian Colony and authorize the Fire Chief to proceed with negotiations for a long-term fire protection agreement.

13 Staff Report #88-459(e) re: Emergency Veterinary Care Contract.

Recommended: Council approve the attached contract and fees to secure "Emergency Veterinary Services" and authorize the Mayor to sign.

14 Staff Report #88-460 re: Request for a zone change from R-1 to R-2 to accomodate an existing duplex and allow for the future development of two additional duplexes on a .50± acre site located on the south side of Vassar Street between Wilkinson Court and Yori Avenue, Case No. 151-88 (Skamel).

Recommended: Council deny Case No. 151-88.

15 Staff Report #88-461 re: Waiver of Tentative Map for Division of Land into Large Parcels (Caughlin Ranch).

Recommended: Council approve the Caughlin Ranch Map of Division into Large Parcels.

(3) Staff Report #88-453 re: Heydrick v. City of Reno, continued:

Councilwoman Lehners expressed concern with respect to the amount of warrants issued but not paid.

In response to Mayor Sferrazza, Mr. Jack Angaran, outside legal counsel for the City, stated that he had reviewed the plaintiff's attorney fees and it has been agreed that $51,367.00 is an acceptable amount.

(6)

Staff Report #88-456 re: Improvement Agreement for Sierra Market Place, continued:

Councilman Nunez requested that the recommendation be modified to allow a letter of credit or a Cashier's Check for the security for the offsite improvements at Sierra Market Place.

It was moved by Councilman Nunez, seconded by Councilwoman Lehners to add the words "or letter of credit" to the staff report regarding the security for the offsite improvements for Sierra Market Place.

Motion carried with Councilman Allen absent.

(7)

Staff Report #88-457 re: Resolution of Condition No. 26, continued:

Mr. Steve Varela, City Engineer, explained the calculation of the proportionate share for the necessary improvements at the intersection of Moana Lane and South Virginia Street.

It was moved by Councilman Nunez, seconded by Councilwoman Smith to adopt Alternative B, as outlined in the Staff Report for calculation of "proportionate share" which defines a per trip proportionate share to be $1,154.40 and support staffs determination that Sierra Market Place, by construction of the required offsite improvements, has contributed to its "proportionate share".

Motion carried with Mayor Sferrazza voting Nay and Councilman Allen absent.

It was moved by Councilman Nunez, seconded by Councilman Wilson to approve Consent Agenda items 6A through 6K with the exception of 6F and 6G.

Motion carried with Mayor Sferrazza abstaining on Item 6I4 and Councilman Allen absent.

CITY MANAGER

16

Resolution declaring a Stage 2 Drought Water Conservation Plan.

Discussion ensued regarding the implementation of a Stage 2 Drought Water Conservation Plan.

Mr. Steve Mack, of the Regional Water Planning and Advisory Board, stated that at present there is much uncertainty about the water supply for the Truckee Meadows. He recommended that implementation of a Stage 2 Drought Water Plan should be deferred until more certainty can be obtained regarding the water supply.

It was moved by Councilwoman Smith, seconded by Councilman Nunez to continue this item to either the July 29 or August 1, 1988 Council meeting.

Motion carried with Councilman Allen absent.

CITY ATTORNEY

17 Bill No. 4157 - An Ordinance amending Title 12, Chapter 12.14, Section 12.14.090 of the Reno Municipal Code to provide consistency with the ordinances of Sparks and Washoe County; eliminating June First to September Thirtieth time period; adding prohibition against restaurant serving water to customers except upon request; and providing other matters properly relating thereto, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to continue this item to the July 29 or August 1, 1988 Council meeting.

Motion carried with Councilman Allen absent.

PLANNING DEPARTMENT

18 Staff Report #88-463 re: Reconsideration of June 27, 1988 denial of request to amend portion of condition to allow for realignment of Portman Avenue/Offenhauser Drive, Case No. MPR-33-85 (Comstock Hills).

Mr. Louie Test, attorney representing the applicant, stated that since the July 11, 1988 Council meeting, the homeowners in the area were notified of the amendment and an overwhelming amount of the neighbors were in support of a T intersection.

Mr. Pat Pinjuv, of McKellar Development, indicated that both City staff and consultants at Summit Engineering recommended the T intersection over the curve on Portman Avenue.

Ms. Joan Drakcert, 945 Huffaker Lane, noted that the traffic in this area has increased a great deal over the past several years and she supported a T intersection contending that this would help mitigate the speed of traffic in this area.

Mr. James Foreman, 835 E. Huffaker Lane, agreed that a speed problem exists on Huffaker Lane, however, he stated that a T intersection would encourage more traffic on East Huffaker. He urged the Council to require the developer to construct the originally-approved alignment rather than the T intersection.

Councilman Nunez pointed out that a curve intersection would be less damaging to air quality than a T intersection.

Councilwoman Lehners concurred with Councilman Nunez, however, she contended that a T intersection would make traffic come to a complete stop and therefore, be more beneficial to safety with respect to the speed problem in the area.

It was moved by Councilman Nunez, seconded by Councilwoman Wishart to deny the request for realignment and require the developer to construct the orginially-approved alignment.

Motion carried with Councilwoman Lehners and Councilman Wilson voting Nay and Councilman Allen absent.

CITIZEN INITIATIVES

19 Site consideration for Police Memorial - Dick Hintz

Mr. Dick Hintz, presented a rendering of the proposed Peace Officer Memorial. He stated that a Steering Committee was formed for the administration of this memorial. He urged the Council to approve the site in Idlewild Park for the Memorial.

Mr. Todd Shipley, of the Memorial Steering Committee, also urged the Council to approve the location in Idlewild Park.

Mr. Roy Hutchings, President of the Nevada Highway Patrol Association, also spoke in support of the Peace Officer Memorial and asked the Council to approve the location.

Mr. William Hayne, attorney for the James D. Hoff Steering Committee, outlined the legal aspects, noting that there would be no costs to the City for the project.

Mr. Richard Gammik, of the Washoe County District Attorney's Office, spoke in favor of the Memorial.

City Manager Schilling stated that the Parks and Recreation Commission has evaluated the design and the site for this project and concur with the recommendation of the Steering Committee.

It was moved and seconded by the Council as a Whole, to approve the site for the Peace Officer Memorial in Idlewild Park, south of the Rose Garden.

Motion carried with Councilman Allen absent.

20 Request for approval of live music outdoors, July 29, 30, 31 and August 5, 6 and 7 at Willie D's, 3338 Kietzke Center - W. Davison.

Councilwoman Smith asked if the stores in the shopping center have been notified of the proposed events.

Mr. Willie Davison, owner Willie D's Hideaway, indicated that the stores are aware of the events and waiting for the decision of the Council.

Discussion ensued regarding possible traffic problems within the center during the events.

It was moved by Councilman Nunez, seconded by Councilman Wilson to approve the request for live music outdoors, July 29, 30, 31 and August 5, 6, and 7 at Willie D's, 3338 Kietzke Center.

The motion resulted in a tie with Councilwomen Lehners, Smith and Wishart voting Nay and Councilman Allen absent.

The Mayor stated that this item will be continued to the July 29, 1988 Continued Council Meeting.

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A Special Presentation of the award for Outstanding Financial Reporting from the Government Finance Officers Association was made to Mr. Bruce Brooks, Finance Director.

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MAYOR AND COUNCIL

21 Waiver of license fees for guide dogs - K. Wishart

Mr. Charles W. Riekenberg, of the First Methodist Church, requested that the license fees for working dogs be waived.

It was moved by Councilwoman Wishart, seconded by Councilwoman Lehners to direct staff to return with an ordinance amendment to allow for the waiver of fees for guide dogs.

Motion carried with Councilman Allen absent.

CITY ATTORNEY

22 Bill No. 4158 - An ordinance amending Title 4, Chapter 4.40, Peddlers and Solicitors, by adding specific references to Ice Cream and Frozen Desserts as items that may be sold thereunder, by deleting Police Chief's authority to exercise discretion in background investigations by amending the grounds upon which a license or certificate may be denied, amending the fee schedule to correct a clerical error, and providing for other matters properly relating thereto, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to refer Bill No. 4158 to the Committee of the Whole.

Motion carried with Councilman Allen absent.

23 Bill No. 4159 - An ordinance amending Title 4, Chapter 4.04, Section 4.04.570, Restaurants, Dining Rooms, Eating Houses, and Food Vending Vehicles or Eating Stands by deleting Subsection (b) referring to Food Vending Vehicles and Eating Stands, and providing for other matters properly relating thereto, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to refer Bill No. 4159 to the Committee of the Whole.

Motion carried with Councilman Allen absent.

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A recess was called at 5:15 p.m and upon reconvening roll at 6:07 p.m. was taken with the following Council members present: Lehners, Wilson, Nunez, Smith, Wishart and Sferrazza. Absent: Allen.

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PUBLIC HEARING

6:00 p.m.

24 Staff Report #88-473 re: Request for a zone change from E-2 to M-E to accomodate a future office/warehouse facility on a 1.00± acre site located at 5975 Home Gardens Drive, Case No. 187-88 (Fritzky).

Recommended: Council approve the zone change by ordinance.

Mayor Sferrazza asked if proper notice had been given. Chief Deputy City Clerk Peebles stated that proper notice was given and no correspondence was received.

The Mayor opened the public hearing and asked if anyone cared to speak on this matter. Hearing no one he closed the public hearing.

It was moved by Councilwoman Smith, seconded by Councilman Nunez uphold the recommendation of the Planning Commission and approve the zone change in Case No. 187-88 by ordinance.

Motion carried with Councilman Allen absent.

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PUBLIC HEARING

6:00 p.m.

25 Staff Report #88-474 re: Request for annexation of a 45.89 acre parcel, a Master Plan Amendment from Distribution and Warehousing to Public Facility and zone change from M-1 (Industrial) to P-F (Public Facility) for the existing 270,000 square foot Washoe County Jail Facility on two parcels containing 53.51 acres and located on the north side of Parr Boulevard, west of U.S. Highway 395, Case No. 198-88 (Consolidated Jail and County Sheriff's Headquarters).

Recommended: Council approve the Annexation, Master Plan Amendment, and Zone Change.

The Mayor asked if proper notice had been given. Chief Deputy City Clerk Peebles stated that proper notice had been given and no correspondence was received.

Mayor Sferrazza declared the public hearing open and asked if anyone cared to speak on this item. Hearing no one he closed the public hearing.

It was moved by Councilwoman Smith, seconded by Councilman Wilson to uphold the recommendation of the Planning Commission and approve the Annexation, Master Plan Amendment and Zone Change requested in Case No. 198-88, by ordinance.

Motion carried with Councilman Allen absent.

PUBLIC HEARING

6:00 p.m.

26

Staff Report #88-475 re: Request for annexation of 1.14 acres, a zone change from E-1 (First Estates) upon annexation to R-3 (Multiple Family) and a special use permit to allow for construction of 60 one-bedroom apartments on two lots with a total area of 2.01 acres, located on the west side of Warren Way between Moana Lane and West Peckham Lane, Case No. 175-88 (Warren Way Apartments) - RECONSIDERATION

Recommended: Council approve the annexation by ordinance; approve the zone change by resolution of intent; and approve the special use permit, subject to the conditions in the staff report.

The Mayor asked if proper notice had been given. Chief Deputy City Clerk Peebles stated that proper notice had been given and no correspondence was received.

Mayor Sferrazza opened the public hearing.

Mr. Mike Mardian, applicant, distributed letters from neighbors in support of the project. He explained that the area residents understand that the neighborhood is in a transition period and feel that this is a quality project.

Discussion ensued regarding the traffic impact this project will have on the area.

Mr. Greg Luby, 3675 Warren Way, indicated that the entire block is experiencing change and the residents are aware that in the near future the area will be developed.

The Mayor asked if anyone else cared to speak on this item. Hearing no one he closed the public hearing.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith uphold the recommendation of the Planning Commission to approve the annexation in Case No. 175-88 by ordinance.

Motion carried with Councilman Allen absent.

Councilwoman Lehners pointed out that she could not support the zone change because she felt that the increased traffic would be a tremendous burden to the adjacent streets, she does not feel it is compatible with the adjacent properties and the intensity is not consistent with the surrounding E-1 zoning.

It was moved by Councilwoman Lehners, seconded by Councilwoman Wishart to deny the request for a zone change in Case No. 175-88.

Motion carried with Councilmen Wilson and Nunez voting Nay and Councilman Allen absent.

It was moved by Councilwoman Lehners, seconded by Councilwoman Wishart to deny the request for a special use permit in Case No. 175-88.

Motion carried with Councilmen Wilson and Nunez voting Nay and Councilman Allen absent.

PUBLIC HEARING

6:00 p.m.

21 Staff Report #88-476 re: Request for a variance to reduce the rear yard setback from 5 feet to 0 feet to accomodate an existing gazebo located at 946 Marsh Court in an R-1 zone, Case No. 166-88 (Knutzen).

Recommended: Council approve the variance request, subject to the conditions in the staff report.

The Mayor asked if proper notice had been given. Chief Deputy City Clerk Peebles stated that proper notice was given and a letter in opposition was received from Mrs. Sal Savit, 900 Marsh Avenue and a letter in favor was received from Mr. Frank Reily, 1024 Manor Drive.

The Mayor opened the public hearing.

Ms. Leann McElroy, Planning Director, gave an overview of the request indicating that at the time the applicant purchased the property their was a dispute concerning the south boundary line of their property and the north boundary line of the two properties adjacent to the south. She continued that the dispute was settled and as a part of the settlement, a five foot landscape easement was created. Ms. McElroy pointed out that at the time the gazebo was constructed the applicant did not apply for a building permit.

Mr. Bruce Beesley, attorney representing the applicant, briefly outlined the circumstances surrounding the construction of the gazebo and the application for a variance.

Dr. Victor Knutzen, applicant, requested that the Council approve the variance indicating that he was unaware at the time the gazebo was constructed that a building permit was necessary.

Mr. Bob McQuivey, 930 Marsh Court, spoke in favor of the variance, noting that the structure enhances the neighborhood.

Ms. Gale Pearson, 920 Marsh Avenue, spoke in support of the variance.

Mr. Robert Kurvers, 970 Marsh Avenue, stated that his home is the closest home to the gazebo and he has never had a problem with noise coming from the Knutzen's home.

Mr. Art Euder, 950 Marsh Avenue, indicated that the gazebo is attractive and asked the Council to approve the variance.

Mr. Stewart White, attorney representing Ms. Jimmie Cullen, stated that Ms. Cullen is a neighbor to the rear of the gazebo. He pointed out the variance should not be granted because the gazebo was built on property which does not belong to the Knutzens and was also built without a building permit. He continued that the gazebo interferes with the solitude of the Cullens and the Lougaris' who live behind the Knutzens.

Ms. Jimmie Cullen, 1035 Manor Drive, spoke in opposition to the variance stating that the noise generated by parties given by the Knutzens disrupted her lifestyle and solitude. She further discussed the agreement which the applicant had signed to end the dispute over the property boundary.

Mr. Betty Lougaris, 1031 Manor Drive, concurred with Ms. Cullen and urged the Council to deny the variance.

Mr. Beesley responded to the opposition, stating that a noise problem does not exist at the Knutzens. He also added that the gazebo does not encroach on the Cullens or the Lougaris' property.

The Mayor closed the public hearing.

Discussion ensued regarding the determinations of the District Court with respect to the case of Cullen v. Knutzen.

In response to Councilwoman Lehners, Mr. Beesley indicated that the gazebo is not constructed on the easement but rather on property built up by Dr. Knutzen.

It was moved by Councilman Wilson, seconded by Councilwoman Lehners to deny the request for a variance in Case No. 166-88.

Motion carried with Councilman Allen absent.

Councilwoman Lehners noted that is may be possible to move the gazebo rather than tear it down.

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A recess was called at 7:30 p.m. and upon reconvening at 7:45 p.m. roll was taken with the following Council members present: Lehners, Wilson, Nunez, Smith, Wishart and Sferrazza. Absent: Allen.

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PUBLIC HEARING

6:00 p.m.

28 Staff Report #88-477 re: Request for a special use permit to allow for the construction of an 18,000± square foot church facility on a 4.17± acre site located on the north side of Huffaker Lane between Meadow Vista Drive and Panorama Drive in the E-1 zone, Case No. 167-88 (Covenant Presbyterian Church).

Recommended: Council approve Case No. 167-88, subject to the conditions in the staff report.

The Mayor asked if proper notice had been given. Chief Deputy City Clerk Peebles stated that proper notice was given and one letter in opposition was received from Ms. Zena Ervin, 8888 Panorama Drive.

Mayor Sferrazza declared the public hearing opened.

Ms. Leann McElroy, Planning Director, gave an overview of the request.

Reverend Donald Frank, Pastor of the Covenant Presbyterian Church, stated that there is a need and the interest for the church in this area.

Mr. Brad Van Woert, of Sheehan-Van Woert Architects, presented renderings of the proposed church and outlined the uses of each building.

Mr. Mark Gunderson, Covenant Presbyterian Church, spoke in favor of approval of the special use permit noting that the church would serve as an appropriate buffer for this area. He stated that the church does not have plans for a daycare center.

Ms. Zena Irvin, 8888 Panorama Drive, stated that the residents in the Country Estates Sudivision were promised that a buffer zone would be provided. She also expressed a concern regarding increased traffic in the area because of the church, noting that the applicant has made reference to renting out the social hall which would create even more traffic.

Mr. Mike Melner, 1055 County Estates Circle, also expressed concern with respect to the inferences made about a community center, pointing out that the church would draw citizens from all over Reno not just the Southwest. He noted that the church is not consistent with the homes in the area and he does not feel that this large building would be an appropriate buffer.

Dr. Steve Parker, 1104 Ivy Court, indicated that the neighbors were not informed of the proposed church or asked how they felt about this project. He objected to the church due to the increased traffic.

Mr. Bruno Benna, 8500 Dieringer Drive, spoke in opposition to the special use permit.

Mr. Kelvin Buchanan, 7490 Lakeside Drive, stated his concerns regarding the increased traffic in the area if the church is approved.

Mr. Robert Oakes, 1155 W. Huffaker Lane, stated that the church would be a violation of the CC&R's for the Country Estates Subdivision.

Mr. Norman Prupus, 8475 Dieringer Drive, indicated that the impact of the church would disrupt the rural setting of this area.

Ms. Linda Cole, 1111 Happy Valley Court, spoke in opposition to the construction of a church in this area.

Ms. Patricia Phillips, 8200 Panorama Drive, stated that she is in opposition to the special use permit.

The Mayor closed the public hearing.

Mr. Gunderson responded to questions from the Council regarding the operations of the facility.

Discussion ensued with respect to the adjoining undeveloped property surrounding the proposed church and the Country Estates subdivision.

Councilwoman Lehners stated that after much consideration she had concluded that the request does not meet all of the criteria of the special use permit and therefore, she could not support the project.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to deny the special use permit for Case No. 167-88.

Motion resulted in a tie with Councilman Wilson, and Councilwomen Smith and Wishart voting Nay and Councilman Allen absent.

Mayor Sferrazza stated that this item would be placed on the August 8, 1988 Regular Council Meeting agenda.

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A recess was called at 8:53 p.m. and upon reconvening at 9:05 p.m. roll was taken with the following Council members present: Lehners, Wilson, Nunez, Smith, Wishart and Sferrazza. Absent: Councilman Allen.

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29 Staff Report #88-464 re: Request for a special use permit in order to establish and administer a program to serve the homeless. The project is to consist in the construction, in two phases, of 1,620 square feet of office space which will house the six employees and two volunteers necessary to operate the program. When the program is in full operation, business hours will be 7:30 a.m. to 9:00 p.m. Monday through Friday and 10:00 a.m. through 3:00 p.m. on Saturday and Sunday. The purpose of the program is to provide housing assistance to the homeless in the form of childcare and transportation vouchers, limited medical assistance (not on site), 24-hour referral service and a loan program which provides utility and rental deposits. The program is administrative only, with no overnight sleeping facilities, Case No. 181-88 (United Way of Northern Nevada).

Recommended: Council approve the special use permit, subject to the conditions in the staff report.

Ms. Leann McElroy, Planning Director, gave an overview of the request. She pointed out that the appeal period on this project does not expire until August 1, 1988, therefore, she asked the Council to condition a motion of approval, subject to no appeal being filed.

Mr. Roland Oakes, Chairman of the Construction Opportunity Trust, noted that the trust will donate the labor to build this building and urged the Council to approve the special use permit.

Ms. Kristina Olson, Director of the HOME Project, stated that the building will be 30 feet by 60 feet. She stated that in the event of the appeal, United Way would assume the risk of an appeal.

It was moved by Councilwoman Smith, seconded by Councilwoman Wishart to approve the special use permit and instruct the Building Department to issue a foundation permit, subject to no appeal being filed in the City Clerk's Office by 5:00 p.m. on August 1, 1988.

Motion carried with Councilman Allen absent.

PUBLIC WORKS

30

Staff Report #88-462 re: Consultant Services Agreement - Sutro/Kirman Bridge and Roadway Project.

Recommended: Council approve the consultant services agreement with Sverdrup Corporation and authorize the Mayor to sign.

It was moved by Councilwoman Smith, seconded by Councilman Wilson to approve the consultant services agreement with Sverdrup Corporation and authorize the Mayor to sign.

Motion carried with Councilman Allen absent.

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31

Staff Report #88-465 re: Request for approval of an amendment to permit the construction of an alternative building facade on an approved hotel/casino, Case No. MPR-17-83 (The Virginian Hotel/Casino).

Recommended: Council approve the amendment, subject to the condition that the project conform to applicable City codes.

It was moved by Councilman Wilson, seconded by Councilwoman Smith to approve the amendment, subject to the condition that the project conform to applicable City codes.

Motion carried with Councilman Allen absent.

BILL NO. 4155

ORDINANCE NO. 3704

32 AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING 5.232 ACRES OF PROPERTY LOCATED ON LONGLEY LANE, 750 FEET SOUTH OF ROCK BOULEVARD, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED EXHIBIT "A"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4155, Ordinance No. 3704.

Motion carried with Councilman Allen absent.

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33 Bill No. 4160 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code entitled "Zoning", by adding thereto a new section to be known as 18.06.040(b).252 relating to a 1.00± acre property located at 4205 Neil Road as is more particularly described in the attached exhibit "A", and rezoning said property from R-1a (Single Family Residential) to R-3 (Multi-Family Residential); together with other matters properly relating thereto, was read by title, Case No. 116-88 (Neil Villa Apartments).

It was moved by Councilman Nunez, seconded by Councilman Wilson to refer Bill No. 4160 to the Committee of the Whole.

Motion resulted in a tie with Councilwomen Lehners, Smith and Wishart voting Nay and Councilman Allen absent.

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34 Bill No. 4161 - An ordinance annexing to and making part of the City of Reno certain specifically described territory being 1.75 acres of property located between Ives Avenue and McCarran Boulevard, east of Keystone Avenue, Washoe County, Nevada, as is more fully described in the attached exhibit "A"; together with other matters properly relating thereto, was read by title, Case No. 137-88 (Cimarron Subdivision).

It was moved by Councilwoman Wishart, seconded by Councilman Wilson to refer Bill No. 4161 to the Committee of the Whole.

Motion carried with Councilman Allen absent.

35 Bill No. 4162 - An ordinance to amend Chapter 18.26 of the Reno Municipal Code entitled "Master Plan", by adding thereto a new section to be known as 18.26.020(3)(A).48 adopting Amendment to Master Plan, Planning Case No. 137-88 as more fully described below; together with other matters properly relating thereto, was read by title, Case No. 137-88 (Cimarron Subdivision).

It was moved by Councilwoman Wishart, seconded by Councilman Wilson to refer Bill No. 4162 to the Committee of the Whole.

Motion carried with Councilwoman Lehners and Mayor Sferrazza voting Nay and Councilman Allen absent.

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36 Bill No. 4163 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code entitled "Zoning", by adding thereto a new section to be known as 18.06.040(b).259 relating to a 1.75± acre property located between Ives Avenue and McCarran Boulevard, east of Keystone Avenue, Washoe County, Nevada, as is more fully described in the attached exhibit "A"; and rezoning said property from E-1 (First Estates) to R-1 (Single Family Residential); together with other matters properly relating thereto, was read by title, Case No. 137-88 (Cimarron Subdivision).

It was moved by Councilwoman Wishart, seconded by Councilman Wilson to refer Bill No. 4163 to the Committee of the Whole.

Motion carried with Councilwoman Lehners and Mayor Sferrazza voting Nay and Councilman Allen absent.

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37 Bill No. 4164 - An ordinance to amend Title 18, Chapter 18.09 of the Reno Municipal Code entitled "New Development Engineering Design and Improvements" providing a waiver procedure for the undergrounding of utilities; together with other matters properly relating thereto, was read by title.

It was moved by Councilman Nunez, seconded by Councilwoman Smith to refer Bill No. 4164 to the Committee of the Whole.

Motion carried with Councilwoman Wishart voting Nay and Councilman Allen absent.

BILL NO. 4156

38 ORDINANCE NO. 3705

AN ORDINANCE AMENDING TITLE 18, CHAPTER 18.28, SECTION 18.28.010 OF THE RENO MUNICIPAL CODE TO INCREASE THE MEMBERSHIP OF THE BOARD OF ADJUSTMENT FROM FIVE TO SEVEN.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4156, Ordinance No. 3705.

Motion carried with Councilman Allen absent.

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39 Plumas Tennis Court fee proposal (tie vote 7/11).

City Attorney Lynch stated that she has examined this issue and has determined that this would be considered a fee rather than a service charge, and would be subject to the fee cap statute. She continued that the City's revenue from fees already exceeds the cap, therefore, it is unlikely that the fee could be implemented.

It was moved by Councilman Nunez, seconded by Councilwoman Smith to deny the fee proposal request, based on the recommendation of the City Attorney.

Motion carried with Councilman Allen absent.

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40 University Parking Regulations - S. Smith

Councilwoman Smith stated that there has been a problem with enforcement of the University Parking Ordinance and she had spoken with Chief Bradshaw who will examine the situation.

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Discussion of Truckee River Advisory Board appointee - K. Wishart.

41 Councilwoman Wishart stated that the individual that was last appointed by the Council to this board has not attended any of the meetings. She requested that the City Clerk's Office determine if a new appointment is necessary.

42 Bonding - Landscaping regulations for new development - S. Smith

THIS ITEM WAS COVERED WITH ITEM 9C.

The meeting was adjourned at 9:30 p.m.

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Approved this 8th day of August 1988.

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CITY OF RENO CORPORATE SEAL WASHOE COUNTY, NEVADA

MAYOR OF THE CITY OF RENO

ATTEST:

CITY CLERK AND CLERK OF THE CITY

Council Chambers, Reno, Nevada
July 29, 1988
(Continued from 7/25/88)

A continued meeting of the Reno City Council was called to order at 12:00 p.m. on July 29, 1988 in the City Manager's Conference Room.

PRESENT: Council members Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza.

ABSENT: None

ALSO PRESENT: City Manager Schilling, City Attorney Lynch and City Clerk Cook.

1 REQUEST FOR LIVE MUSIC OUTDOORS - WILLIE D'S

Duscussion ensued regarding the police investigation for the Special Events Permit.

It was moved by Councilman Nunez, seconded by Councilman Allen to approve the request for live outdoor music at Willie D's on the dates listed in the letter, contingent upon Police Department approval of the Special Events Permit.

Motion carried with Councilwomen Lehners, Smith and Wishart voting Nay.

2 Bill No. 4157 re: Ordinance requesting amendment to Reno Municipal Code 12.14, Water Conservation.

THIS ITEM WAS PULLED FROM THE AGENDA.

Resolution No. 4442 re: Water Emergency Declaration.

3 THIS ITEM WAS PULLED FROM THE AGENDA.

The meeting was adjourned at 12:15 p.m.

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Approved this 8th day of August, 1988.

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MAYOR OF THE CITY OF RENO

ATTEST:

CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO

Council Chambers, Reno, Nevada
August 1, 1988
(Continued from 7/25/88)

A continued meeting of the Reno City Council was called to order at 1:52 p.m. on August 1, 1988 in the City Manager's Conference Room.

PRESENT: Council members Lehners, Wilson, Allen, Smith, Wishart and Sferrazza.

ABSENT: Councilman Nunez.

ALSO PRESENT: City Manager Schilling, City Attorney Lynch and City Clerk Cook.

1a

BILL NO. 4157

ORDINANCE NO. 3706

AN ORDINANCE AMENDING TITLE 12, CHAPTER 12.14, SECTION 12.14.090 OF THE RENO MUNICIPAL CODE TO PROVIDE CONSISTENCY WITH THE ORDINANCES OF SPARKS AND WASHOE COUNTY; ELIMINATING JUNE FIRST TO SEPTEMBER THIRTIETH TIME PERIOD; ADDING PROHIBITION AGAINST RESTAURANT SERVING OF WATER TO CUSTOMERS EXCEPT UPON REQUEST; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.

It was moved and seconded by the Council as a Whole, to pass and adopt Bill No. 4157, Ordinance No. 3706.

Motion carried with Councilman Nunez absent.

1b

BILL NO. 4158

ORDINANCE NO. 3707

AN ORDINANCE AMENDING TITLE 12, CHAPTER 12.14, SECTION 12.14.030 OF THE RENO MUNICIPAL CODE ENTITLED "DEFINITIONS" TO ELIMINATE THE DEFINITIONS OF AND REFERENCES TO "HANDWATERING"; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.

It was moved and seconded by the Council as a Whole to pass and adopt Bill No. 4158, Ordinance No. 3707.

Motion carried with Councilman Nunez absent.

2 Resolution No. 4442 - A resolution of the City Council of the City of Reno, Nevada. Declaring Stage Two of Drought Water Conservation Plan.

It was moved by Councilman Allen, seconded by Councilman Wilson to pass and adopt Resolution No. 4442.

Motion carried with Councilman Nunez absent.

RESOLUTION NO. 4442

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RENO, NEVADA. DECLARING STATE TWO OF DROUGHT WATER CONSERVATION PLAN.

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Approved this 8th day of August, 1988.

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MAYOR OF THE CITY OF RENO

ATTEST:

CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO

Council Chambers, Reno, Nevada
August 8, 1988

The regular meeting of the Reno City Council was called to order at 4:00 p.m. on August 8, 1988 in the Council Chambers of City Hall.

PRESENT: Council members Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza.

ABSENT: None.

ALSO PRESENT: City Manager Schilling, City Attorney Lynch and City Clerk Cook.

APPROVAL OF THE MINUTES

Approval of the July 25, 1988 Regular Council Meeting Minutes.

It was moved by Councilman Wilson, seconded by Councilman Allen to approve the Minutes of July 25,1988 as submitted.

Motion carried.

APPROVAL OF THE AGENDA

Approval of the August 8, 1988 Regular Council Meeting Agenda.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve the Agenda of August 8, 1988 as submitted.

Motion carried.

CONSENT AGENDA

1 Cash Disbursements - July 14 through July 27, 1988.

Recommended: Council approve Cash Disbursements as submitted.

2 Staff Report #88-478 re: Business License applications as follows:

a Rent a Chef; Joseph Eidem; 5051 S. McCarran Blvd.; Dining Room Wine/Beer.

b Bangkok Market; Bancherd Samboonpakron; 3940 Spring Drive; Package Beer.

c Porkey's Inc.; Don Burnett; 3372 S. McCarran Blvd.; Bar.

d Las Vegas Dissemination db at Reno Turf Club; John D. Gaughan; 280 N. Center St.; Race Horse News.

Las Vegas Dissemination db at Harrah's; John D. Gaughan; 219 N. Center St.; Race Horse News.

e Las Vegas Dissemination db at Club Cal Neva; John D. Gaughan; 219 N. Center St.; Race Horse News.

f Las Vegas Dissemination db at Bally's; John D. Gaughan; 2500 E. Second St.; Race Horse News.

g Bally Distributing db at Cattin's Family Restaurant; 2005 Villanova Dr.; C. Patrick Cattin; (10) slots, Lease Space Basis.

h Bally Distributing db at Fireside Inn; 205 E. Fourth St.; Edward Harsh; (5) slots, Lease Space Basis.

i Willawa Inc. dba American Jewelry; Patricia A. Calimano; 14 & 16 E. Fourth St.; Previous address 100 W. Second St.; 2nd Hand Jewelry & Small Merchandise; Pawnbroker.

Recommended: Council approve Business License Applications as submitted.

3 Staff Report #88-479 re: Claim of Dominic Rios against the City of Reno for $25,000.00.

Recommended: Council acknowledge the claim and return to the administrative staff for referral to the Risk Management Committee.

4 Staff Report #88-480 re: Award of Contract for Fiscal Advisor for SAD Bond Issue for Districts 1987 No. 1, 1987 No. 2 and 1988 No. 1.

Recommended: Council appoint the firm of Nevada Municipal Consultants, Inc. as Fiscal Advisory for Special Assessment Districts 1987 No. 1, 1987 No. 2 and 1988 No. 1.

5 Staff Report #88-481 re: Horseman's Park Phase II - Contract No. 624.

Recommended: Council approve the final payment of $19,471.42 of Retention Money withheld on this project.

6 Staff Report #88-482(a) re: Final Map of Sagehen Hill Subdivision.

Recommended: Council approve the Final Map of Sagehen Hill Subdivision.

7 Staff Report #88-482(b) re: Final Map of Northgate Unit No. 3-E Subdivision.

Recommended: Council approve the Final Map of Northgate Unit No. 3-E

8 Staff Report #88-483 re: New Improvement Agreements for Meadow Creek Estates Units No. 1-A and 1-B Subdivisions.

Recommended: Council approve the New Improvement Agreement for Meadow Creek Estates

9 Staff Report #88-484(a) re: Maps of Dedication - Ridgeview Drive.

Recommended: Council approve and accept the offer of dedication of Map 1 for Ridgeview Drive, and to reject the offers of dedication of Map 2 and Map 3 for Ridgeview Drive with the offer to remain open in accordance with NRS 278.390.

10 Staff Report #88-484(b) re: Acceptance of Water Rights dedications and transfer of use to Sierra Pacific Power Company.

Recommended: Council accept the water rights dedications and approve the water sale agreement transferring the use of these rights.

11 Staff Report #88-484(c) re: Acceptance of right-of-way dedication for McCarran Quail Office Park.

Recommended: Council accept the right-of-way dedication from Ribeiro.

12 Staff Report #88-484(d) re: Acceptance of Storm Drain and Sanitary Sewer Easements.

Recommended: Council accept the easements from Moana Grant and Di Pietro, et al.

13 Staff Report #88-484(e) re: Acceptance of Storm Drain and Emergency Access easements.

Recommended: Council accept the storm drain and emergency access easements.

14 Staff Report #88-485(a) re: Bid #851 - Electronic-Key Telephone System - Public Safety Center.

Recommended: Council accept the low bid by Sierra Telephone for a bid award of $33,682.98, and authorize the Mayor to sign.

15 Staff Report #88-485(b) re: Bid award - 1988 Street Maintenance Program, Contract No. 651.

Recommended: Council award Contract No. 651 to Granite Construction Company in an amount not to exceed $365,124.00, and authorize the Mayor to sign.

16 Staff Report #88-485(c) re: Canyon Creek Park Consultant Contract Final Design and Construction Observation.

Recommended: Council approve the Consultant Contract for Canyon Creek Park Final Design and Construction Observation by Omni Means LTD in a sum not to exceed $37,700, and authorize the Mayor to sign.

17 Staff Report #88-485(d) re: Construction testing for South Virginia Interceptor - Contract No. 590.

Recommended: Council approve the Construction Testing proposal with Harding Lawson and Associates in an amount not to exceed $22,000.00.

18 Staff Report #88-485(e) re: Construction Testing for 1988 Special Assessment District No. 1 - Contract No. 626.

Recommended: Council approve the Construction Testing proposal with Kleinfelder in an amount not to exceed $45,000.00.

19 Staff Report #88-485(f) re: Request for approval of Firearms Training Facility Greasewood Peace Officer Gun Club Contract.

Recommended: Council approve the contract with the Greasewood Gun Club and authorize the Mayor to sign.

20 Staff Report #88-485(g) re: Juvenile Probation Department Work Program Agreement.

Recommended: Council approve the Washoe County Juvenile Probation Work program Agreement and authorize the Mayor to sign the agreement.

21 Staff Report #88-486 re: Change Order #3 to the contract with Pacific Mechanical Corporation at the Reno/Sparks Wastewater Treatment Plant.

Recommended: Council approve Change Order #3 to the contract with Pacific Mechanical Corporation.

22 Staff Report #88-487 re: Rights of entry for U.S. Army Corps of Engineers to conduct geotechnical investigation for design of the Truckee Meadows Flood Control Project.

Recommended: Council approve the rights of entry for Corps of Engineers geotechnical investigations.

23 Staff Report #88-488 re: Extension of the Longley Lane Interceptor Sewer.

Recommended: Council approve the Longley Lane Interceptor, to Holcomb Lane and South Virginia.

24 Staff Report #88-489 re: Approval of Purchase - Sutro Street right-of-way.

Recommended: Council approve the purchase of Sutro Street right-of-way from Caramella and Ballardini, Ltd. for $61,579.

(2) Staff Report #88-478 re: Business License applications, continued:

Councilman Nunez expressed concern regarding the business license application for the Bangkok Market with respect to the M-E zoning of the area.

It was the determination of the Council to withdraw the business license application for the Bangkok Market from Staff Report #88-478.

(8) Staff Report #88-483 re: New Improvement Agreements for Meadow Creek Estates Units No. 1-A and 1-B Subdivisions, continued:

Discussion ensued regarding the bonding for the improvements on Dixon Drive.

Staff Report #88-486 re: Change Order #3 to the contract with Pacific Mechanical Corporation at the Reno/Sparks Wastewater Treatment Plant, continued:

Councilwoman Lehners requested a complete, detailed report on all change orders that have been approved for the Reno/Sparks Wastewater Treatment Plant.

(22) Staff Report #88-487 re: Rights of entry for U.S. Army Corps of Engineers to conduct geotechnical investigation for design of the Truckee Meadows Flood Control Project, continued:

In response to Councilman Nunez, Steve Varela, City Engineer, stated that he would obtain a commitment from the Army Corps to prepare a schedule which would provide timely repair and restoration of all aspects of the operation.

(14) Staff Report #88-485(a) re: Bid #851 - Electronic-Key Telephone System - Public Safety Center, continued:

Mr. Clyde Sessions, of Amcom, Inc., expressed concern with respect to the specifications of the bid and noted that he was not given the opportunity for a pre-bid conference.

Ms. Merle Chambers, Purchasing Agent, outlined the bid procedures followed for this system. She noted that it was staff's opinion that a pre-bid conference was not necessary.

(23) Staff Report #88-488 re: Extension of the Longley Lane Interceptor Sewer, continued:

Mr. Scott Freeman, attorney representing the property owners along the effective route of the interceptor, requested that consideration be given to extending the interceptor past Holcomb to Foothill Road.

Ms. Julie Cadjew, 9825 S. Virginia St., concurred with Mr. Freeman. She noted that she would be willing to meet with the property owners in the area to examine possible funding for the extension.

It was moved by Councilwoman Smith, seconded by Councilman Nunez to approve the extension of the Longley Lane Interceptor to Holcomb Lane and South Virginia, with the understanding that the property owners south of Holcomb Lane will be allowed 60 days to secure adequate financing or letter of credit to pay for the extension of the interceptor to Foothill Road. Also, if the interceptor is extended, these properties will annex to the City.

Motion carried with Councilwoman Lehners voting Nay.

It was moved by Councilman Wilson, seconded by Councilwoman Smith to approve Consent Agenda items 6A through 6M with the exception of Business License application #2 in Staff Report #88-478 and Item 6L which was approved by separate motion.

Motion carried with Councilman Nunez abstaining on Items 6F1 and 6H4.

FINANCE DEPARTMENT

25 Staff Report #88-503 re: Le Cabaret Business License.

Recommended: Council approve the request subject to meeting all stipulations as outlined in Staff Report #88-503.

Mr. Dick Kirkland, Assistant Police Chief, outlined the history of this property and noted that the Police Department still has concerns with respect to the operation of a cabaret at this location.

Councilman Nunez pointed out that if this cabaret is licensed the Police Department will spend an extreme amount of time monitoring this business in comparison to normal businesses.

Ms. Gloria Petroni, attorney representing the applicants, requested a continuance of this matter to allow time to address the concerns of the Police Department.

It was moved by Councilman Allen, seconded by Councilman Wilson to continue this item to the September 12, 1988 Regular Council Meeting.

Motion carried.

CITIZEN'S INITIATIVES

26 Request for endorsement for application of grant from Gannett Foundation for affordable housing - E. Nielsen.

Mr. Ernie Nielsen, of Washoe Legal Services, indicated that the Gannett Foundation accepts grant applications on an annual basis for programs determined to be priorities by the local Gannett affiliates. He noted that it was determined that "affordable housing" is a significant community concern. Mr. Nielsen continued that Washoe Legal Services, with the support of United Way, is asking for a grant of $120,000.00 over the next two years, and is requesting City endorsement of this application. He added that these monies will be used to hire a facilitator to coordinate the efforts of the community in gaining affordable housing. He continued that another request will be to ask the City for $5,000 in CDGB funds to finance the administrative expenses of the program.

Councilwoman Wishart stated that she had concern over the fact that this program has not been presented to the Reno Housing Authority. She added that with a finite number of resources available regarding affordable housing, multiple efforts could possibly dilute the few sources available. She asked Mr. Nielsen how this program would be different from the types of activities that the Housing Authority is presently pursuing and what commitment the private sector will be asked to make with respect to this program.

Mr. Nielsen stated that the Housing Authority has been involved in the proposed program. He addressed the issue of duplication of effort by stating that if these efforts can be focused and sustained the resources will not be lost.

Councilwoman Wishart requested a more detailed report on this program with respect to guarantees of support from the private sector, how the communication between this particular program and the Housing Authority would work, where else financial support would be obtained and how that funding would be allocated.

Mayor Sferrazza asked Mr. Nielsen if there would be problem with amending the concept so that the facilitator would report to the Reno Housing Authority as well as Washoe Legal Services.

Mr. Nielsen stated that this amendment would be possible, however he stated that the Transistional Housing Corporation would be a better vehicle, simply because it is more akin to a Housing Development Corporation than is the Housing Authority which is a public corporation.

It was moved by Councilwoman Wishart, seconded by Councilman Allen to defer the endorsement of this program until Washoe Legal Services has the opportunity to meet with the Reno Housing Authority and also provides the Council with more information regarding funding sources and where the private partnership comes into this program, with the understanding that the Housing Authority would make a recommendation to the City Council.

Motion carried.

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27 Request for waiver to allow construction of home over the top of an existing storm drain line - L. Woodward.

Mr. Lyle Woodward, applicant, outlined the history of the property and explained that the storm drain was improperly located by the engineer of the development. He requested that a variance be granted so that his home could be constructed.

It was moved by Councilwoman Wishart, seconded by Councilman Wilson to allow construction over top of storm drain with the understanding that appropriate legal documents must be filed stating this is a temporary situation and recorded with the deed for the property. In addition, the proper improvements shall be made to the existing storm drain to the satisfaction of the City Engineer.

Motion carried.

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A recess was called at 5:45 p.m. and upon reconvening at 6:25 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

PUBLIC WORKS

28 Staff Report #88-491 re: Exisiting policy regarding establishment of Special Assessment Districts for financing of development projects.

Recommended: Council retain the existing policy of allowing SAD financing for industrial/commercial development projects which provide for economic diversification.

Mr. Barney Lujan, Projects Administrator, stated that this item was placed on the agenda to give the Council a chance to review the existing policy regarding special assessment districts for financing of development projects.

Discussion ensued regarding the existing policy with Mr. Lujan responding to questions from the Council.

Mr. Alex Fittinghoff, of Churn, Fittinghoff and Associates, stated that he feels that the policy could be amended to include special public needs.

It was moved by Councilman Nunez, seconded by Councilman Allen to retain the existing policy of allowing Special Assessment Districts for industrial/commercial development projects which provide for economic diversification except upon finding of a special public interest.

Motion carried.

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29 Staff Report #88-492 re: Request for establishment of a Special Assessment District within the Caughlin Ranch Area.

Recommended: Council consider the Caughlin Ranch request for SAD financing of its development project in accordance with the current policy, and deny the request.

It was moved by Councilman Nunez, seconded by Councilman Wilson to approve the request in its entirety, and instruct staff to proceed with the steps necessary to create the special assessment district, including design of the improvements and project management by an independent Engineering firm who is non affiliated with the developer. With the added condition that Caughlin Ranch make the offer to RTC to acquire excess fill.

Mr. Alan Means, of Omni-Means, stated that this assessment would include construction of two lanes on McCarran Boulevard from Skyline Boulevard to Cashill Drive.

Motion carried.

PUBLIC HEARING

6:00 p.m.

30 Staff Report #88-507 re: Request for determination that certain sidewalks in the City should be reconstructed.

Recommended: Council hold and conclude the public hearing and adopt Resolution No. 4444 directing the reconstruction to be performed, and authorize the Mayor to sign.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and a letter was received from Ms. Elsie Seaborn, 620 St. Lawrence Avenue.

The Mayor opened the public hearing.

Mr. Steve Varela, City Engineer, stated that the property at 620 St. Lawrence Avenue was inspected and it was determined that the sidewalk is a trip and fall hazard and should be reconstructed.

Mr. Chris Robinson, Sidewalk Inspector, gave a brief overview of the situation that exists on this property.

Councilwoman Wishart stated that she would like reassurance that whatever reconstruction is done on the sidewalks will not have to be repeated several years from now due to the tree roots in the area.

Mr. Robert Dwyer, 1498 W. Plumb Lane, addressed the Council regarding the history of trip and fall accidents in the City in the past ten years. He indicated that the cost of replacing the sidewalks through special assessment districts is much higher than the amount of claims the city has paid for trip and fall accidents. He urged the Council to delay passage of the resolution until a workshop can be scheduled to examine the objective.

City Attorney Lynch stated that the City would be at risk if Council were to delay action on this particular sidewalk at 620 St. Lawrence Avenue.

The Mayor asked if anyone else cared to speak on this item. Hearing no one he closed the public hearing.

Resolution No. 4444 - A resolution directing the City Engineer to proceed with the reconstruction of certain sidewalk in the City of Reno, was read by title.

It was moved by Councilman Nunez, seconded by Councilwoman Smith to pass and adopt Resolution No. 4444.

Motion carried with Councilwoman Lehners voting Nay.

RESOLUTION NO. 4444

A RESOLUTION DIRECTING THE CITY ENGINEER TO PROCEED WITH THE RECONSTRUCTION OF CERTAIN SIDEWALK IN THE CITY OF RENO.

Councilwomen Smith and Lehners requested that a workshop on sidewalks be scheduled.

PUBLIC HEARING

6:00 p.m.

31

Staff Report #88-508 re: Reno Bikeways Plan

Recommended: Council adopt the Bikeways Plan as an element of the Reno Master Plan.

Mayor Sferrazza asked if proper notice had been given. City Clerk Cook stated that proper notice was given and a letter endorsing the Bike Plan was received from Ted and Sue Schroeder.

The Mayor declared the public hearing opened.

Councilwoman Smith inquired if there would be a policy regarding developer dedication for Bike paths.

Mr. Bill Thomas, Senior Planner, stated that this plan does not specifically suggest a policy, it does however, address the issue of the system being maintained and extended with new development. He noted that he will examine the possibility of developing a policy which would require developer dedication.

Mr. Steve Wenzel, representing the McQueen Homeowners Association, explained that the Association is in the process of developing its own plan for the McQueen Area which will mesh with this plan.

The following persons spoke in favor of the plan:

Beth Colligan
Daryl Drake
Mike Hoy

Mr. Cliff Young, indicated that he does not feel that this plan reaches the needs of the citizens of Reno. He highlighted his ideas to enhance this plan.

Mayor Sferrazza requested that the changes proposed by Mr. Young be referred to the Reno Bicycle Council for review.

The Mayor asked if anyone else cared to speak on this matter. Hearing no one he closed the public hearing.

It was moved by Councilwoman Smith, seconded by Councilman Nunez to adopt the Bikeways Plan as an element of the Reno Master Plan and direct staff to establish a policy regarding developer dedication providing for bike paths and that the plan be submitted to the Trails and Parks Committee which is working on the tax override for Washoe County indicating that the Council wishes that the plan be funded by the tax override for Regional Parks and Trails.

Motion carried.

PLANNING DEPARTMENT

32 Bill No. 4170 - An ordinance to amend Title 18, Chapter 18.26 of the Reno Municipal Code entitled "Master Plan," by adopting the Bikeways Plan as a portion of the Master Plan of the City of Reno; together with other matters properly relating thereto, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to refer Bill No. 4170 to the Committee of the Whole.

Motion carried.

PUBLIC HEARING

6:00 p.m.

33 Staff Report #88-509 re: Request for a zone change from R-5 (Multiple Office) and C-1 (Limited Commercial) to R-3 (Multiple) to allow for construction of a two-story eight-unit apartment complex on an 8,807 square foot property located at 842 North Sierra Street, Case No. 192-88 (Paddock Apartments).

Recommended: Council approve the zone change, subject to the conditions in the staff report.

Councilman Nunez stated that he would abstain from discussion and the vote on this item because his firm is the Engineer of Record for this project.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

Mayor Sferrazza declared the public hearing opened.

Ms. Leann McElroy, Planning Director, gave a brief overview of the project.

Mr. Joe Murin, representing the applicant, presented a rendering of the project.

The Mayor asked if anyone else cared to speak. Hearing no one he closed the public hearing.

It was moved by Councilwoman Smith, seconded by Councilman Allen to approve the zone change, subject to the conditions in the staff report.

Motion carried with Councilwoman Lehners voting Nay and Councilman Nunez abstaining.

PUBLIC HEARING

6:00 p.m.

34

Staff Report #88-510 re: Request for a zone change from R-3, R-4 and C-3 to PUD; abandonment of perimeter access and drainage easements and a portion of dedicated right-of-way on Lymberry Drive; and a tentative map to allow for the construction of 50 townhouses on 6.95± acres located north of Cadillac Drive and east of Eastshore Drive, Case No. 191-88 (Lakefront Villas).

Recommended: Council approve Case No. 191-88, subject to the conditions in the staff report.

Councilman Nunez stated that he would abstain from discussion and the vote on this project because his firm is the Engineer of the project.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

Ms. Leann McElroy, Planning Director, gave a history of this property and outlined the current proposal.

The Mayor declared the public hearing opened and asked if anyone cared to speak. Hearing no one he closed the public hearing.

Councilwoman Wishart noted that she would perfer that the proposed red roofs be changed to an earth-tone color.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve Case No. 191-88, subject to the conditions in the staff report.

Motion carried with Councilman Nunez abstaining.

PUBLIC HEARING

6:00 p.m.

35 Staff Report #88-511 re: Request for a zone change from R-3 (Multiple) to P-O (Professional Office) to allow for construction of a new three-story office building on two lots containing 14,500 square feet located at 427 and 427 1/2 Ridge Street, Case No. 180-88 (The Ridge).

Recommended: Council approve the zone change, subject to the deletion of Condition No. 1 and the modification of Condition No. 2 as outlined in the staff report.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

Mayor Sferrazza opened the public hearing and asked if anyone cared to speak. Hearing no one he closed the public hearing.

Mr. Steve Bryson, representing the applicants, outlined the architectural design of the project.

It was moved by Councilman Wilson, seconded by Councilman Allen to approve the zone change, subject to the reinstatement of Staff Condition No. 1 and with the modification to Condition No. 2 as outlined in the staff report.

Motion carried.

PUBLIC HEARING

6:00 p.m.

36 Staff Report #88-512 re: Request for an amendment to the Master Plan on the northerly 7.60± acres of the site from Open Space to Single Family Residential and a tentative map to allow for the development of a 39 unit single family residential subdivision on a 22.57± acre site located south of the present terminus of Prescott Way, along Cashill Boulevard and Royer Court, in the E-1 zone, Case No. 159-88 (Eagle Ridge Subdivision).

Recommended: Council deny the Master Plan amendment (due to the need for a minimum of five votes in favor) and approve the tentative map, subject to the conditions in the staff report as modified.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and letters of opposition to the amendment to the Master Plan from Open Space to Residential, were received from the following: Mr. Vernon Meiser, 3325 Prescott Way, Fred and Norma Allehoff, 3545 Cashill Boulevard, Patricia Plowden, 3691 Cashill Boulevard, Robert Barone, 2625 Spinnaker Drive, and Dr. Fred Altmann, 4170 Caughlin Parkway.

Ms. Leann McElroy, Planning Director, stated that the amendment to the Master Plan is not necessary for approval of the tentative map.

Mr. Jeff Codega, of Codega and Fricke, Inc., explained that the amendment to the Master Plan was initiated by the Planning Staff as a housekeeping measure. He pointed out that the designation of the subject property as "Open Space" was in error at the time the Land Use/Transportation Guide was adopted.

Mr. Carl Bergemann, 3625 Royer Court, expressed concern about any change to this property noting that the property borders a natural canyon and development would destroy the aesthetic beauty of the area.

Ms. Kathy Drake, representing Mr. Vern Meiser, 3325 Prescott Way, indicated that Mr. Meiser has concern over increased traffic on Prescott Way.

The Mayor asked if anyone else cared to speak on this matter. Hearing no one he closed the public hearing.

It was moved by Councilman Wilson, seconded by Councilman Nunez to approve the amendment to the Master Plan.

Councilwoman Lehners stated that she could not support the motion due to reports with respect to a potentially active fault near the south west corner of the site.

Motion carried with Councilwoman Lehners and Mayor Sferrazza voting Nay.

It was moved by Councilman Wilson, seconded by Councilman Nunez to approve the tentative map, subject to the conditions in the staff report as modified.

Motion carried with Councilwoman Lehners and Mayor Sferrazza voting Nay.

PUBLIC HEARING

6:00 p.m.

37 Staff Report #88-513 re: Request for annexation of 150.14 acres; zone changes from LLR-1 (Large Lot Residential - 1 Acre) upon annexation to C-1 (Limited Commercial) on 11.81 acres, C-3 (General Commercial) on 10.45 acres, R-1/TR (Single Family Residential with Trailer Overlay) on 59.5 acres, P-F (Public Facility) on 43.38 acres and C-2 (25 acres); a special use permit to allow 110,000 square feet of mini-storage units on the 10.45 acres proposed for C-3 zoning; and a tentative map for 214 modular/mobile home lots on the 59.5 acres proposed for R-1/TR zoning. The site is located on both sides of McCarran Boulevard with the 25 acres of C-2 zoning located on the southeast corner of McCarran Boulevard and I-80 and the remainder of the project located on the southwest corner of McCarran Boulevard and I-80, Case No. 182-88 (Summit View Estates).

Recommended: Council approve Case No. 182-88, subject to the conditions as recommended by the Planning Commission.

Mayor Sferrazza stated that there has been a request to continue this matter in order to try and work out the differences between the applicant and the McQueen Homeowners Association.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing opened and asked if anyone was present to object to a continuance of this matter.

It was moved by Councilwoman Wishart, seconded by Councilman Allen to continue this matter to the September 12, 1988 Regular Council Meeting.

Motion carried.

PUBLIC HEARING

6:00 p.m

38 Staff Report #88-514 re: Request for approval of a change in zoning from LLR-1 (under Resolution of Intent to R-2, R-3a and C-1) to PUD; approval of a special use permit for a major project to allow construction of a 232 unit senior citizen condominium, a 311 unit residential condominium (including 10,500 square feet of commercial space), 100 unit apartment complex, and a tentative map to create the condominium units, Case No. 193-88 (Falling Waters).

Recommended: Council approve Case No. 193-88, subject to the conditions in the staff report.

The Mayor asked of proper notice had been given. City Clerk Cook stated that proper notice had been given and no correspondence was received.

Mr. Peter Wilday, Architect, presented renderings of the project and highlighted the water theme of the complex. He outlined the phasing of the project and the amenities that will be included.

In response to Councilwoman Wishart, Mr. Alex Fittinghoff, of Churn, Fittinghoff and Associates, stated that all of the condominum units will be offered for sale and it is the intention of the applicant to sell these units rather than rent them.

The Mayor asked if anyone else cared to speak on this matter. Hearing no one he closed the public hearing.

It was moved by Councilman Allen, seconded by Councilwoman Lehners to approve Case No. 193-88, subject to the conditions in the staff report.

Motion carried.

39

Planning Department, continued:

Staff Report #88-496 re: Request for a special use permit to allow for the construction of an 18,000± square foot church facility on a 4.17± acre site located on the north side of Huffaker Lane between Meadow Vista Drive and Panorama Drive in the E-1 zone, Case No. 167-88 (Covenant Presbyterian Church).

Recommended: Council approve Case No. 167-88, subject to the conditions in the staff report with the addition of Condition No. 8.

The Mayor stated that a full public hearing was held on this item at the July 25, 1988 Regular Council Meeting and the vote resulted in a tie.

It was moved by Councilman Allen, seconded by Councilwoman Wishart to approve Case No. 167-88, subject to the conditions in the staff report with the addition of Condition No. 8.

Motion carried with Councilwoman Lehners, Councilman Nunez and Mayor Sferrazza voting Nay.

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A recess was called at 9:10 p.m. and upon reconvening at 9:25 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

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40 Staff Report #88-490 re: Request to connect Juniper Trails Unit No. 6 Subdivision to the City Sewer.

Recommended: Council approve the request for a sanitary sewer will-serve letter for Juniper Trails Unit No. 6, with the instruction to staff to meet with the developer and the County staff to study the merits of annexing the remainder of Caughlin Ranch.

Ms. Leann McElroy, Planning Director, gave an overview of the request and outlined the history of the annexation of the Caughlin Ranch.

Discussion ensued regarding the status of this property with respect to future annexation to the City.

It was moved by Councilman Wilson, seconded by Councilwoman Smith to approve the request for a sanitary sewer will-serve letter for Juniper Trails Unit No. 6, with the instruction to staff to meet with the developer and the County staff to study the merits of annexing the remainder of Caughlin Ranch.

Motion carried with Councilwoman Lehners voting Nay.

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41 Staff Report #88-493 re: Truckee River Sanitary Sewer crossing replacement emergency authorization.

Recommended: Council authorize staff to negotiate a contract for the design, coordination and construction administration of the sewer by-pass line across the Truckee River; authorize the Director of Public Works to sign said contract, and authorize the Director of Public Works to advertise for bids and award the construction contract.

Mr. Steve Varela, City Engineer, gave a brief overview of the background leading to this request and stated that the cost will be higher than the $325,000 stated in the staff report due to recent findings that more of the by-pass line must be replaced.

It was moved by Councilwoman Smith, seconded by Councilman Nunez to authorize staff to negotiate a contract for the design, coordination and construction administration of the sewer by-pass line across the Truckee River; authorize the Director of Public Works to sign said contract, and authorize the Director of Public Works to advertise for bids and award the construction contract.

Motion carried.

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42 Staff Report #88-494 re: Request for a tentative map to allow for the development of a 147 unit single family residential subdivision on a 79.00± acre site located north of South McCarran Boulevard and west of the present terminus of Manzanita Drive, in the E-1 zone, Case No. 194-88 (Manzanita West).

Recommended: Council approve Case No. 194-88, subject to the conditions in the staff report.

COUNCILWOMAN LEHNERS ABSENT 10:05 p.m.

Discussion ensued with respect to the effect of this project on traffic flow on McCarran Boulevard.

Councilwoman Wishart requested that the resolution regarding traffic signal contributions be examined and staff report back to the Council.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve Case No. 194-88, subject to the conditions in the staff report.

Motion carried with Councilwoman Lehners absent.

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43 Staff Report #88-495 re: Request for an amendment to a special use permit for a major project to allow for the construction of two new grandstand wings with a total seating capacity of 2,460 seats, an office addition to the existing fieldhouse football offices and the remodeling of the existing pressbox and the west grandstands of Mackay Stadium, Case No. 195-88 (Amendment to Case No. 168-87/UNR Stadium Improvements).

Recommended: Council approve Case No. 195-88, subject to the conditions in the staff report with the deletion of Condition No. 4 and the modification of Condition No. 6.

Councilwomen Smith and Wishart expressed concern regarding the lack of adequate parking for the stadium.

Ms. McElroy stated that the University has made an effort to pave more parking areas.
Councilwoman Wishart requested that the Council send a letter to the University encouraging an aggressive paving program.

It was moved by Councilwoman Smith, seconded by Councilman Wilson to approve Case No. 195-88, subject to the conditions in the staff report with the deletion of Condition No. 4 and the modification of Condition No. 6, with the understanding that a letter will be sent to the University from the City Council encouraging an aggressive paving program.

Motion carried with Councilwoman Lehners absent.

COUNCILWOMAN LEHNERS PRESENT 10:13 p.m.

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44 Bill No. 4160 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code entitled "Zoning", by adding thereto a new section to be known as 18.06.040(b).252 relating to a 1.00± acre property located at 4205 Neil Road as is more particularly described in the attached "Exhibit A", and rezoning said property from R-1a (Single Family Residential) to R-3 (Multi-Family Residential); together with other matters properly relating thereto, was read by title, Case No. 116-88 (Neil Villa Apartments).

It was moved by Councilman Nunez, seconded by Councilman Wilson to refer Bill No. 4160 to the Committee of the Whole.

Motion carried with Councilwomen Lehners, Smith, and Wishart voting Nay.

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45 Bill No. 4166 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code entitled "Zoning", by adding thereto a new section to be known as 18.06.040(b).260 relating to a 8± acre property located on the northeast corner of South Virginia Street and Peckham Lane as is more particularly described in the attached "Exhibit A", and rezoning said property from C-3 (General Commercial) to HC (Hotel Casino); together with other matters properly relating thereto, was read by title, Case No. 117-88 (Quality Inn).

It was moved by Councilman Allen, seconded by Councilman Wilson to refer Bill No. 4166 to the Committee of the Whole.

Motion carried with Councilwomen Lehners, Smith and Wishart voting Nay.

46

Bill No. 4167 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code entitled "Zoning", by adding thereto a new section to be known as 18.06.040(b).137 relating to 37 parcels of property totaling 9.867 acres located west of South Virginia Street, north and south of Patriot Drive on both sides of Dixon Drive, Reno, Nevada, as is more particularly described in the attached "Exhibit A", and rezoning Group I (21 parcels) from E-1 (First Estates) zone to R-1 (Single Family Residential) zone; and rezoning Group II (16 parcels) from E-1 (First Estates) zone to R-2a (Limited Multiple Townhouse) zone; together with other matters properly relating thereto, was read by title, Case No. C-32-81R (Meadow Creek Estates/Meadow Creek Villas).

It was moved by Councilwoman Lehners, seconded by Councilman Allen to refer Bill No. 4167 to the Committee of the Whole.

Motion carried with Councilwoman Smith voting Nay.

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BILL NO. 4161

ORDINANCE NO. 3708

AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING 1.75 ACRES OF PROPERTY LOCATED BETWEEN IVES AVENUE AND MCCARRAN BOULEVARD, EAST OF KEYSTONE AVENUE, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED EXHIBIT "A"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 137-88 (CIMARRON SUBDIVISION).

It was moved by Councilwoman Wishart, seconded by Councilman Wilson to pass and adopt Bill No. 4161, Ordinance No. 3708.

Motion carried.

48

BILL NO. 4162

ORDINANCE NO. 3709

AN ORDINANCE TO AMEND CHAPTER 18.26 OF THE RENO MUNICIPAL CODE ENTITLED "MASTER PLAN", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.26.020(3)(A).48 ADOPTING AMENDMENT TO MASTER PLAN, PLANNING CASE NO. 137-88 AS MORE FULLY DESCRIBED BELOW; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 137-88 (CIMARRON SUBDIVISION).

It was moved by Councilwoman Wishart, seconded by Councilwoman Lehners to pass and adopt Bill No. 4162, Ordinance No. 3709.

Motion carried.

BILL NO. 4163

ORDINANCE NO. 3710

49 AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE ENTITLED "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).259 RELATING TO A 1.75± ACRE PROPERTY LOCATED BETWEEN IVES AVENUE AND MCCARRAN BOULEVARD, EAST OF KEYSTONE AVENUE, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED EXHIBIT "A"; AND REZONING SAID PROPERTY FROM E-1 (FIRST ESTATES) TO R-1 (SINGLE FAMILY RESIDENTIAL); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 137-88 (CIMARRON SUBDIVISION).

It was moved by Councilwoman Wishart, seconded by Councilman Wilson to pass and adopt Bill No. 4163, Ordinance No. 3710.

Motion carried with Councilwoman Lehners and Mayor Sferrazza voting Nay.

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50 Bill No. 4164 - An ordinance to amend Title 18, Chapter 18.09 of the Reno Municipal Code entitled "New Development Engineering Design and Improvements" providing a waiver procedure for the undergrounding of utilities; together with other matters properly relating thereto, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to refer Bill No. 4164 to the Committee of the Whole.

Motion carried.

CITY ATTORNEY

51 Bill No. 4168 - An ordinance amending Title 8, Section 8.06.010 defining and prohibiting the acts constituting obstructing and resisting a Police Officer, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Allen to refer Bill No. 4168 to the Committee of the Whole.

Motion carried.

52 Bill No. 4169 - An ordinance to amend Title 8, Chapter 8.28, Section 8.28.300 of the Reno Municipal Code entitled "Dog Licenses," by waiving license fees for dogs for the Hearing Impaired, was read by title.

It was moved by Councilwoman Wishart, seconded by Councilwoman Lehners to refer Bill No. 4169 to the Committee of the Whole.

Motion carried.

CITY CLERK

53 Staff Report #88-506 re: Endorsement of City of Reno as host city for 1994 International Institute of Municipal Clerks' Annual Conference.

Recommended: Council endorse the City of Reno as potential host city for the 1994 IIMC Annual Conference and authorize transfer of monies, not to exceed $800 for purposes of bid presentation.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to endorse the City of Reno as potential host city for the 1994 IIMC Annual Conference and authorize transfer of monies, not to exceed $800 for purposes of bid presentation.

Motion carried.

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54 Boards and Commissions - Appointments to the Board of Adjustment (2 appointments).

Recommended: Mayor make the necessary appointments with Council confirmation.

Mayor Sferrazza recommended the names of Marzella Graniel and Robert Joiner for appointment to the Board of Adjustment. He pointed out that Mr. Joiner works in Carson City and the Board meets at 4:00 p.m., so he would have to be notified in order to determine if he would be able to make the 4:00 p.m. meetings.

Ms. McElroy pointed out that Mr. Joiner works in Carson City and the Board meets at 4:00 p.m. and she stated it may be a problem

It was moved by Councilwoman Lehners, seconded by Councilman Allen to appoint Marzella Graniel and Robert Joiner to the Reno Board of Adjustment.

Motion carried.

CITY MANAGER

55 Consideration of Flood Plain Variance Procedure.

Recommended: Council retain Reno Municipal Code, Chapter 12.24 in its present form.

It was moved by Councilwoman Lehners, seconded by Councilman Allen to retain Reno Municipal Code, Chapter 12.24 in its present form.

Motion carried with Councilman Nunez voting Nay.

MAYOR AND COUNCIL

56 Resolution No. 4443 - A resolution expressing the desire of the City of Reno to enter into a Sister City Relationship with the City of San Sebastian, Spain.

It was moved and seconded by the Council as a whole, to pass and adopt Resolution No. 4443.

Motion carried.

RESOLUTION NO. 4443

A RESOLUTION EXPRESSING THE DESIRE OF THE CITY OF RENO TO ENTER INTO A SISTER CITY RELATIONSHIP WITH THE CITY OF SAN SEBASTIAN, SPAIN.

COUNCILMAN ALLEN ABSENT 10:40 p.m.

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57 Legislative Agenda

Mr. Clay Holstine, Assistant to the City Manager, outlined the Legislative draft items to be submitted by the City of Reno for introduction and passage.

Discussion ensued regarding a possible Park Maintenance Fund.

It was moved by Councilwoman Smith, seconded by Councilwoman Wishart to authorize staff to submit Items 1 and 3 to the Legislative Counsel Bureau for bill drafts for the City of Reno and to take the item in the matrix under advisement for possible future action.

Motion carried with Councilman Allen absent.

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Approved this 22th day of August, 1988

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Peter J. Sferrazza

MAYOR OF THE CITY OF RENO

CITY OF RENO CORPORATE SEAL WASHOE COUNTY, NEVADA

ATTEST:

Donald J. Cook

CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO

The meeting was adjourned at 10:45 p.m.

Council Chambers, Reno, Nevada
August 22, 1988

The regular meeting of the Reno City Council was called to order at 3:27 p.m. on August 22, 1988 in the Council Chambers of City Hall.

PRESENT: Council members Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza.

ABSENT: None.

ALSO PRESENT: City Manager Schilling, City Attorney Lynch and City Clerk Cook.

APPROVAL OF THE MINUTES

Approval of the August 8, 1988 Regular Council Meeting Minutes.

It was moved by Councilwoman Smith, seconded by Councilman Allen to approve the Minutes of August 8, 1988 as submitted.

Motion carried.

APPROVAL OF THE AGENDA

Approval of the August 22, 1988 Regular Council Meeting Agenda.

It was moved by Councilman Wilson, seconded by Councilman Nunez to approve the Agenda of August 22, 1988 as submitted.

Motion carried.

CONSENT AGENDA

1 Cash Disbursements - July 28 through August 10, 1988.

Recommended: Council approve Cash Disbursements as submitted.

2 Staff Report #88-516 re: Business License applications as follows:

a Easy Market; Yung J. Choi; 500 W. Second Street; Previous owner, Kenneth McKenna, dba same; Package Liquor.

b Subs N Cues; Brian Johnson; 3930 Spring Drive; On Premises Bar.

c Seven Eleven; Christopher F. Hansen, Agent; 1100 E. Plumb; Previous licensee, John Walsh; Package Liquor.

d Seven Eleven; Joyce Immers; 1665 Virginia Street; Slot (4), owner/operator.

e Seven Eleven; Robert Rowberg; 800 S. Wells Avenue; Slots (3), owner/operator.

f United Coin DB at Humboldt Oil Co. DBA Bonus; Pete Mastelotto; 707 N. Sierra Street; Slots (3), space lease.

g United Coin DB at Humboldt Oil Co. DBS Bonus; Pete Mastelott; 1445 E. Sixth Street; Slots (3), space lease.

h Bumpers Auto Recovery Reno; Dudley F. Jones; 5220 Montcrest; Repossessor.

i Reno's Martin Luther King, Jr. Hall, Chapel; Rev. Vincent L. Thompson; 704 S. Virginia Street; Second Hand Merchandise.

j Goldilocks Jewelry & Coin; Robert E. Reel; 25 W. Second Street; Previous address: 28 W. Second Street; 2nd Hand Jewelry & Small Merchandise.

k Bangkok Market; Bancherd Samboonpakron; 3940 Spring Drive; Package Beer.

Recommended: Council approve Business License Applications as submitted.

3 Staff Report #88-517(a) re: Hilltop Park Lighting, Contract No. 621, Final Payment.

Recommended: Council approve the release of Retention Money in the amount of $2,968.40.

4 Staff Report #88-517(b) re: Fire Station No. 2, Contract No. 582, Final Payment.

Recommended: Council approve the release of Retention Money in the amount of $21,061.16.

5 Staff Report #88-517(c) re: Moana Lane Culvert, Contract No. 637, Final Payment.

Recommended: Council approve the release of Retention Money in the amount of $5,754.32.

6 Staff Report #88-518 re: Improvement Agreement for remaining work on MPR-22-86 (NHS Enterprises).

Recommended: Council approve the Improvement Agreement which will allow staff to issue Certificates of Occupancy on the Office complex and authorize the Mayor to sign.

7 Staff Report #88-519 re: Fourth Improvement Agreement Extension for Meadow Creek Estates Unit No. 2-B Subdivision.

Recommended: Council approve the Fourth Improvement Agreement Extension for Meadow Creek Estates Unit No. 2-B Subdivision and authorize the Mayor to sign.

8 Staff Report #88-520(a) re: Map of Dedication - Ambassador Drive.

Recommended: Council approve the Ambassador Drive map of dedication and reject the offer of dedication thereon until the street has been constructed to City standards.

9 Staff Report #88-520(b) re: Acceptance of Right-of-Way Dedication - Mae Anne Avenue.

Recommended: Council accept the dedication of Mae Anne Avenue.

10 Staff Report #88-521(a) re: Interlocal Agreement establishing a Consolidated Bomb Squad.

Recommended: Council authorize the Mayor to sign the Interlocal Agreement establishing a Consolidated Bomb Squad.

11 Staff Report #88-521(b) re: Agreement with NDOT for E. 4th Street Sanitary Sewer Replacement.

Recommended: Council approve the agreement with NDOT for sewer replacement under E. 4th Street.

12 Staff Report #88-521(c) re: Dive Rescue I Training Course - Sponsored by Reno Fire Department - "Statement of Understanding."

Recommended: Council approve the proposed training and authorize the Mayor to sign the "Statement of Understanding."

13 Staff Report #88-521(d) re: Change to Emergency Mutual Aid Agreement.

Recommended: Council approve "Addendum #1" as identified in Staff Report #88-521(d) and authorize the Mayor to sign.

14 Staff Report #88-522 re: Sutro/Kirman Connection Utility Relocation Contract with Sierra Pacific Power Company.

Recommended: Council approve the Utility Relocation Contract revision from $52,345.00 to $71,626.00.

15 Staff Report #88-523 re: Change Order No. 1 - Contract No. 625 - Reno/Stead Wastewater Treatment Facility Expansion - K.G. Walters Engineering.

Recommended: Council approve Change Order No. 1 to the contract with K.G. Walters Construction Company and authorize the Mayor to sign.

16 Staff Report #88-524 re: Lease of Office Space - 190 E. Liberty.

Recommended: Council approve the requests from Hispanic Services and the U.S. Census Bureau, and authorize the preparation and execution of appropriate documents.

17 Staff Report #88-525 re: Reprogramming of Emergency Shelter Grants Program Funds.

Recommended: Council approve the reallocation as outlined in Staff Report #88-525 and authorize the Mayor to sign the contract amendments.

18 Staff Report #88-526 re: Interagency Emergency Communications Agreement.

Recommended: Council approve the participation of the Reno Police Department and the Reno Fire Department in the Interagency Emergency Communications Agreement, and authorize the Mayor to sign the agreement.

(2) Staff Report #88-516 re: Business License applications, continued:

Councilman Nunez expressed concern with respect to the On Premises Bar License for Subs-N-Cues. He indicated that when the building originally went under Site Plan Review it was intended to be a professional office and now there is concern from area residents that this will become a bar.

Mr. Brian Johnson, owner of Subs N Cues, addressed the Council stating that his establishment is not a bar atmosphere but rather an eatery.

Discussion ensued regarding the type of establishments allowed in an M-E Zone.

It was moved by Councilman Nunez, seconded by Councilwoman Lehners to deny the On Premises Bar License for Subs N Cues.

Motion carried with Councilman Wilson, Councilman Allen and Councilwoman Wishart voting Nay.

It was moved by Councilman Allen, seconded by Councilwoman Smith to approve Consent Agenda Items 6A through 6L with the exception of Business License No. 2 under Item 6B.

Motion carried.

CITY MANAGER

19 Resolution No. 4445 - A resolution of the City Council of the City of Reno, Nevada. Declaring Stage Three of Drought Water Conservation Plan.

Mr. Steve Mack, of the Regional Water Planning and Advisory Board, advised the Council that the resolution enacting the implementation of Stage 3 of the Drought Water Conservation Plan on August 29, 1988 should be adopted.

The Council discussed the Stage Three implementation with Mr. Mack responding to questions.

MAYOR AND COUNCIL

20 Request for amendment to water ordinance, Section 12.14.030 of the Reno Municipal Code (Hand Watering) - P. Sferrazza.

It was moved by Councilwoman Smith, seconded by Councilwoman Lehners to amend Section 12.14.030 to make it consistent with the City of Sparks, to allow hand watering for ground cover other than lawns.

Motion carried.

It was the determination of the Council to continue the August 22, 1988 Regular Meeting to August 29, 1988 in order to pass and adopt the amendments to Section 12.14.030.

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21 Study Session Request - Regulation of project approvals as a function of additional water source/storage capabilities. - K. Wishart.

Councilwoman Wishart indicated that she would like to refer this issue to a study session for an update from Westpac Utilities to determine what options are being examined regarding development of new storage sources and new water supply sources. Also, she would like to include the issues of alternatives to Impact Fees for Public Safety Service Provisions, and an augmentation of the Room Tax to go toward City Services to tourists, on a future study session.

It was moved by Councilwoman Wishart, seconded by Councilman Allen to refer the issue of water storage sources and new water supply sources to a study session on August 29, 1988 at 12:00 p.m.

Motion carried.

It was moved by Councilwoman Wishart, seconded by Councilman Allen to refer the issues of alternatives to Impact Fees for Public Safety Service Provisions, and an augmentation of the Room Tax to go toward City Services to tourists to the next regularly study session after the August 29, 1988 study session.

Motion carried.

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(19) Resolution No. 4445 - A resolution of the City Council of the City of Reno, Nevada. Declaring Stage Three of Drought Water Conservation Plan, continued:

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to pass and adopt Resolution No. 4445.

Mr. Duke Lindeman, Parks and Recreation Director, requested that this Resolution be amended to allow for the irrigation of City Parks. He indicated that it would be impossible to water all City Parks if given one day a week to do so. He noted that no park will be watered more than once a week but would like to spread the watering of the parks over all seven days. Mr. Lindeman added that there is about 40 acres of athletic fields that the City is responsible for, and asked for an additional day to water these areas to avoid injury on these fields.

Mr. Don Meyer, Plant Engineer for the University of Nevada-Reno, concurred with Mr. Lindeman indicating that the athletic fields need watering at least twice a week. He also noted that the water pressure is not sufficient to irrigate all of the large areas at the University in one day so he asked that the irrigation be spread over a seven day period.

Councilman Nunez suggested the use of effluent water from the treatment plant for irrigation as is done on golf courses through the Convention Authority.

Mr. Richard Squires, of the Washoe County School District, stated the same concerns as Mr. Lindeman and Mr. Meyer regarding the irrigation of athletic fields.

It was moved by Councilman Nunez, seconded by Councilman Allen to amend Resolution No. 4445 to add the wording "One day a Week - Parks and Schools."

Motion carried.

It was moved by Councilman Allen, seconded by Councilman Wilson to amend Resolution No. 4445 to add the wording "Athletic Fields may be water 2 Days a Week.", with the understanding that alternatives will be examined and the two times a week watering will be granted for 30 days and then the issue will be re-examined.

Councilwoman Lehners stated that she believes that everyone needs to sacrifice during the drought and therefore she would not support the motion.

Motion carried with Councilwoman Lehners voting Nay.

Original motion to pass and adopt Resolution No. 4445 as amended carried with Councilwoman Lehners voting Nay.

RESOLUTION NO. 4445

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RENO, NEVADA. DECLARING STAGE THREE OF DROUGHT WATER CONSERVATION PLAN.

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COUNCILWOMAN LEHNERS ABSENT 4:40 p.m.

COUNCILMAN ALLEN ABSENT 4:41 p.m.

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PUBLIC WORKS

22 Staff Report #88-528 re: Settlement Agreement with Pyramid Lake Paiute Tribe of Indians over Consent Decree and Permit Lawsuit.

Recommended: Council approve the Settlement Agreement with the Pyramid Lake Paiute Tribe of Indians over Consent Decree and Permit Lawsuit at the Reno/Sparks Wastewater Treatment Plant.

It was moved by Councilman Nunez, seconded by Councilman Wilson to approve the Settlement Agreement with the Pyramid Lake Paiute Tribe of Indians over Consent Decree and Permit Lawsuit at the Reno/Sparks Wastewater Treatment Plant.

Motion carried with Council members Lehners and Allen absent.

COUNCILMAN ALLEN PRESENT 4:44 p.m.

MAYOR SFERRAZZA ABSENT 4:45 p.m.

ASSISTANT MAYOR NUNEZ PRESIDING.

COUNCILWOMAN LEHNERS PRESENT 4:46 p.m.

23 Staff Report #88-529 re: AT&T Lightguide System - Request to change route.

Recommended: Council deny the requested reroute of AT&T's Lightguide System at this time.

Mr. Steve Varela, City Engineer, gave an overview of the request and stated that further substainial information should be provided as to why the original route is not possible.

Mr. Bill Vann, Engineering, stated that the streets that would be involved in the reroute are in various stages of repair or disrepair. He added that along Seventh Street the reroute would be disruptive to the property owners.

Discussion ensued regarding the entire Lightguide System with respect to the benefits of the system for Reno and the signs that were to be placed throughout the City noting that the project is being conducted totally by AT&T.

Mr. John Francovich, Attorney representing AT&T, gave an overview of the system, and explained the reasons for requesting a reroute.

Mr. Keith Stadler, of Black and Veatch Engineers, stated that within the last two months new information has arisen which casts doubt on the feasibility of the route down West Fourth Street and the completion date would be delayed.

MAYOR SFERRAZZA PRESENT 5:00 p.m.

It was moved by Councilwoman Smith, seconded by Councilman Wilson to choose Alternative 3 as outlined in the staff report and deny the requested reroute until further substantial information is provided as to why the reroute is not possible.

Motion carried.

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A recess was called at 5:16 p.m. and upon reconvening at 6:13 p.m. roll was taken with the following Council members present: Lehners, Wilson, Nunez, Smith, Wishart and Sferrazza. Absent: Councilman Allen.

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PUBLIC HEARING

6:00 p.m.

24

Staff Report #88-543 re: Request for a zone change from M-E (Industrial Estates) to P-F (Public Facility) for an existing park, on a .8 acre portion of a 2.25 acre parcel, located at 1160 Corporate Boulevard, Case No. 7-89 (Dermody Properties Park).

Recommended: Council approve the zone change, subject to the conditions in the staff report.

Mayor Sferrazza asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing opened and asked if anyone cared to speak. Hearing no one he closed the public hearing.

It was moved by Councilwoman Lehners, seconded by Councilwoman Wishart to approve Case No. 7-89, subject to the conditions in the staff report.

Motion carried with Councilman Allen absent.

PUBLIC HEARING

6:00 p.m.

25

Staff Report #88-544 re: Request for a zone change from M-E (Industrial Estates) and E-1 (First Estates) to P-F (Public Facility); and a special use permit to allow for the establishment, in three units, of a 26,000 square foot child and family care center on a 7.12 acre property located on the northwest corner of Longley Lane and Rock Boulevard, Case No. 3-89 (Children's Cabinet).

Recommended: Council approve Case No. 3-89 as follows:

A. Zone change by resolution of intent, subject to the conditions in the staff report.
B. Special use permit, subject to the conditions in the staff report, with the addition of the referenced sentence to Condition No. 16.

Mayor Sferrazza asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing opened and asked if anyone cared to speak on this matter. Hearing no one he closed the public hearing.

It was moved by Councilman Nunez, seconded by Councilwoman Lehners to approve Case No. 3-89 as follows:

A. Zone change by resolution of intent, subject to the conditions in the staff report.
B. Special use permit, subject to the conditions in the staff report, with the addition of the referenced sentence to Condition No. 16.

Councilwoman Wishart stated that she would not support the motion in order to be consistent with her previous voting record concerning residential development so close to the airport.

Motion carried with Councilwoman Wishart voting Nay and Councilman Allen absent.

COUNCILMAN ALLEN PRESENT 6:17 p.m.

PUBLIC HEARING

6:00 p.m.

26 Staff Report #88-545 re: Request for franchise agreement for cable television services with T.C.I. of Nevada, Inc.

Recommended: Council approve both the Master Cable T.V. Ordinance and the Franchise Ordinance with T.C.I. of Nevada, Inc.

COUNCILMAN ALLEN PRESENT 6:17 p.m.

Mayor Sferrazza asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing opened and asked if anyone cared to speak.

Mr. Clay Holstine, Assistant to the City Manager, presented a history of the negotiations between T.C.I. and the City. Discussion ensued regarding the services areas that will be covered under the franchise, the channels that will be provided, and public access availability.

Mr. Tex Gosbin, Reno citizen, inquired about the channels that will be provided and requested that at least half of the channels should be stereo equipped stations.

Mr. Frank Gallik, of T.C.I. of Nevada, indicated that stereo equipment will be provided for any channel which is stereo. He continued that the exact channels that will be provided is undetermined at this point.

Mr. Larry Gilbert, Reno resident, raised the issue of overseeing the cable franchise to ensure compliance.

The Mayor asked if anyone else cared to speak on this matter. Hearing no one he closed the public hearing.

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27 Bill No. 4171 - An ordinance relating to Cable Television, establishing the policy and regulations for the granting of franchises for Cable Television Systems and providing for the implementation and enforcement of said policy and regulation, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to refer Bill No. 4171 to the Committee of the Whole.

Motion carried.

28 Bill No. 4172 - An ordinance of the City of Reno, granting a non-exclusive franchise to construct, install and operate, repair, replace and maintain lines, wires, coaxial cable and appurtenances for originating, receiving, distributing and supplying radio, television and other cable communication services along, across and upon the public's streets, ways, alleys, and places within the City of Reno, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to refer Bill No. 4172 to the Committee of the Whole.

Motion carried.

PLANNING DEPARTMENT

29 Staff Report #88-531 re: Request for annexation of five parcels containing 33.68 acres to enable the use of the City sewer system, which is currently stubbed into the property in four separate locations on Huffaker Lane. The subject property is located on the south side of Huffaker Lane, east of its intersection with Del Monte Lane. Besides an existing barn, the property is vacant. Upon annexation, the applicant plans to construct two residences and accessory barns, Case No. 190-88 (Avansino).

Recommended: Council approve the annexation by ordinance.

Ms. Leann McElroy, Planning Director, outlined the request indicated that at the Planning Commission meeting, eleven people spoke in opposition to the annexation. She noted that the opposition were primarily concerned about the pending incorporation petition of Sierra Meadows in the southwest area, which includes the subject property.

Mr. William Raggio, Attorney representing the applicant, explained that all of the Avansino Ranch has been annexed to the City except for these five parcels. He indicated that this application for annexation was filed prior to the onset of the plans to develop a new city and the applicants do not wish for their property to be included in the bounds of the proposed new city.

Mr. Michael Melarkey, one of the applicants, highlighted the history of this property and outlined the proposed development of the property.

Mr. Steven Walther, 3500 Lakeside Court, spoke in opposition to the annexation request and briefly explained the background in the development of the new city in the area. He stated that the notice of intent to create the city, which includes the Avansino area, was filed with the County. He continued that if the Avansino property is annexed the legal description of the proposed city will change and the petition will be void. Mr. Walther requested that the City Council defer action on this item until a decision is made by the voters on the creation of Sierra Meadows.

Mr. Al Pagni, Attorney representing the Committee to incorporate Sierra Meadows, indicated that if the petition to incorporate was filed with the County Clerk on July 6, 1988. He discussed the legislative process for incorporation of the new city noting that this process should be allowed to continue and approval of this annexation would not enable this process to proceed.

Mr. Steve Mollath, 1 E. Liberty Street, representing Joan Shonnard and Robert Oakes, residents of the proposed Sierra Meadows City. He concurred with Mr. Pagni, expressing concern with respect to any adverse impact that would be caused by the annexation of the Avansino property.

Ms. Buck Metcalf, area resident, spoke in opposition to the annexation for the reasons noted by Mr. Pagni and Mr. Mollath.

Ms. Carolyn Scott, 1350 Del Monte Lane, indicated that this property is outside of the planned annexation area of the City of Reno. She also noted that the annexation does not fulfill any of the five criteria listed in the staff report.

Mr. Melarkey stated that he does not feel that there is any reason for the City Council to defer action on this request because the two applications are completely independent.

In response to Councilwoman Smith, Mr. Walther explained how the boundaries of the proposed city were determined. He noted that each property owner included in the proposed city was not notified.

Councilman Allen pointed out that if action on this annexation was postponed until after the vote was taken on the creation of the new city, the applicants would not be able to unincorporate from Sierra Meadows and make application to annex into the City of Reno.

Councilwoman Wishart referenced the memo from the City Attorney's Office regarding the Avansino annexation.

Chief Deputy City Attorney Shipman stated that after much research she has determined that the general rule is that priorities can be established governing conflicting petitions to annex or incorporate the same tract of land depending upon when the legislative bodies of each jurisdication obtain jurisdication over those actions. She further stated that the annexation petition filed in June, takes priority at least under the case law, over the incorporation petition filed.

Councilwoman Wishart discussed the City boundaries that now exist in this area. She noted that this particular annexation request is adjacent to the Stanharrah Ranch area and is directly south and contiguous to the City limits. She continued that the current City limit line is in the middle of Huffaker Lane and according to the Annexation Plan, the City should pursue annexation of lands that will help create identifiable City boundaries. She addressed the issue of City public safety services, noting that these services are presently provided east, north and west of the Avansino property and the staff report points out that this property should be annexed to maintain efficient, non-duplicative, services to this area.

Councilwoman Lehners also addressed the issue of providing public safety services and indicated that if this property is annexed it will inevitably spread the public safety services even more thinly. She also pointed out that this property is not part of the City Annexation Plan and therefore, she does not believe it should be annexed.

Councilman Nunez commented that one side of Huffaker Lane is already annexed and public safety services are already being provided. He added that those in opposition to the annexation are the same people who came before the City Council regarding the termination of Plumas Street, and the development of Lewis Homes in the area requesting development of a regional park. He noted that the Council granted their requests and now, these same people desire to create a new city because they feel they cannot trust the City of Reno.

Mayor Sferrazza stated that the proponents of Sierra Meadows did not approach the City of Reno with their plans to incorporate, and if this would have been done, perhaps a boundary could have been agreed upon. The Mayor continued that if incorporated this will be a competing city with Reno and therefore, he will support and protect the interests of the City of Reno.

It was moved by Councilman Allen, seconded by Councilman Nunez to approve the annexation request by ordinance.

Motion carried with Councilwoman Lehners voting Nay.

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A recess was called at 7:40 p.m. and upon reconvening at 7:51 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, and Wishart. Absent: Sferrazza.

ASSISTANT MAYOR NUNEZ PRESIDING.

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30

BILL NO. 4164

ORDINANCE NO. 3711

AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.09 OF THE RENO MUNICIPAL CODE ENTITLED "NEW DEVELOPMENT ENGINEERING DESIGN AND IMPROVEMENTS" PROVIDING A WAIVER PROCEDURE FOR THE UNDERGROUNDING OF UTILITIES; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4164, Ordinance No. 3711.

Motion carried with Mayor Sferrazza absent.

MAYOR SFERRAZZA PRESENT 7:54 p.m.

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31

Staff Report #88-530 re: Request for undergrounding relocated utilities for Lewis Lakeside Subdivision.

Recommended: Council approve Alternative C as outlined in the staff report.

Discussion ensued with respect to the configuration of the area if the utility lines are allowed to be left overhead and the costs associated with the undergrounding of utilities.

Ms. Lois Brown, of Lewis Homes, stated that the telephone and cable television lines for the subdivision will not be located on the utility poles, so the only lines on the poles will be the electric lines.

It was moved by Councilman Allen, seconded by Councilwoman Lehners to approve Alternative A as outlined in the staff report, pursuant to the waiver provisions of the Reno Municipal Code 18.06.040 upon the effective date of Ordinance No. 3711.

Motion carried.

32 Bill No. 4173 - An ordinance annexing to and making part of the City of Reno certain specifically described territory being 45.89 acres of property located on the north side of Parr Boulevard, west of U.S. Highway 395, Washoe County, Nevada, as is more fully described in the attached exhibit "A"; together with other matters properly relating thereto, was read by title, Case No. 198-88 (Consolidated Jail/County Sheriff's Headquarters).

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to refer Bill No. 4173 to the Committee of the Whole.

Motion carried.

33 Bill No. 4174 - An ordinance to amend Title 18, Chapter 18.26 of the Reno Municipal Code entitled "Master Plan," by adding a new section to be known as Section 18.26.020(3)(A).49 adopting amendment to Master Plan, Planning Case No. 198-88 as more fully described below; together with other matters properly relating thereto, was read by title, Case No. 198-88 (Consolidated Jail/County Sheriff's Headquarters).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to refer Bill No. 4174 to the Committee of the Whole.

Motion carried.

34 Bill No. 4175 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code entitled "Zoning", by adding thereto a new section to be known as 18.06.040(b).262 relating to a 45.89 acre property located on the north side of Parr Boulevard, west of U.S. Highway 395, Reno, Nevada, as is more particularly described in the attached exhibit "A"; and rezoning said property from M-1 (Industrial) to P-F (Public Facility); together with other matters properly relating thereto, was read by title, Case No. 198-88 (Consolidated Jail/County Sheriff's Headquarters).

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to refer Bill No. 4175 to the Committee of the Whole.

Motion carried.

35 Bill No. 4176 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code entitled "Zoning", by adding thereto a new section to be known as 18.06.040(b).261 relating to a 919.00± acre property located within the Caughlin Ranch, Reno, Nevada, as is more fully described in the attached "Exhibit A", and rezoning said property from various residential zones including E-1 (First Estates), E-2 (Second Estates), LLR-1 (Large Lot Residential - 1 acre), R-1/PD (Single Family) (Planned Unit Development Overlay), R-1B (Single Family), R-2A (Multiple Townhouses), and R-3 (Multiple) to PUD (Planned Unit Development); together with other matters properly relating thereto, was read by title, Case No. 63-88, (Caughlin Ranch).

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to refer Bill No. 4176 to the Committee of the Whole.

Motion carried.

BILL NO. 4160

ORDINANCE NO. 3712

36 AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE ENTITLED "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).252 RELATING TO A 1.00± ACRE PROPERTY LOCATED AT 4205 NEIL ROAD AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED "EXHIBIT A", AND REZONING SAID PROPERTY FROM R-1a (SINGLE FAMILY RESIDENTIAL) TO R-3 (MULTI-FAMILY RESIDENTIAL); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 116-88 (NEIL VILLA APARTMENTS).

It was moved by Councilman Nunez, seconded by Councilman Wilson to pass and adopt Bill No. 4160, Ordinance No. 3712.

Motion carried with Councilwomen Lehners, Smith, and Wishart voting Nay.

BILL NO. 4166

37 ORDINANCE NO. 3713

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE ENTITLED "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).260 RELATING TO A 8± ACRE PROPERTY LOCATED ON THE NORTHEAST CORNER OF SOUTH VIRGINIA STREET AND PECKHAM LANE AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED "EXHIBIT A", AND REZONING SAID PROPERTY FROM C-3 (GENERAL COMMERCIAL) TO HC (HOTEL CASINO); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 117-88 (QUALITY INN).

It was moved by Councilman Nunez, seconded by Councilman Allen to pass and adopt Bill No. 4166, Ordinance No. 3713.

Motion carried with Councilwomen Lehners, Smith and Wishart voting Nay.

BILL NO. 4170

38 ORDINANCE NO. 3714

AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.26 OF THE RENO MUNICIPAL CODE ENTITLED "MASTER PLAN," BY ADOPTING THE BIKEWAYS PLAN AS A PORTION OF THE MASTER PLAN OF THE CITY OF RENO; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to pass and adopt Bill No. 4170, Ordinance No. 3714.

Motion carried.

BILL NO. 4167

ORDINANCE NO. 3715

39

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE ENTITLED "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).137 RELATING TO 37 PARCELS OF PROEPRTY TOTALING 9.867 ACRES LOCATED WEST OF SOUTH VIRGINIA STREET, NORTH AND SOUTH OF PATRIOT DRIVE ON BOTH SIDES OF DIXON DRIVE, RENO, NEVADA, AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED "EXHIBIT A", AND REZONING GROUP I (21 PARCELS) FROM E-1 (FIRST ESTATES) ZONE TO R-1 (SINGLE FAMILY RESIDENTIAL) ZONE; AND REZONING GROUP II (16 PARCELS) FROM E-1 (FIRST ESTATES) ZONE TO R-2a (LIMITED MULTIPLE TOWNHOUSE) ZONE; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. C-32-81R (MEADOW CREEK ESTATES/MEADOW CREEK VILLAS).

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to pass and adopt Bill No. 4167, Ordinance No. 3715.

Motion carried with Councilwoman Smith voting Nay.

BILL NO. 4168

40

ORDINANCE NO. 3716

AN ORDINANCE AMENDING TITLE 8, SECTION 8.06.010 DEFINING AND PROHIBITING THE ACTS CONSTITUTING OBSTRUCTING AND RESISIING A POLICE OFFICER.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to pass and adopt Bill No. 4168, Ordinance No. 3716.

Motion carried.

BILL NO. 4169

41

ORDINANCE NO. 3717

AN ORDINANCE TO AMEND TITLE 8, CHAPTER 8.28, SECTION 8.28.300 OF THE RENO MUNICIPAL CODE ENTITLED "DOG LICENSES," BY WAIVING LICENSE FEES FOR DOGS FOR THE HEARING IMPAIRED.

It was moved by Councilwoman Wishart, seconded by Councilman Allen to pass and adopt Bill No. 4169, Ordinance No. 3717.

Motion carried.

CITY CLERK

42 Boards and Commissions - Appointments to the Citizen's Traffic Advisory Committee (3 appointments).

It was moved by Councilwoman Smith, seconded by Councilman Nunez to appoint the following individuals to serve on the Citizen's Traffic Adivsory Committee:
Arlie Eaton - Term to expire 11/23/91
Pam Emmerling - Term to expire 11/23/91
Niel Stewart - Term to expire 11/23/89

Motion carried.

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43 Legislative Agenda

Recommended: Council authorize staff to submit Items III, IV and V to the Legislative Counsel Bureau for bill drafts for the City of Reno.

Mr. Clay Holstine, Assistant to the City Manager, gave an overview of the staff report and responded to questions from the Council.

Councilwoman Wishart requested that the City Attorney examine the statute regarding the release of personnel files in an effort to make the statute more clear.

It was moved by Councilwoman Wishart, seconded by Councilman Allen to authorize staff to submit Items III, IV and V to the Legislative Counsel Bureau for bill drafts for the City of Reno.

Motion carried.

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44 Resolution No. 4446 - A resolution directing the City Engineer of the City of Reno, Nevada, to prepare, submit and file with the City Clerk certain preliminary plans and specifications, a preliminary estimate of cost, and an assessment plat; all in connection with a proposed levy of assessment for extraordinary maintenance of a street project of two phases of construction pursuant to the consolidated local improvements law and all laws amendatory thereto, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Allen to pass and adopt Resolution No. 4446.

Motion carried.

RESOLUTION NO. 4446

A RESOLUTION DIRECTING THE CITY ENGINEER OF THE CITY OF RENO, NEVADA, TO PREPARE, SUBMIT AND FILE WITH THE CITY CLERK CERTAIN PRELIMINARY PLANS AND SPECIFICATIONS, A PRELIMINARY ESTIMATE OF COST, AND AN ASSESSMENT PLAT; ALL IN CONNECTION WITH A PROPOSED LEVY OF ASSESSMENT FOR EXTRAORDINARY MAINTENANCE OF A STREET PROJECT OF TWO PHASES OF CONSTRUCTION PURSUANT TO THE CONSOLIDATED LOCAL IMPROVEMENTS LAW AND ALL LAWS AMENDATORY THERETO.

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45 Minimum occupancy rate of 80% for approval of strip shopping centers - Vote to refer to a Study Session.

It was moved by Councilwoman Wishart, seconded by Councilman Allen to refer this issue to a study session.

Motion carried.

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46 Request for the purchase of the old Reno Arch by L. Hammargren, M.D., M.S. - P. Sferrazza.

It was moved by Councilman Allen, seconded by Councilman Wilson to refuse the offer from Dr. Hammergren and pursue community input.

Motion carried with Mayor Sferrazza voting Nay.

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47 Nevada League of Cities Conference Report - K. Wishart.

Councilwoman Lehners expressed concern over the cost of membership for the Nevada League of Cities.

Discussion ensued with respect to the benefits and drawbacks of the Nevada League of Cities.

COUNCILMAN ALLEN ABSENT 8:52 p.m.

It was moved by Councilwoman Wishart, seconded by Councilwoman Smith to send a letter to the Congressional Delegation indicating that the Reno/Sparks delegates to the Nevada League of Cities unanimously opposed the Resolution opposing the promotion of Wilderness areas in the State of Nevada.

Motion carried with Councilman Allen absent.

Councilman Nunez requested a study session on the Nevada League of Cities.

Update - Washoe Legal Services - Affordable Housing Grant Proposal - K. Wishart.

Councilwoman Wishart updated the Council on this matter with respect to the presentation given to the Reno Housing Authority on August 16, 1988. She also requested that the Council to tentatively schedule a luncheon meeting with the Reno Housing Authority at the September 12, 1988 Regular Council Meeting.

No action was taken on this item.

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It was moved by Councilwoman Wishart, seconded by Councilman Nunez to continue this meeting to August 29, 1988.

Motion carried with Councilman Allen absent.

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Approved this 12th day of September 1988.

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CITY OF RENO CORPORATE SEAL WASHOE COUNTY, NEVADA

MAYOR OF THE CITY OF RENO

ATTEST:

CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO

Council Chambers, Reno, Nevada
August 29, 1988
(Cont. from August 22, 1988)

The continued meeting of the Reno City Council was called to order at 12:05 p.m. on August 29, 1988 in the Council Chambers of City Hall.

PRESENT: Council members Wilson, Allen, Nunez, Smith, Wishart and Sferrazza.

ABSENT: Councilwoman Lehners.

ALSO PRESENT: City Manager Schilling, Senior Assistant City Attorney Groves and City Clerk Cook.

1 Bill No. 4177 - An ordinance amending Title 12, Chapter 12.14 Section 12.14.030 of the Reno Municipal Code entitled Definitions to add a definition of "Handwatering"; and providing for other matters properly relating thereto, was read by title.

It was moved by Councilman Nunez, seconded by Councilwoman Smith to refer Bill No. 4177 to the Committee of the Whole.

Motion carried with Councilwoman Lehners absent.

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2(1a) Bill No. 4178 - An ordinance amending Title 12, Chapter 12.14 Section 12.14.090 of the Reno Municipal Code by adding provisions regulating handwatering; and providing for other matters properly relating thereto, was read by title.

It was moved by Councilman Nunez, seconded by Councilwoman Smith to refer Bill No. 4178 to the Committee of the Whole.

Motion carried with Councilwoman Lehners absent.

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3 Resolution No. 4447 - A resolution of the City Council of the City of Reno, Nevada in appreciation to the Reno Gazette Journal for the series on Water Issues in the Truckee Meadows August 21 through August 26, 1988, was read by title.

It was moved by Councilman Allen, seconded by Councilman Wilson to pass and adopt Resolution No. 4447.

Motion carried with Councilwoman Lehners absent.

The meeting was adjourned at 12:15 p.m.

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Approved this 12th day of December, 1988.

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CITY OF RENO * CORPORATE SEAL * WASHOE COUNTY, NEVADA

MAYOR OF THE CITY OF RENO

ATTEST:

CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO

Council Chambers, Reno, Nevada
September 12, 1988

The regular meeting of the Reno City Council was called to order at 3:20 a.m. on September 12, 1988 in the Council Chambers of City Hall.

PRESENT: Council members Wilson, Allen, Nunez, Smith, Wishart and Sferrazza.

ABSENT: Councilwoman Lehners.

ALSO PRESENT: City Manager Schilling, City Attorney Lynch and City Clerk Cook.

APPROVAL OF THE MINUTES

Approval of the August 22, 1988 Regular Council Meeting Minutes.

Councilwoman Smith noted that on page 9 of the minutes the motion should read "original route" rather than "original reroute".

It was moved by Councilman Wilson, seconded by Councilman Nunez to approve the August 22, 1988 Regular Council Meeting Minutes as amended.

Motion carried with Councilwoman Lehners absent.

APPROVAL OF THE AGENDA

Approval of the September 12, 1988 Regular Council Meeting Agenda.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve the September 12, 1988 Regular Council Meeting Agenda.

Motion carried with Councilwoman Lehners absent.

CONSENT AGENDA

1 Cash Disbursements - August 11, 1988 through August 31, 1988.

Recommended: Council approve Cash Disbursements as submitted.

2 Staff Report #88-548 re: Business License applications as follows:

a The Ballpark Market; Thomas P. Berry; 125 W. Moana Lane; Previous Owner; Leonard Loper, dba Rainbow Market; Package Liquor.

b Casa De Oro; Maria Santos Escobar; 3084 Kietzke Lane; Previous Owner; Fidel C. Chavez, dba Same.

c The Great Escape; Fred L. Desiderio Jr.; 1537 S. Virginia Street; Previous Owner; Dwight Nelson, dba Doc N Eddy's; Cabaret - Category C.

d Pyrenees Bar and Grill Inc.; G. Kent Mowry; 442 Flint Street; Previous Owner; Orville Pruitt; dba OG's; Bar.

e The Tumbleweed Bar and Grill; Ricky Alfred Grasser; 1295 E. Second Street; Previous Owner; Stephen Vietti, dba East Second Street Station; Cabaret - Category C.

f Plaza Resort Club, Inc.; R. Richard Drechsler; 121 West Street; Previous Licensee; Robert J. Beaumont; Cabaret - Category A.

g Brass Moose; James Kopulos; 116 N. Center Street; Slots (5); Owner/Operator.

h Hideout Lounge; Ken Masterman; 240 S. Park Street; Slots (5); Owner/Operator.

i Sterling Village Lanes; Rudolph G. Moreno; 1701 Valley Road; Slots (15); Owner/Operator.

j The Tumbleweed Lounge; Ricky Alfred Grasser; 1295 E. Second Street; Slots (7) Owner/Operator.

k Waystation #2; Jeffrey Balch; 901 N. Virginia Street; Slots (2); Owner/Operator.

l RCR DBA Goldilocks Jewelry & Coin; Robert E. Reel; 28 W. Second Street; Previous address: 25 W. Second Street; Second Hand Merchandise.

Recommended: Council approve Business License Applications as submitted.

3 Staff Report #88-549(a) re: Claim of Bally's Reno against the City of Reno for $18,740.85.

Recommended: Council acknowledge the claim of Bally's Reno and return to the administrative staff for referral to the Risk Management Committee.

4 Staff Report #88-549(b) re: Claim of Susan Andreas against the City of Reno for over $50,000.

Recommended: Council acknowledge the claim of Susan Andreas and return to the administrative staff for referral to the Risk Management Committee.

5 Staff Report #88-550(a) re: Acceptance of Deed for McCarran Boulevard Slopes.

Recommended: Council accept the deed for slope areas from Reno Properties Corporation.

6 Staff Report #88-550(b) re: Acceptance of Sanitary Sewer easement in Troy Lane.

Recommended: Council accept the Sanitary Sewer easement.

7 Staff Report #88-550(c) re: Acceptance of Water Rights dedications and transfer of use to Sierra Pacific Power Company.

Recommended: Council accept the water rights dedications, and approve the water sale agreement.

8 Staff Report #88-551(a) re: Second Improvement Agreement Extension for Eastridge Unit No. 2 Subdivision.

Recommended: Council approve the Second Improvement Agreement Extension for Eastridge Unit No. 2 Subdivision.

9 Staff Report #88-551(b) re: Fourth Improvement Agreement Extension for Country Estates Unit No. 7 Subdivision.

Recommended: Council approve the Fourth Improvement Agreement Extension for Country Estates Unit No. 7 Subdivision.

10 Staff Report #88-551(c) re: Fourth Improvment Agreement Extension for Country Estates Unit No. 5 Subdivision.

Recommended: Council approve the Fourth Improvement Agreement Extension for Country Estates Unit No. 5 Subdivision.

11 Staff Report #88-552 re: Request to establish funding for a new program utilizing Chapter 12.20 of the Reno Municipal Code to reconstruct deteriorated sidewalks, curbs and gutters in the City of Reno.

Recommended: Council authorize the allocation of $260,000.00 from Fund Balance in the Street Fund for use in corrective action resulting from identification of deteriorated sidewalks, curbs and gutters in Reno.

12 Staff Report #88-553 re: Proposed guidelines for determination of hazardous sidewalks, curbs and gutters.

Recommended: Council adopt the "Guidelines for Determination of Hazardous Sidewalks, Curbs and Gutters.

13 Staff Report #88-554 re: Request to Connect 7 parcels in the County along South Virginia Street to the City sewer.

Recommended: Council approve the sewer connection subject to the compliance with the two conditions listed in the staff report.

14 Staff Report #88-555(a) re: Amendment to Consultant Services Agreement - Sutro/Kirman Bridge and Roadway Project Design.

Recommended: Council amend the the Consultant Services Agreement for Design Services for the Sutro/Kirman Bridge and Roadway Project from $200,000.00 to $210,182.87.

15 Staff Report #88-555(b) re: Bid Award - McKinley Park Recreation Center Re-roof - Contract No. 654.

Recommended: Council award the bid to Van Dyne and Sons Roofing in an amount not to exceed $49,758.00, to be funded from the Building Maintenance Account.

16 Staff Report #88-555(c) re: Idlewild Crooked Mile reconstruction Contract No. 652.

Recommended: Council not award the construction contract for the Idlewild Crooked Mile reconstruction, Contract No. 652 at this time.

17 Staff Report #88-555(d) re: Bid #852 - Furniture - Citywide.

Recommended: Council accept the low bids by Morrill & Machabee, Schwabacher/Frey and Custom Office Supply for a total award of $17,048.85, and low bids by Morrill & Machabee, Custom Office Supply and Advanced Office Supply for a 6 month period.

18 Staff Report #88-555(e) re: Inter-Agency Agreement for Narcotics Grant Airport Detail.

Recommended: Council approve the Multi-Agency Airport Detail agreement and authorize the Mayor to sign.

19 Staff Report #88-555(f) re: Hold Harmless Agreement with the Airport Authority.

Recommended: Council approve the Hold Harmless Agreement and authorize the Mayor to sign.

20 Staff Report #88-555(g) re: Contract between Ron Peek, Consultant, and City of Reno, for personal computer training services.

Recommended: Council approve the contract between Ron Peek, Consultant, and City of Reno for Personal Computer Training Services and authorize the Mayor to sign.

21 Staff Report #88-556 re: Disposal of Public Records

Recommended: Council approve the disposal requests listed in the staff report and authorize the Mayor to sign.

22 Staff Report #88-557 re: Street Name Change from Kimlick Lane to Clean Water Way.

Recommended: Council approve the street name change from Kimlic Lane to Clean Water Way.

23 Staff Report #88-558 re: Request for a variance to reduce the rear yard setback from 20 feet to 13'8" in order to enable construction of a bathroom addition to a residence located at 6324 Windy Meadow Drive in an R-1b zone, Case No. 11-89 (Freeman).

Recommended: Council approve Case No. 11-89, subject to the conditions in the staff report.

24 Staff Report #88-559 re: Request for a variance to reduce the required side yard setback from 8 to 5 feet to enable the construction of an addition to a residence at 4290 Jasper Lane in an E-1 zone, Case No. 9-89 (Hargrove).

Recommended: Council approve Case No. 9-89, subject to the conditions in the staff report.

25 Staff Report #88-560 re: Request for a variance to reduce the required distance between a main and an accessory building from 10 to 8 feet and the required side yard from 5 feet to 2 1/2 feet to accommodate an existing carport located at 1095 Sherwood Drive in an R-1a zone, Case No. 10-89 (Morales).

Recommended: Council deny Case No. 10-89.

(14) Staff Report #88-555(a) re: Amendment to Consultant Services Agreement - Sutro/Kirman Bridge and Roadway Project Design, continued:

Councilwoman Wishart requested that this project be reveiwed by the Truckee River Advisory Board and also that any project in the future that effects the Trucee River be reviewed by the Board.

(22) Staff Report #88-557 re: Street Name Change from Kimlick Lane to Clean Water Way, continued:

It was the determination of the Council that the name Kimlick does have historical significance.

It was moved by Councilwoman Wishart, seconded by Councilman Allen to deny the request to change the name to Clean Water Way and continue the name of Kimlick Lane.

Motion carried with Councilwoman Lehners absent.

It was moved by Councilman Wilson, seconded by Councilman Allen to approve Consent Agenda items 6A through 6N with the exception of 6K.

Motion carried with Councilwoman Lehners absent.

26 Staff Report #88-572 re: Independent Evaluation of FMCS Labor/Management Cooperation Project Grant.

Recommended: Council authorize the K/L Group, in accordance with the terms of the contract stipulations, to conduct the independent evaluation of the Labor/Management Cooperation Grant Project.

It was moved by Councilman Nunez, seconded by Councilwoman Smith to authorize the K/L Group, in accordance with the terms of the contract stipulations, to conduct the independent evaluation of the Labor/Management Cooperation Grant Project.

Motion carried with Councilwoman Lehners absent.

MAYOR SFERRAZZA ABSENT 3:35 p.m.

ASSISTANT MAYOR NUNEZ PRESIDING.

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27 Resolution No. 4448 - A resolution accepting streets - Sierra Highlands Unit No. 2A, was read by title.

It was moved by Councilwoman Wishart, seconded by Councilman Allen to pass and adopt Resolution No. 4448.

Motion carried with Councilwoman Lehners and Mayor Sferrazza absent.

RESOLUTION NO. 4448

A RESOLUTION ACCEPTING STREETS - SIERRA HIGHLANDS UNIT NO. 2A.

-0-0-0-0-0-0-0-

28 Resolution No. 4449 - A resolution accepting streets - North Reno Business Center - Unit No. 1, was read by title.

It was moved by Councilwoman Wishart, seconded by Councilwoman Smith to pass and adopt Resolution No. 4449.

Motion carried with Councilwoman Lehners and Mayor Sferrazza absent.

RESOLUTION NO. 4449

A RESOLUTION ACCEPTING STREETS - SIERRA HIGHLANDS UNIT NO. 2A.

29 Resolution No. 4450 - A resolution directing a report of all the tracts to be charged with a Special Assessment within the City of Reno, Nevada 1985 Special Assessment District No. 1 (Northgate/McQueen Area SAD), was read by title.

It was moved by Councilwoman Wishart, seconded by Councilman Wilson to pass and adopt Resolution No. 4450.

Motion carried with Councilwoman Lehners and Mayor Sferrazza absent.

RESOLUTION NO. 4450

A RESOLUTION DIRECTING A REPORT OF ALL THE TRACTS TO BE CHARGED WITH A SPECIAL ASSESSMENT WITHIN THE CITY OF RENO, NEVADA 1985 SPECIAL ASSESSMENT DISTRICT NO. 1 (NORTHGATE/MCQUEEN AREA SAD).

PLANNING DEPARTMENT

30 Staff Report #88-563 re: Request for annexation of four parcels containing 9.455 acres to enable the use of the City sewer system, which is currently stubbed into the property from Parr Boulevard. The subject property is located south of the intersection of Parr Boulevard and U.S. 395 North and is zoned M-1 (Industrial) and M-E (Industrial Estates), Case No. 121-88 (Contri).

Recommended: Council approve Case No. 121-88 by ordinance.

It was moved by Councilwoman Smith, seconded by Councilman Wilson to approve Case No. 121-88 by ordinance.

Motion carried with Councilwoman Lehners and Mayor Sferrazza absent.

BILL NO. 4173

31 ORDINANCE NO. 3718

AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING 45.89 ACRES OF PROPERTY LOCATED ON THE NORTH SIDE OF PARR BOULEVARD, WEST OF U.S. HIGHWAY 395, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED EXHIBIT "A"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 198-88 (CONSOLIDATED JAIL/COUNTY SHERIFF'S HEADQUARTERS).

It was moved by Councilwoman Smith, seconded by Councilman Wilson to pass and adopt Bill No. 4173, Ordinance No. 3718.

Motion carried with Councilwoman Lehners and Mayor Sferrazza absent.

BILL NO. 4174

32

ORDINANCE NO. 3719

AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.26 OF THE RENO MUNICIPAL CODE ENTITLED "MASTER PLAN," BY ADDING A NEW SECTION TO BE KNOWN AS SECTION 18.26.020(3)(A).49 ADOPTING AMENDMENT TO MASTER PLAN, PLANNING CASE NO. 198-88 AS MORE FULLY DESCRIBED BELOW; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 198-88 (CONSOLIDATED JAIL/COUNTY SHERIFF'S HEADQUARTERS).

It was moved by Councilwoman Smith, seconded by Councilman Wilson to pass and adopt Bill No. 4174, Ordinance No. 3719.

Motion carried with Councilwoman Lehners and Mayor Sferrazza absent.

BILL NO. 4175

ORDINANCE NO. 3720

33

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE ENTITLED "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).262 RELATING TO A 45.89 ACRE PROPERTY LOCATED ON THE NORTH SIDE OF PARR BOULEVARD, WEST OF U.S. HIGHWAY 395, RENO, NEVADA, AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT "A"; AND REZONING SAID PROPERTY FROM M-1 (INDUSTRAIL) TO P-F (PUBLIC FACILITY); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 198-88 (CONSOLIDATED JAIL/COUNTY SHERIFF'S HEADQUARTERS).

It was moved by Councilwoman Smith, seconded by Councilman Wilson to pass and adopt Bill No. 4175, Ordinance 3720.

Motion carried with Councilwoman Lehners and Mayor Sferrazza absent.

MAYOR SFERRAZZA PRESENT 3:40 p.m.

BILL NO. 4176

34

ORDINANCE NO. 3721

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE ENTITLED "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).261 RELATING TO A 919.00± ACRE PROPERTY LOCATED WITHIN THE CAUGHLIN RANCH, RENO, NEVADA, AS IS MORE FULLY DESCROBED IN THE ATTACHED "EXHIBIT A", AND REZONING SAID PROPERTY FROM VARIOUS RESIDENTIAL ZONES INCLUDING E-1 (FIRST ESTATES), E-2 (SECOND ESTATES), LLR-1 (LARGE LOT RESIDENTIAL - 1 ACRE), R-1/PD (SINGLE FAMILY) (PLANNED UNIT DEVELOPMENT OVERLAY), R-1B (SINGLE FAMILY), R-2A (MULTIPLE TOWNHOUSES), AND R-3 (MULTIPLE) TO PUD (PLANNED UNIT DEVELOPMENT); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 63-88, (CAUGHLIN RANCH).

It was moved by Councilman Wilson, seconded by Councilman Nunez to pass and adopt Bill No. 4176, Ordinance No. 3721.

Motion carried with Councilwoman Lehners absent.

35 Bill No. 4179 - An ordinance to amend Title 18, Chapter 18.26 of the Reno Municipal Code entitled "Master Plan," by adding a new section to be known as Section 18.26.020(3)(A).51 adopting amendment to Master Plan, Planning Case No. 164-87 as more fully described below; together with other matters properly relating thereto, Case No. 164-87 (Canyon Center), was read by title.

It was moved by Councilwoman Wishart, seconded by Councilman Wilson to refer Bill No. 4179 to the Committee of the Whole.

Motion carried with Councilwoman Lehners absent.

36 Bill No. 4180 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code concerning "zoning", by adding thereto a new section to be known as 18.06.040(b).269 relating to a 6.88± acre property located at the osutheast corner of West Seventh Street and North McCarran Boulevard, Reno, Nevada, as is more particularly described in the attached "Exhibit A", and rezoning said property from LLR-1 (Large Lot Residential-1 acre) to C-1 (Limited Commercial); together with other matters properly relating thereto, Case No. 164-87 (Canyon Center), was read by title.

It was moved by Councilwoman Wishart, seconded by Councilman Wilson to refer Bill No. 4180 to the Committee of the Whole.

Motion carried with Councilwoman Lehners absent.

37 Resolution No. 4451 - A resolution of intent to change zone classification in Case No. 177-88 from LLR-2.5 (Large Lot Residential - 2.5 acres) to R-1 (Single Family Residential) zone on 2.40 acre property located between Ridgeview Drive and Meadowridge Drive on the east side of Lakeside Drive, Reno, Nevada, Case No. 177-88 (Lewis Homes - Lakeside), was read by title.

It was moved by Councilman Allen, seconded by Councilman Nunez to pass and adopt Resolution No. 4451.

Motion carried with Councilwoman Lehners absent.

RESOLUTION NO. 4451

A RESOLUTION OF INTENT TO CHANGE ZONE CLASSIFICATION IN CASE NO. 177-88 FROM LLR-2.5 (LARGE LOT RESIDENTIAL - 2.5 ACRES) TO R-1 (SINGLE FAMILY RESIDENTIAL) ZONE ON 2.40 ACRE PROPERTY LOCATED BETWEEN RIDGEVIEW DRIVE AND MEADOWRIDGE DRIVE ON THE EAST SIDE OF LAKESIDE DRIVE, RENO, NEVADA, CASE NO. 177-88 (LEWIS HOMES-LAKESIDE).

38 Bill No. 4181 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code, concerning "Zoning", by adding thereto a new section to be known as 18.06.040(b).263 relating to a 16.30± acre property located between Ridgeview Drive and Meadowridge Drive on the east side of Lakeside Drive, Reno, Nevada, as is more fully described in the attached "Exhibit A", and rezoning said property from R-1 (Single Family Residential) and LLR-2.5 (Large Lot Residential - 2.5 acres) to P-F (Public Facility) zone; together with other matters properly relating thereto, Case No. 177-88 (Lewis Homes - Lakeside), was read by title.

It was moved by Councilman Allen, seconded by Councilman Nunez to refer Bill No. 4181 to the Committee of the Whole.

Motion carried with Councilwoman Lehners absent.

39 Bill No. 4182 - An ordinance to amend Title 18, Chapter 18.26 of the Reno Municipal Code entitled "Master Plan," by adding a new section to be known as Section 18.26.020(3)(A).51 adopting amendment to Master Plan, Planning Case No. 159-88 as more fully described below; together with other matters properly relating thereto, Case No. 159-88 (Eagle Ridge Subdivision), was read by title.

It was moved by Councilman Allen, seconded by Councilman Wilson to refer Bill No. 4182 to the Committee of the Whole.

Motion carried with Councilwoman Lehners absent.

40 Bill No. 4183 - An ordinance annexing to and making part of the City of Reno certain specifically described territory being 33.68 acres of property located on the north side of Huffaker Lane, east of Del Monte Lane, Washoe County, Nevada, as is more particularly described in the attached "Exhibit A"; together with other matters properly relating thereto, was read by title, Case No. 190-88 (Avansino).

It was moved by Councilman Allen, seconded by Councilwoman Smith to refer Bill No. 4183 to the Committee of the Whole.

Motion carried with Councilwoman Lehners absent.

41 Bill No. 4184 - An ordinance annexing to and making part of the City of Reno certain specifically described territory being 1.14 acres of property located on the west side of Warren Way between Moana Lane and West Peckham Lane, Washoe County, Nevada, as is more particularly described in the attached "Exhibit A"; together with other matters properly relating thereto, was read by title, Case No. 175-88 (Warren Way Apartments).

It was moved by Councilman Allen, seconded by Councilman Nunez to refer Bill No. 4184 to the Committee of the Whole.

Motion carried with Councilwoman Lehners absent.

42 Bill No. 4185 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code concerning "Zoning", by adding thereto a new section to be known as 18.06.040(b).266 relating to a 2.5± acre property located near the intersection of Sierra Highlands Drive and McCarran Boulevard, Reno, Nevada, as is more particularly described in the attached exhibit "A"; and rezoning said property from R-1 (Single Family Residential) to R-2 (Multi-Family Residential); together with other matters properly relating thereto, was read by title, Case No. 136-88 (Ridgeview Apartments).

It was moved by Councilwoman Wishart, seconded by Councilwoman Smith to refer Bill No. 4185 to the Committee of the Whole.

Motion carried with Councilwoman Lehners absent.

MAYOR SFERRAZZA ABSENT 3:50 p.m.

ASSISTANT MAYOR NUNEZ PRESIDING.

43 Bill No. 4186 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code concerning "Zoning", by adding thereto a new section to be known as 18.06.040(b).264 relating to a 1.00± acre property located at 5975 Home Gardens Drive, Reno, Nevada, as is more particularly described in the attached exhibit "A"; and rezoning said property from E-2 (Second Estates) to M-E (Industrial Estates); together with other matters properly relating thereto, was read by title, Case No. 187-88 (Fritzky).

It was moved by Councilwoman Smith, seconded by Councilman Wilson to refer Bill No. 4186 to the Committee of the Whole.

Motion carried with Councilwoman Lehners and Mayor Sferrazza absent.

44 Bill No. 4187 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code concerning "Zoning", by adding thereto a new section to be known as 18.06.040(b).265 relating to a 4.41± acre property located southwest of the intersection of Cashill Boulevard and Skyline Boulevard, Reno, Nevada, as is more particularly described in the attached exhibit "A", and rezoning said property from C-1 (Limited Commercial) to R-1 (Single Family); together with other matters properly relating thereto, was read by title, Case No. 174-88 (Villa Marbella Subdivision).

It was moved by Councilman Allen, seconded by Councilman Wilson to refer Bill No. 4187 to the Committee of the Whole.

Motion carried with Councilman Nunez abstaining and Councilwoman Lehners and Mayor Sferrazza absent.

45 Bill No. 4188 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code concerning "Zoning", by adding thereto a new section to be known as 18.06.040(b).267 relating to a .9± acre property located between Bryan Street and Sunray Drive, approximately 250 feet west of Harding Way, Reno, Nevada, as is more particularly described in the attached exhibit "A", and rezoning said property from LLR-1 (Large Lot Residential - 1 acre) to E-1 (First Estates); together with other matters properly relating thereto, was read by title, Case No. 155-88 (Sierra Horizons).

It was moved by Councilwoman Wishart, seconded by Councilwoman Smith to refer Bill No. 4188 to the Committee of the Whole.

Motion carried with Councilwoman Lehners absent.

46 Resolution No. 4452 - A resolution of intent to change zone classification in Case No. 7-89 from M-E (Industrial Estates) to P-F (Public Facility) zone on a .8 acre parcel of property located at 1160 Corporate Boulevard, Reno, Nevada, was read by title, Case No. 7-89 (Dermody Park).

It was moved by Councilwoman Wishart, seconded by Councilman Wilson to pass and adopt Resolution No. 4452.

Motion carried with Councilwoman Lehners and Mayor Sferraza absent.

47 Resolution No. 4453 - A resolution of intent to change zone classification in Case No. 3-89 from M-E (Industrial Estates) and E-1 (First Estates) to P-F (Public Facility) zone on a 7.12acre parcel of property located on the northwest corner of Longley Lane and Rock Boulevard, Reno, Nevada, Case No. 3-89 (Children's Cabinet).

It was moved by by Councilwoman Smith, seconded by Councilman Wilson to pass and adopt Resolution No. 4453.

Motion carried with Councilwoman Wishart voting Nay and Councilwoman Lehners and Mayor Sferrazza absent.

RESOLUTION NO. 4452

A RESOLUTION OF INTENT TO CHANGE ZONE CLASSIFICATION IN CASE NO. 7-89 FROM M-E (INDUSTRIAL ESTATES) TO P-F (PUBLIC FACILITY) ZONE ON A .8 ACRE PARCEL OF PROPERTY LOCATED AT 1160 CORPORATE BOULEVARD, RENO, NEVADA CASE NO. 7-89 (DERMODY PARK).

Resolution No. 4453 - A resolution of intent to change zone classification in Case No. 3-89 from M-E (Industrial Estates) and E-1 (First Estates) to P-F (Public Facility) zone on a 7.12acre parcel of property located on the northwest corner of Longley Lane and Rock Boulevard, Reno, Nevada, Case No. 3-89 (Children's Cabinet).

It was moved by by Councilwoman Smith, seconded by Councilman Wilson to pass and adopt Resolution No. 4453.

Motion carried with Councilwoman Wishart voting Nay and Councilwoman Lehners and Mayor Sferrazza absent.

RESOLUTION NO. 4453

A RESOLUTION OF INTENT TO CHANGE ZONE CLASSIFICATION IN CASE NO. 3-89 FROM M-E (INDUSTRIAL ESTATES) AND E-1 (FIRST ESTATES) TO P-F (PUBLIC FACILITY) ZONE ON A 7.12 ACRE PARCEL OF PROPERTY LOCATED ON THE NORTHWEST CORNER OF LONGLEY LANE AND ROCK BOULEVARD, RENO, NEVADA, CASE NO. 3-89 (CHILDREN'S CABINET).

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Resolution No. 4454 - A resolution of intent to change zone classification in Case No. 139-88 from R-1 (Single Family Residential) to P-O (Professional Office) zone on a .49 acre parcel of property located at 1880/1890 Wrondel Way and 515 Plumb Lane, Reno Nevada, was read by title, Case No 139-88 (Plumb Lane Office Complex).

It was moved by Councilman Allen, seconded by Councilman Wilson to pass and adopt Resolution No. 4454.

Motion carried with Councilman Nunez abstaining and Councilwoman Lehners and Mayor Sferrazza absent.

RESOLUTION NO. 4454

48

A RESOLUTION OF INTENT TO CHANGE ZONE CLASSIFICATION IN CASE NO. 139-88 FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO P-O (PROFESSIONAL OFFICE) ZONE ON A .49 ACRE PARCEL OF PROPERTY LOCATED AT 1880/1890 WRONDEL WAY AND 515 PLUMB LANE, RENO NEVADA, CASE NO 139-88 (PLUMB LANE OFFICE COMPLEX).

Resolution No. 4455 - A resolution of intent to change zone classification in Case No. 160-88 from R-3 (Multiple Residential) to P-O (Professional Office) zone on a 9,500 square foot parcel of property located on the southwest corner of West First Street and Winter Street, Reno, Nevada, was read by title, Case No. 160-88 (Dondero Ranch House Office Complex).

It was moved by Councilman Wilson, seconded by Councilman Allen to pass and adopt Resolution No. 4455.

Motion carried with Councilwoman Lehners and Mayor Sferrazza absent.

RESOLUTION NO. 4455

49

A RESOLUTION OF INTENT TO CHANGE ZONE CLASSIFICATION IN CASE NO. 160-88 FROM R-3 (MULTIPLE RESIDENTIAL) TO P-O (PROFESSIONAL OFFICE) ZONE ON A 9,500 SQUARE FOOT PARCEL OF PROPERTY LOCATED ON THE SOUTHWEST CORNER OF WEST FIRST STREET AND WINTER STREET, RENO, NEVADA, CASE NO. 160-88 (DONDERO RANCH HOUSE OFFICE COMPLEX).

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Resolution No. 4456 - A resolution of intent to change zone classification in Case No. 180-88 from R-3 (Multiple Residential) to P-O (Professional Office) zone on a .33 acre parcel of property located at 427 and 427 1/2 Ridge Street, Reno, Nevada, was read by title, Case No. 180-88 (The Ridge).

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It was moved by Councilman Wilson, seconded by Councilman Allen to pass and adopt Resolution No. 4456.

Motion carried with Councilwoman Lehners and Mayor Sferrazza absent.

RESOLUTION NO. 4456

A RESOLUTION OF INTENT TO CHANGE ZONE CLASSIFICATION IN CASE NO. 180-88 FROM R-3 (MULTIPLE RESIDENTIAL) TO P-O (PROFESSIONAL OFFICE) ZONE ON A .33 ACRE PARCEL OF PROPERTY LOCATED AT 427 AND 427 1/2 RIDGE STREET, RENO, NEVADA, CASE NO. 180-88 (THE RIDGE).

51

Resolution No. 4457 - A resolution of intent to change zone classification in Case No. 192-88 from R-5 (Multiple Office) and C-1 (Limited Commercial) to R-3 (Multiple Family) zone on a .2± acre property located at 842 North Sierra Street, Reno, Nevada, was read by title, Case No. 192-88 (Paddock Apartments).

It was moved by Councilwoman Smith, seconded by Councilman Wilson to pass and adopt Resolution No. 4457.

Motion carried with Councilman Nunez abstaining and Councilwoman Lehners and Mayor Sferrazza absent.

RESOLUTION NO. 4457

A RESOLUTION OF INTENT TO CHANGE ZONE CLASSIFICATION IN CASE NO. 192-88 FROM R-5 (MULTIPLE OFFICE) AND C-1 (LIMITED COMMERCIAL) TO R-3 (MULTIPLE FAMILY) ZONE ON A .2± ACRE PROPERTY LOCATED AT 842 NORTH SIERRA STREET, RENO, NEVADA, CASE NO. 192-88 (PADDOCK APARTMENTS).

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52 Resolution No. 4458 - A resolution of intent to change zone classification in Case No. 191-88 from R-3 (Multiple Family), R-4 (Multiple Family) and C-3 (General Commercial) to PUD (Planned Unit Development) on a 6.95 acre property located north of Cadillac Drive, east of Eastshore Drive, Reno, Nevada, was read by title, Case No. 191-88 (Lakefront Villas).

It was moved by Councilman Allen, seconded by Councilman Wilson to pass and adopt Resolution No. 4458.

Motion carried with Councilman Nunez abstaining and Councilwoman Lehners and Mayor Sferrazza absent.

RESOLUTION NO. 4458

A RESOLUTION OF INTENT TO CHANGE ZONE CLASSIFICATION IN CASE NO. 191-88 FROM R-3 (MULTIPLE FAMILY), R-4 (MULTIPLE FAMILY) AND C-3 (GENERAL COMMERCIAL) TO PUD (PLANNED UNIT DEVELOPMENT) ON A 6.95 ACRE PROPERTY LOCATED NORTH OF CADILLAC DRIVE, EAST OF EASTSHORE DRIVE, RENO, NEVADA, CASE NO. 191-88 (LAKEFRONT VILLAS).

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HUMAN RESOURCES

53 Bill No. 4189 - An ordinance to amend Title 2 Chapter 2.14 of the Reno Municipal Code by deleting certain wording contained in Section 2.14.220 entitled "Salary Schedules", Section 2.14.230 entitled "Salaries of Personnel, Section 2.14.240 entitled "Appointment of Employees and Conditions of Employment", and Section 2.14.260 entitled "Salary Schedules", by substituting therefore new wording, together with other matters properly relating thereto, was read by title.

It was moved by Councilman Wilson, seconded by Councilwoman Smith to refer Bill No. 4189 to the Committee of the Whole.

Motion carried with Councilwoman Lehners and Mayor Sferrazza absent.

BILL NO. 4171

54

ORDINANCE NO. 3722

AN ORDINANCE RELATING TO CABLE TELEVISION, ESTABLISHING THE POLICY AND REGULATIONS FOR THE GRANTING OF FRANCHISES FOR CABLE TELEVISION SYSTEMS AND PROVIDING FOR THE IMPLEMENTATION AND ENFORCEMENT OF SAID POLICY AND REGULATION.

It was moved by Councilwoman Smith, seconded by Councilman Allen to pass and adopt Bill No. 4171, Ordinance No. 3722.

Motion carried with Councilwoman Lehners and Mayor Sferrazza absent.

BILL NO. 4172

55

ORDINANCE NO. 3723

AN ORDINANCE OF THE CITY OF RENO, GRANTING A NON-EXCLUSIVE FRANCHISE TO CONSTRUCT, INSTALL AND OPERATE, REPAIR, REPLACE AND MAINTAIN LINES, WIRES, COAXIAL CABLE AND APPURTENANCES FOR ORIGINATING, RECEIVING, DISTRIBUTING AND SUPPLYING RADIO, TELEVISION AND OTHER CABLE COMMUNICATION SERVICES ALONG, ACROSS AND UPON THE PUBLIC"S STREETS, WAYS, ALLEYS, AND PLACES WITHIN THE CITY OF RENO.

It was moved by Councilwoman Smith, seconded by Councilman Wilson to pass and adopt Bill No. 4172, Ordinance No. 3723.

Motion carried with Councilwoman Lehners and Mayor Sferrazza absent.

MAYOR AND COUNCIL

56 Request to attend Child Care Conference - Las Vegas - K. Wishart.

It was moved by Councilwoman Smith, seconded by Councilman Allen to approve the request of Councilwoman Wishart to attend a Child Care Conference in Las Vegas on 9/15/88.

Motion carried with Councilwoman Lehners and Mayor Sferrazza absent.

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57

Request for in-service donation of police, fire and other required City support for "Concert under the Arch" by Reno Philharmonic Orchestra.

Councilwoman Wishart expressed concern with respect to making an exception to the existing Special Events Policy by granting this request.

City Manager Schilling stated that what is being requested would be an exception to the policy. He noted that the amount requested is less than $1,000.00.

Discussion ensued regarding setting a precedent for other special events if this request is granted.

It was moved by Councilwoman Smith, seconded by Councilman Wilson to table this item until later in the meeting.

Motion carried with Councilwoman Lehners absent.

MAYOR SFERRAZZA PRESENT 4:10 p.m.

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58

Discussion: RPD recommendations re: Downtown Events.

Councilwoman Wishart requested that staff be directed to take appropriate action to implement provisions that would prevent future occurrences similar to the downtown incident on August 7, 1988.

Assistant Chief Kirkland outlined several of the problems that prompt these incidents.

Assistant City Attorney Cooke stated that these provisions would have to be implemented by ordinance.

Discussion took place regarding preventive steps that could be taken such as requiring that alcoholic beverages not be served in hard containers, and the serving of these beverages be ceased at least one hour prior to the conclusion of an event.

It was the determination of the Council to direct staff to bring forth proposed ordinances regarding drinking alcohol on downtown streets and an adjustment to the Special Events Policy which would incorporate the other provisions outlined by the Council.

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59 Amendment to Reno Municipal Code, Chapter 12.24 - Flood Hazard Areas - G. Nunez (Motion to suspend rules - Motion to reconsider).

Councilman Nunez pointed out that most cities have a variance procedure to their Flood Hazard Ordinance.

Mayor Sferrazza stated that since this item has already been discussed by the Council, the rules would have to be suspended to allow any further discussion.

It was moved by Councilman Nunez, seconded by Councilman Wilson to suspend the Council rules for purpose of discussing a variance procedure for Flood Hazard Areas.

Motion carried with Councilwoman Lehners absent.

It was moved by Councilwoman Smith, seconded by Councilman Wilson to reconsider this item.

Lenghty discussion ensued regarding the pros and cons of the addition of a provision for a variance procedure to the Flood Hazard Ordinance.

In response to Councilman Wilson, Chief Deputy City Attorney Groves pointed out that the communities that do have ordinances containing a variance provision, the fact that a variance is granted, does not in and of itself suggest the likelihood of an insurance rate increase. However, in those communities that do not have a variance provision at all, there is no chance of an insurance rate increase. He noted that adoption of a variance procedure could result in a rate increase. He suggested that a workshop be held with FEMA representatives in order to obtain guidance and information in the drafting of a variance provision.

It was moved by Councilwoman Smith, seconded by Councilman Allen to refer this item to a workshop with FEMA representatives present.

Motion carried with Councilwoman Lehners absent.

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57 Request for in-service donation of police, fire and other required City support for "Concert under the Arch" by Reno Philharmonic Orchestra, continued:

Mr. Ron Watson, representing the Reno/Sparks Chamber of Commerce, explained that the concert is jointly sponsored. He asked the Council to waive the costs of the police and fire service required for the event.

Councilman Allen expressed concern with respect to granting this request, in consideration of the current Special Events Policy of not waiving these costs for any event in the community.

Mr. Clay Holstine, Assistant to the City Manager, pointed out that if the policy were to be changed now, he would suggest basing the decision on some sort of specific criteria or most all events will be asking for a waiver.

The Mayor suggested that this be funded by the Reno Redevelopment Agency because it is promoting the downtown area and could be tied into the unveiling of the Downtown Redevelopment Project.

City Attorney Lynch stated that she would review the possibility of tying this event in with the Redevelopment Project.

It was moved by Councilwoman Smith, seconded by Councilman Nunez to approve a contribution of $700.00 to the "Concert Under the Arch", becoming a co-sponsor of the event, based on the fact that this event is different and unique in that it is promoting Downtown Redevelopment by bringing the local community into the downtown area.

Councilwoman Wishart stated that by granting this money she feels all of the work that has gone into being consistant with respect to the Special Events Policy will be severly damaged.

Councilman Allen concurred with Councilwoman Wishart.

Motion carried with Councilman Allen and Councilwoman Wishart voting Nay and Councilwoman Lehners absent.

It was moved by Councilwoman Smith, seconded by Councilman Nunez to review the Special Events Policy at a workshop session.

Motion failed with Councilman Allen, Councilman Wilson, Councilwoman Wishart and Mayor Sferrazza voting Nay and Councilwoman Lehners absent.

CITIZEN INITIATIVES

60

Request for permanent permit to blow Steam Whistle (Riverboat Hotel Casino) - R. Albright.

Mr. Ralph Albright requested that the Riverboat Hotel/Casino be granted permanent permission to blow their Steam Whistle.

City Manager Schilling noted that no complaints were received when the temporary permission was granted.

It was moved by Councilman Wilson, seconded by Councilman Allen to grant permission for the Riverboat Hotel/Casino to blow their Steam Whistle with a review to be held at the first Council meeting in February, 1989.

Motion carried with Councilwoman Lehners absent.

61 Selection of voting delegate and alternates, 1988 Congress of Cities - P. Sferrazza.

It was determined by the Council to select Councilwoman Wishart as the voting delegate to the 1988 Congress of Cities with Councilwoman Smith to serve as the alternate.

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A presentation was made proclaiming September 12, 1988 through September 18, 1988 as Hispanic Heritage Week in the City of Reno.

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COUNCIL MEMBERS ALLEN AND SMITH ABSENT 5:05 p.m.

It was moved by Councilman Nunez, seconded by Councilman Wilson to adjourn to a Labor Relations Session.

Motion carried with Council members Lehners, Allen and Smith absent.

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A recess was called at 5:07 and upon reconvening at 6:35 p.m. roll was taken with the following Council members present: Wilson, Allen, Nunez, Smith, and Wishart. Absent: Lehners and Sferrazza.

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ASSISTANT MAYOR NUNEZ PRESIDING.

PUBLIC HEARING

6:00 p.m.

62 Staff Report #88-575 re: Increase in sewer use fees and sewer connection fees.

Recommended: Council approve the increase in sewer use fees by 10 percent per year for four years and the sewer connection fee be increased by 50 percent.

Assistant Mayor Nunez asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Assistant Mayor opened the public hearing.

MAYOR SFERRAZZA PRESENT 6:38 p.m.

Mr. Art Molin, Sanitary Engineer, gave a detailed presentation regarding revenues received from sewer user and connection fees versus the expenses spent for maintenance and operation of the sewer plant in an effort to explain why the increase in fees is necessary at this time.

Mr. Molin noted that the Department of Taxation has stated that there may be a problem increasing the connection fees and therefore, if the increase is approved, it should be subject to meeting all provisions of the Local Government Budget Act (NRS 354).

Mayor Sferrazza asked if anyone cared to speak in favor of or in opposition to the proposed increases. Hearing no one he closed the public hearing.

In response to Councilwoman Wishart, Mr. Molin pointed out that the increase in operating costs is not due to any expansion, but rather federal quality guidelines regarding clean up standards.

Councilwoman Wishart inquired if consideration had been given for exemptions for persons 62 or older on a fixed income.

Mr. Molin explained that this has not been considered because since the Federal Government provides grant monies to Sewer Enterprise Fund, they have a say in what the costs can be, and one of the regulations is that the charges must be equitably distributed.

Mayor Sferrazza noted concerns with respect to the increase of the user fees indicating that he felt that the need for expanded sewer capacity is due to new growth and therefore the connection fees are the only fees that should be increased.

Lengthy discussion ensued with respect to the need for expanded sewer service.

Mayor Sferrazza requested that data be provided relative to monies expended from Sewer Bond Issues and Operation and Maintenance Funds in relation to expanded sewer service, interceptors, and oversized lines and information regarding the needs imposed by existing users versus new development.

Councilwoman Wishart and Councilman Allen requested that staff research the possibility of an exemption for low income senior citizens.

It was moved by Councilman Nunez, seconded by Councilman Wilson to approve the increase in sewer use fees by 10 percent per year for four years, effective October 1, 1988.

It was moved by Mayor Sferrazza to amend the motion to condition the increase on staff calculating an amount of money sufficient to reimburse the Use Fee and Connection Fee Accounts for monies used from the Use Fee account to pay for bonded indebtedness used to pay for improvements, interceptors or sewer laterals that were not necessary for expansion.

There was no second to the motion.

Motion carried with Mayor Sferrazza voting Nay and Councilwoman Lehners absent.

It was moved by Councilman Nunez, seconded by Councilman Allen to increase the sewer connection fee by 50 percent, to be effective October 1, 1988, subject to meeting all of the provisions of the Local Government Budget Act (NRS 354).

Motion carried with Councilwoman Lehners absent.

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63 Bill No. 4190 - An Ordinance to amend Chapter 12.16 of the Reno Municipal Code entitled "Sewer User Charges" by adding or deleting certain wording to Sections 12.16.120, 12.16.130, 12.16.290 and 12.16.300; and providing for other matters properly relating thereto, was read by title.

It was moved by Councilman Nunez, seconded by Councilman Allen to refer Bill No. 4190 to the Committee of the Whole.

Motion carried with Mayor Sferrazza voting Nay and Councilwoman Lehners absent.

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PUBLIC HEARING

6:00 p.m.

64 Staff Report #88-581 re: The applicant requested approval of a site plan review application to permit the construction of a 288 unit elderly housing project located at 6415 Longley Lane. Based upon materials submitted by the Airport Authority of Washoe County which indicate that the project in question is in an area subject to 75-80 db Ldn and that, for reasons of health, safety and welfare, residential use in such areas is unacceptable and should be prohibited, staff denied the request in question. In accordance with the provisions of RMC 18.06.430(3), the applicant came before the Planning Commission requesting that staff's denial be reversed, Case No. 184-88 (Quail Meadows).

Recommended: Council deny the appeal and uphold the recommendation of the Zoning Administrator.

Mr. Byron Bilyeu, representing 2001 Associates, requested this item be referred back to the Planning Commission to be placed on their October 19, 1988 meeting due to an error in the noticing for this matter.

Ms. Leann McElroy, Planning Director, explained why there was insufficient noticing, indicating that there was a misunderstanding with respect to the site plan.

It was moved by Councilwoman Smith, seconded by Councilman Nunez to refer this item back to the Planning Commission to be placed on the October 19, 1988 Agenda.

Motion carried with Councilwoman Lehners absent.

PUBLIC HEARING

6:00 p.m.

65

Staff Report #88-576 - A public hearing regarding the determination that certain sidewalk in the City should be reconstructed per Chapter 12.20 of the Reno Municipal Code, and Resolution No. 4459 be adopted directing the City Engineer to proceed with the reconstruction of certain sidewalk in the City of Reno.

Recommended: Council adopt the Resolution.

The Mayor asked if proper notice was given. City Clerk Cook stated that proper notice was given and no correspondence was received.

Ms. Hilda DeYoung, 860 Aitken Street, owner of the property, addressed the Council noting that she has already had the sidewalk reconstructed.

The Mayor asked if anyone else cared to speak on this matter. Hearing no one he closed the public hearing.

Resolution No. 4459 - A resolution directing the City Engineer to proceed with the reconstruction of certain sidewalk in the City of Reno, was read by title.

It was moved by Councilman Nunez, seconded by Councilman Wilson to pass and adopt Resolution No. 4459.

Motion carried with Councilwoman Lehners absent.

RESOLUTION NO. 4459

A RESOLUTION DIRECTING THE CITY ENGINEER TO PROCEED WITH THE RECONSTRUCTION OF CERTAIN SIDEWALK IN THE CITY OF RENO.

PUBLIC HEARING

6:00 p.m.

66 Staff Report #88-577 re: Request for a zone change from LLR-2.5 to PUD to add a 7.9± acre parcel, located at 995 Del Monte Lane, to the previously approved Rancharrah project, Case No. 131-88 (Campbell Addition to Rancharrah).

Recommended: Council approve Case No. 131-88, subject to the conditions in the staff report.

The Mayor asked if proper notice was given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing opened and asked if anyone cared to speak on this matter. Hearing no one he closed the public hearing.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve Case No. 131-88, subject to the conditions in the staff report.

Motion carried with Councilwoman Lehners absent.

PUBLIC HEARING

6:00 p.m.

67 Staff Report #88-578 re: Request for a zone change from R-3 to C-1 to allow for the development of an 18,500 square foot commercial center on a 3.68± acre site located at the southwest corner of North McCarran Boulevard and Clearacre Lane, Case No. 1-89 (Clearacre Center).

Recommended: Council approve the zone change, subject to the conditions in the staff report.

The Mayor asked if proper notice was given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor opened the public hearing.

Ms. Leann McElroy, Planning Director, gave an overview of the project.

Mr. Paul Solaegui, of Osgood Engineers, responded to questions from the Council regarding access, traffic, and drainage for the project.

Mr. Dan Richenmacher, representing the applicant, stated that letters in favor of the project were submitted at the Planning Commission level.

The Mayor asked if anyone else cared to speak on this matter. Hearing no one he closed the public hearing.

Councilwoman Wishart indicated that the staff recommendation was for denial and suggested that the project be conditioned to provide a less intensive use on the side closest to the existing apartments to the south. She also noted that she would like the location of the proposed financial institution and the fast food restaurant switched.

Councilwoman Smith requested that the CC&R's be expanded to deed restrict against alcohol sales on the premises of the project.

It was moved by Councilwoman Smith, seconded by Councilman Wilson to approve the zone change by resolution of intent, subject to the conditions in the staff report and the added condition that staff address the switching of the location of the financial institution and the fast food restaurant and one of the driveways be closed. Also, add a condition that the CC&R's be extended to prohibit package liquor sales on the premises.

Motion carried with Councilwoman Wishart voting Nay and Councilwoman Lehners absent.

PUBLIC HEARING

6:00 p.m.

68

Staff Report #88-579 re: Request for annexation of 150.14 acres; zone changes from LLR-1 upon annexation to C-1 on 11.81 acres, C-3 on 10.45 acres, R-1/TR on 59.5 acres, P-F on 43.38 acres and C-2 on 25 acres; a special use permit to allow 110,000 square feet of mini-storage units on the 10.45 acres proposed for C-3 zoning; and a tentative map for 214 modular/mobile home lots on the 59.5 acres proposed for R-1/TR zoning. The site is located on both sides of McCarran Boulevard with the 25 acres of C-2 zoning located on the southeast corner of McCarran Boulevard and I-80 and the remainder of the project located on the southwest corner of McCarran Boulevard and I-80, Case No. 182-88 (Summit View Estates).

Recommended: Council approve Case No. 182-88, subject to the conditions as recommended by the Planning Commission.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

Ms. Leann McElroy, Planning Director, gave an overview of the request, noting the concerns regarding the six billboards along the freeway.

The Mayor declared the public hearing opened.

Mr. Alex Fittinghoff, representing the applicants, discussed several mitigation measures with respect to the billboards and the layout of the project.

Mr. Sam McMullen, of Harrah's Corporation, stated that Harrah's presently owns the subject property and does have a continuing interest in the billboards. He noted that Harrah's would be willing to propose five billboards rather than the existing six and also deed restrict the property to ensure that no more than five off-site signs would ever be built on this property.

Mr. Steve Wenzel, President of the McQueen Area Homeowners Association, stated that his organization has met with the applicants and have been assured that the billboards will be buffered by landscaping.

Mr. Allan Gross, P.O. Box 115, Verdi, stated that he passed the subject billboards daily and he noted that the billboards present a poor image to travelers into Reno.

Ms. Janice Buse, 11325 Chestnut Street, Lemmon Valley, stated that she is not opposed to the project but did express concern over the billboards and suggested that a condition be added to the project which would require the applicant to comply with Washoe County's billboard ordinance.

Mr. McMullen requested that the Council allow the annexation of the commercial property of this project and allow a maximum of five billboards and that the property be deed restricted so that there would be no more than five off-site signs on the total frontage of McCarran Boulevard.

The Mayor asked if anyone else cared to speak on this matter. Hearing no one he closed the public hearing.

Mr. Fittinghoff explained to Councilwoman Smith how the billboards will be buffered from the proposed residential units.

Discussion ensued with respect to the requested zoning for the project with Councilwoman Wishart expressing concern regarding the approval of C-3 zoning on this site noting that this would permit commercial development other than the billboards.

It was moved by Councilwoman Wishart, seconded by Councilman Nunez to refer Case No. 182-88 back to the Planning Commission with the notation that the Council determined that it would allow five billboards rather than six.

Mr. Joe Johnson, 27 Keystone, expressed concern regarding the discussion of the number of billboards before a decision had been reached on the requested annexation or zone changes.

Motion carried with Councilwoman Smith and Wishart voting Nay and Councilwoman Lehners absent.

PUBLIC HEARING

6:00 p.m.

69

Staff Report #88-580 re: Request for a zone change from C-1 to C-2 to allow for construction of a ± 9,600 square foot restaurant/cabaret on a 1.115 acre property located on the north side of Moana Lane, approximately 355 feet east of Kauai Court, Case No. 188-88 (Moana Court Restaurant).

Recommended: Council approve Case No. 188-88, subject to the conditions in the staff report, with the addition of Conditions 18 and 19.

Mayor Sferrazza asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

Ms. McElroy gave an overview of the request.

The Mayor declared the public hearing opened.

Mr. Louis Test, attorney representing Ms. Mary Alice Ericksen, outlined the proposed conditions that have been agreed upon by Ms. Ericksen and the developer.

Mr. Ron Mentgen, architect for the project, stated that the developer does concur with the conditions as outlined by Mr. Test.

The Mayor asked if anyone cared to speak on this matter. Hearing no one he closed the public hearing.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve Case No. 188-88, subject to the conditions in the staff report, with the addition of Conditions 18 and 19. With Condition Nos. 7 and 12 to read as follows:

7. Prior to the issuance of any certificate of occupancy, the applicant shall construct Isbell Road to full width residential street standards including curb, gutter and sidewalk on the south side of said road from the west boundary of this property to the existing full street section to the west, providing the adjacent property owner is willing to dedicate sufficient property to construct said improvements. Should the adjacent property owner be unwilling to dedicate said property, then prior to the issuance of any certificate of occupancy, the applicant shall widen the existing 12 foot paved lane of Isbell Road, from the west boundary of this property to the exisiting full street section to the west, to provide for a minimum paved width of 20 feet to City standards.

12. The applicant shall construct a six foot, site-obscuring fence, set back ten foot from the rear of the sidewalk, along the west property line to screen this project from the adjacent residential property.

Motion carried with Councilwoman Lehners absent.

PUBLIC HEARING

6:00 p.m.

70 Staff Report #88-582 re: The applicant is appealing Condition No. 3 of the site plan review application, which limits the proposed 36 foot high, 213 square foot outdoor pole sign to 155 square feet in size and 34 feet in height, located at 3223 Mill Street in the M-E zone, Case No. 172-88 (Jeep Eagle Sign).

Recommended: Council deny the appeal to Condition No. 3 of Case No. 172-88, subject to the modification of Condition No. 3 as outlined in Staff Report #88-582.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing opened.

Ms. McElroy gave a brief overview of the request.

Mr. Marvin Murphy, representing the applicant, indicated that the proposed sign has been manufactured for all Jeep Eagle dealers in the Country and requested that the Council base its decision on the merits of the sign.

The Mayor asked if anyone else cared to speak on this matter. Hearing no one he closed the public hearing.

It was moved by Councilman Nunez, seconded by Councilman Wilson to approve Case No. 172-88.

Motion carried with Councilwoman Smith and Councilwoman Wishart voting Nay and Councilwoman Lehners absent.

CITY CLERK

71 Boards and Commissions - Truckee River Advisory Board (1 appointment)

Recommended: Mayor and City Council make the necessary appointment with a term to expire January 1, 1990.

It was moved by Councilwoman Smith, seconded by Councilman Wilson to appoint Mr. Richard Squires to the Truckee River Advisory Board with a term to expire January 1, 1990.

Motion carried with Councilwoman Lehners absent.

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72 Boards and Commissions - Reno Bicycle Council (4 appointments).

Recommended: Mayor make the necessary appointments with Council confirmation with terms to expire September 15, 1990.

It was moved by Councilman Wilson, seconded by Councilman Allen to appoint David Howard and Jeffrey Sanchez to the Reno Bicycle Council with terms to expire September 15, 1990.

Motion carried with Councilwoman Lehners absent.

Councilwoman Smith suggested that since enough applications were not received for appointments to this Council, Mr. Bronov and Ms. Truax be asked to reapply if no new applications are received.

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73 Boards and Commissions - Citizens' Policy Planning and Advisory Commission (6 appointments).

Recommended: Mayor make the necessary appointments with Council confirmation as recommended by Council members with terms to expire September 15, 1990.

It was moved by Councilman Allen, seconded by Councilman Wilson to reappoint the following to the Citizens' Policy Planning and Advisory Commission with terms to expire September 15, 1990:
Dawne Ernette - Target Area
Robert Fairman - Ward 1
Diane Loper - Ward 5
Doris Phelps - Ward 2
Mary Leas Stegall - Mayor

Motion carried with Councilwoman Lehners absent.

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74 Liaison Reports

Councilwoman Smith noted that the Truckee River negotiations are going on and the Water Board has been included. She continued that there is a subcommittee that will examine how to make the Boards and Commissions aware of the negotiations.

Councilwoman Wishart requested that Project Status Reports be placed on the agenda in the future.

The meeting was adjourned at 10:30 p.m.

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Approved this 26th day of September 1988.

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CITY OF RENO CORPORATE SEAL WASHOE COUNTY, NEVADA

MAYOR OF THE CITY OF RENO

ATTEST:

CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO

Council Chambers, Reno, Nevada
September 26, 1988

The regular meeting of the Reno City Council was called to order at 3:12 p.m. on September 26, 1988 in the Council Chambers of City Hall.

PRESENT: Council members Lehners, Wilson, Allen, Nunez, and Sferrazza.

ABSENT: Councilwomen Smith and Wishart.

ALSO PRESENT: City Manager Schilling, City Attorney Lynch and City Clerk Cook.

APPROVAL OF THE MINUTES

Approval of the September 12, 1988 Regular Council Meeting Minutes.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve the September 12, 1988 Regular Council Meeting Minutes.

Motion carried with Councilwomen Smith and Wishart absent.

APPROVAL OF THE AGENDA

Approval of the September 26, 1988 Regular Council Meeting Agenda.

Mayor Sferrazza noted that Item 6E and Item 11A have been withdrawn.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to approve the September 26, 1988 Regular Council Meeting Agenda as amended.

Motion carried with Councilwomen Smith and Wishart absent.

CONSENT AGENDA

Cash Disbursements - September 1, through September 8, 1988.

Recommended: Council approve as submitted.

2 Staff Report #88-593 re: Business License applications as follows:

a BiRite Markets Inc. DBA Mestre's Market; Ron Mestre' 6147 Lakeside Drive #100; Package Liquor.

b Nestor's Sandwich Shop; Ovidio Nestor Podesta; 1395 S. Wells Avenue; Package Beer.

c Twin Dragon Restaurant; Lam Bach Mai; 3652 S. Virginia Street; Dining Wine/Beer.

d Stoli's; William Crawford Grow; 3652 S. Virginia #145; Cabaret.

e Sierra Kirby Inc. DBA EZ Ed's; Edwin A. Slaughter; 7111 S. Virginia Street; Previous owner, Janice A. Lee, DBA Greenacres Billiards; Bar.

f La Shay Lounge; Russell P. Costa; 4008 Kietzke Lane; Previous owner, James Beebe, DBA Same, Bar.

g Shooter's Saloon; James Issac Mandell; 303 Kietzke Lane; Previous owner, Warren C. Fletcher, DBA Fletch's; Bar.

h Berry-Hinckley Enterprises Inc DBA Winners Corner; Art Hinckley; 900 W. Fourth Street; Previous owner, J.A. Wickland III, DBA Regal; Package Liquor.

i BiRite Markets Inc. DBA Mestre's Market; Ron Mestre; 6147 Lakeside Drive #100; Slots (3), Owner/Operator.

j Bally Distributing DB at Famous Murphy's; Michael S. Wiltshire; 3127 S. Virginia Street; Slots (8), Space Lease.

k La Shay Lounge; Russell P. Costa; 4008 Kietzke; Slots (15), Owner/Operator.

l Scuples Bar and Grill; Donald N. Singer; 91 W. Plumb Lane; Slots (10), Owner/Operator.

m IGT DB At Shiraz Market; Amir Sotoudeh; 295 Gentry Way #6; Slots (3), Space Lease.

Recommended: Council approve business license applications as submitted.

3 Staff Report #88-594 re: Eagle Valley Construction v. City of Reno, et al.

Recommended: Council refer the matter to the City Attorney's Office.

4 Staff Report #88-595 re: Quitclaim of Sewer Easement to Reno Redevelopment Agency.

Recommended: Council approve and authorize the Mayor to execute quitclaim of sewer location to the Reno Redevelopment Agency.

5 Staff Report #88-596 re: Revised final payment to Contract No. 624, Horseman's Park Phase II.

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

6 Staff Report #88-597 re: Fifth Improvement Agreement Extension for Meadowview Terrace Unit No. 7 Subdivision.

Recommended: Council approve the Fifth Improvement Agreement Extension for Meadowview Terrace Unit No. 7 Subdivision.

7 Staff Report #88-598 re: Request to connect the Roy Gomm Elementary School in the County at 4000 Mayberry Drive to the City Sewer.

Recommended: Council approve the sewer connection, subject to the compliance with the three conditions listed in the staff report.

8 Staff Report #88-599 re: Acceptance of water rights dedications and approval of water sale agreement.

Recommended: Council accept the water rights dedications and approve the water sale agreement.

9 Staff Report #88-600 re: Map of dedication from McKensie and Dermody.

Recommended: Council approve the subject map of dedication with the offer of dedication being rejected at this time, and with the offer of dedication to remain open for acceptance by resolution at a later date.

10 Staff Report #88-601(a) re: Construction Testing for 1988 Street Maintenance Program, Contract No. 651, Project No. 1040-1200-1213-7471-0000-92021-0000.

Recommended: Council approve the contract with Summit Geotechnical Consulting in an amount not to exceed $10,700.00.

11 Staff Report #88-601(b) re: Sole Source Purchase of Rebuilt Snow Grooming Machine, Recreation Division/Sky Tavern Ski Area.

Recommended: Council approve the sole source purchase of a snow grooming machine from Logan Manufacturing Co. at the cost of $28,000.00.

12 Staff Report #88-601(c) re: Sole Source Approval for Purchase of Motorola Radio Equipment and Repair Parts - Citywide.

Recommended: Council approve the sole source purchase of Motorola equipment and repair part for FY 1988/89.

COUNCILWOMAN SMITH PRESENT 3:20 p.m.

(6) Staff Report #88-597 re: Fifth Improvement Agreement Extension for Meadowview Terrace Unit No. 7 Subdivision, continued:

Councilman Nunez expressed concern about the number of improvement agreement extensions that have been given to this project. He requested that the developers be put on notice that this is the last extension that will be granted for this project. He continued that the completion of Scottsdale Road is necessary to provide proper access and traffic circulation to the area and should be constructed as soon as possible.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to grant a 12-month extension rather than the requested 24-months with the understanding that the applicant will be notified that this will be the last extension granted.

Motion carried with Councilwoman Wishart absent.

(9) Staff Report #88-600 re: Map of dedication from McKensie and Dermody, continued:

Councilman Nunez stated that with respect to the street pattern in this area, the intersections do not seem to align with each other.

Mr. Brent Boyer, Property Agent, indicated that the street pattern has been reviewed and it is felt that the proposed street pattern will be adequate to serve the properties being developed.

Councilman Nunez requested that notice be given to area property owners before this street pattern is approved.

COUNCILMAN ALLEN ABSENT 3:22 p.m.

It was moved by Councilman Nunez, seconded by Councilwoman Lehners to defer this item to a later date.

Motion carried with Councilman Allen and Councilwoman Lehners absent.

It was moved by Councilman Nunez, seconded by Councilman Wilson to approve Consent Agenda Items 6A through 6J3 with the exception of Items 6F and 6I which were handled by separate motion and Item 6E which was withdrawn.

Motion carried with Councilman Allen and Councilwoman Wishart absent.

PUBLIC WORKS

13 Staff Report #88-602 re: Review of Longley Lane Interceptor (Motion to reconsider - Reconsideration)

Recommended: Council review the extension of the Longley Lane interceptor and advise the staff if it should be constructed beyond Holcomb Lane.

COUNCILMAN ALLEN PRESENT 3:35 p.m.

Discussion ensued regarding costs if the interceptor is extended beyond Holcomb Lane and whether or not residential as well as commercial properties should be allowed to connect to the interceptor.

It was moved by Councilwoman Lehners to extend the interceptor to Zolezzi Lane with the understanding that hook-ups will be limited to industrial or commercial properties along the west side of Virginia Street.

Mr. Art Molin, Sanitary Engineer, stated that the sewer line is 95% designed all the way to Zolezzi Lane and provides for the capacity required for the commercial zone plus all of the residential to the west of U.S. 395 including Galena Resorts.

The Motion was withdrawn.

It was moved by Councilwoman Lehners to end the interceptor at Holcomb Lane.

There was no second to the motion.

It was moved by Councilwoman Smith, seconded by Councilman Nunez to extend the interceptor to Zolezzi Lane with the understanding that the Galena Resorts properties will not be allowed to connect to the sewer interceptor.

Motion carried with Councilwoman Lehners voting Nay and Councilwoman Wishart absent.

14 Resolution No. 4460 - A resolution determining the cost to be assessed in the City of Reno, Nevada 1985 Special Assessment District No. 1 (Northgate/McQueen Area SAD), was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Allen to pass and adopt Resolution No. 4460.

Motion carried with Councilwoman Wishart absent.

RESOLUTION NO. 4460

A RESOLUTION DETERMINING THE COST TO BE ASSESSED IN THE CITY OF RENO, NEVADA 1985 SPECIAL ASSESSMENT DISTRICT NO. 1 (NORTHGATE/MCQUEEN AREA SAD).

15 Resolution No. 4461 - Setting the date for public hearing on the Assessment Roll for the City of Reno, Nevada 1985 Special Assessment District No. 1 (Northgate/McQueen Area SAD), was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Allen to pass and adopt Resolution No. 4461.

Motion carried with Councilwoman Wishart absent.

RESOLUTION NO. 4461

A RESOLUTION SETTING THE DATE FOR PUBLIC HEARING ON THE ASSESSMENT ROLL FOR THE CITY OF RENO, NEVADA 1985 SPECIAL ASSESSMENT DISTRICT NO. 1 (NORTHGATE/MCQUEEN AREA SAD).

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16 Resolution No. 4462 - A resolution determining the cost to be assessed in the City of Reno, Nevada 1986 Special Assessment District No. 1 (Downtown Redevelopment), was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Resolution No. 4462.

Motion carried with Councilwoman Wishart absent.

RESOLUTION NO. 4462

A RESOLUTION DETERMINING THE COST TO BE ASSESSED IN THE CITY OF RENO, NEVADA 1986 SPECIAL ASSESSMENT DISTRICT NO. 1 (DOWNTOWN REDEVELOPMENT).

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17 Resolution No. 4463 - A resolution setting the date for public hearing on the Assessment Roll for the City of Reno, Nevada 1986 Special Assessment District No. 1 (Downtown Redevelopment), was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to pass and adopt Resolution No. 4463.

Motion carried with Councilwoman Wishart absent.

RESOLUTION NO. 4463

A RESOLUTION SETTING THE DATE FOR PUBLIC HEARING ON THE ASSESSMENT ROLL FOR THE CITY OF RENO, NEVADA 1986 SPECIAL ASSESSMENT DISTRICT NO. 1 (DOWNTOWN REDEVELOPMENT).

18 Resolution - A resolution accepting streets - McCarran Boulevard.

Councilman Nunez expressed concern with respect to the dedication of the right-of-way for McCarran Boulevard. He requested that staff research this matter and return to the Council.

It was moved by Councilman Nunez, seconded by Councilwoman Lehners to defer this Resolution to the next regular meeting.

Motion carried with Councilwoman Wishart absent.

FINANCE DEPARTMENT

19 Resolution No. 4465 - A resolution authorizing issuance, sale and delivery of City of Reno, Nevada, Insured Hospital Refunding Revenue Bonds (St. Mary's Regional Medical Center) Series 1988A, was read by title.

It was moved by Councilman Nunez, seconded by Councilman Wilson to pass and adopt Resolution No. 4465.

Motion carried with Councilwoman Wishart absent.

RESOLUTION NO. 4465

A RESOLUTION AUTHORIZING ISSUANCE, SALE AND DELIVERY OF CITY OF RENO, NEVADA, INSURED HOSPITAL REFUNDING REVENUE BONDS (ST. MARY'S REGIONAL MEDICAL CENTER) SERIES 1988A.

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20 Resolution No. 4466 - A resolution adopting Fiscal Year 1988/89 budget revisions/augmentations for the City of Reno, Nevada, was read by title.

Mr. Bruce Brooks, Finance Director, responded to questions from the Council regarding the budget requests outlined in the staff report.

Councilman Nunez indicated that there is a definate problem with the Plumb Lane medians and he feels that some capital improvement monies should be budgeted to correct the problem.

City Manager Schilling stated that he will return to the Council with a report on funding for the remodeling of the medians on Plumb Lane.

It was moved by Councilwoman Lehners, seconded by Councilman Allen to pass and adopt Resolution No. 4466.

Motion carried with Councilwoman Wishart absent.

RESOLUTION NO. 4466

A RESOLUTION ADOPTING FISCAL YEAR 1988/89 BUDGET REVISIONS/AUGMENTATIONS FOR THE CITY OF RENO, NEVADA.

CITIZEN INITIATIVES

21 Request for waiver, Hoge Road area - J. Engelke.

THIS ITEM WAS CONTINUED TO THE NEXT REGULAR MEETING.

MAYOR AND COUNCIL

Report - Hot August Nights, R. Burke and J. Thompson.

22 Mr. Randy Burke, President of the Board of Directors of Hot August Nights, gave an overview of the events that took place throughout the week of Hot August Nights. Discussion ensued regarding the finances of the organization and the outstanding debt to the City of Reno with Mr. Burke noting that he will return to the Council with an overview of the financial report of 1988.

No Action was taken on this item.

COUNCILWOMAN LEHNERS ABSENT 4:45 p.m.

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23 Stead Neighborhood Council - letter from Environmental Committee - Helen Squires.

Ms. Helen Squires, of the Stead Neighborhood Council, presented a letter from the Environmental Sub-committee addressing concerns regarding the effluent from the sewer treatment plants in Stead. She continued that perhaps consideration could be given to the possibility of constructing a wildlife refuge at the Lemon Lake site.

It was moved by Councilman Nunez, seconded by Councilman Allen to refer this matter to staff to determine whether or not an environmental assessment should be done at the plant and also to examine any potential uses for the effluent at the plant.

Motion carried with Councilwomen Lehners and Wishart absent.

COUNCILWOMAN LEHNERS PRESENT 4:50 p.m.

PLANNING DEPARTMENT

24 Staff Report #88-610 re: Request for annexation of two parcels containing ten acres to enable his use of the City sewer system, which is located in Huffaker Lane to the north. The subject property is located at the southeast corner of Huffaker Lane and Panorama Drive. The property is vacant, except for a barn, and is currently used for agricultural purposes, Case No. 21-89 (Benna).

Recommended: Council approve the annexation by ordinance.

It was moved by Councilman Allen, seconded by Councilman Nunez to approve the annexation by ordinance.

Motion carried with Councilwoman Wishart absent.

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25 Staff Report #88-609 re: Recommendation for Allocation of $100,000.00 in CDBG Funds.

Recommended: Council approve the allocations recommended by CPPAC as outlined in the staff report.

Councilwoman Lehners expressed concern over the funding of the redesign and construction of Dickerson Road with CDBG funds.

Ms. Leann McElroy, Planning Director, explained that the Planning staff will be meeting again with the Dickerson Road area residents to develop a long term plan regarding the funding of additional improvements. She continued that the redesign and construction of the Dickerson Road/Second Street intersection is the highest priority for the area at this time.

Discussion ensued with the respect to the amount being allocated for the Dickerson Road design versus the amount allocated for the Stead Police Center.

It was moved by Councilwoman Smith, seconded by Councilman Allen to approve the allocations as outlined in the staff report.

Councilwoman Lehners stated that she could not support the amount of funding for the Dickerson Road intersection.

Motion carried with Councilwoman Lehners voting Nay and Councilwoman Wishart absent.

26 Staff Report #88-612 re: Request rezoning on 18.70± acres between Ridgeview Drive and Meadowridge Drive on the east side of Lakeside Drive as follows: 2.40± acres from R-1 to P-F; 2.40± acres from LLR-2.5 to R-1; and 13.90± acres from LLR-2.5 to P-F to accommodate single family residences, an elementary school and a park, Case No. 177-88 (Lewis Homes - Lakeside).

BILL NO. 4181

ORDINANCE NO. 3726

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE, CONCERNING "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).263 RELATING TO A 16.30± ACRE PROPERTY LOCATED BETWEEN RIDGEVIEW DRIVE AND MEADOWRIDGE DRIVE ON THE EAST SIDE OF LAKESIDE DRIVE, RENO, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED "EXHIBIT A", AND REZONING SAID PROEPRTY FROM R-1 (SINGLE FAMILY RESIDENTIAL) AND LLR-2.5 (LARGE LOT RESIDENTIAL - 2.5 ACRES) TO P-F (PUBLIC FACILITY) ZONE; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 177-88 (LEWIS HOMES - LAKESIDE).

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to pass and adopt Bill No. 4181, Ordinance No. 3726.

Motion carried with Councilwoman Wishart absent.

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It was moved by Councilman Nunez, seconded by Councilman Wilson to adjourn to a Labor Relations/Personnel Session.

Motion carried with Councilwoman Wishart absent.

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A recess was called at 5:05 p.m. and upon reconvening at 6:35 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith and Sferrazza. Absent: Councilwoman Wishart.

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PUBLIC HEARING

6:00 p.m.

27

Staff Report #88-622 re: Request for a zone change from E-1 (First Estates) to R-3a (Multiple Family) to allow for construction of 16 apartment units on one parcel of land containing ±37,897 square feet and located on the west side of Warren Way approximately 670 feet south of West Moana Lane, Case No. 22-89 (Warren Place Apartments).

Recommended: Council approve the zone change by resolution of intent, subject to the conditions in the staff report with the addition of the four conditions listed in Staff Report #88-622.

Mayor Sferrazza asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing opened and asked if anyone cared to speak on this matter. Hearing no one he closed the public hearing.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve the zone change by resolution of intent, subject to the conditions in the staff report with the addition of the four conditions in Staff Report #88-622.

Motion carried with Councilwoman Wishart absent.

PUBLIC HEARING

6:00 p.m.

28

Staff Report #88-623 re: A 15 foot sanitary sewer easement is currently located on the west side of the applicant's property, adjacent to Troy Lane, a private access easement. When the applicant began excavation to construct a swimming pool on his property, he encountered the sanitary sewer line. In order for the applicant to proceed with construction of his swimming pool, it is necessary that a portion of the santiary sewer easement be abandoned and relocated as shown on the attached map. The applicant has dedicated a new easement in Troy Lane and has relocated the sanitary sewer to that easement.

Recommended: Council approve the abandonment, subject to the condition noted in Staff Report #88-623.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received. The Mayor declared the public hearing opened.

The Mayor asked if anyone cared to speak on this matter. Hearing no one he closed the public hearing.

It was moved by Councilman Nunez, seconded by Councilman Wilson to approve the abandonment, subject to the condition noted in Staff Report #88-623.

Motion carried with Councilwoman Wishart absent.

PUBLIC HEARING

6:00 p.m.

29 Staff Report #88-624 re: A public hearing regarding the determination that certain sidewalk in the city should be reconstructed per chapter 12.20 of the Reno Municipal Code.

Recommended: Council adopt the resolution directing the reconstruction to be performed and authorize the Mayor to sign.

Mayor Sferrazza asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing opened and asked if anyone cared to speak. Hearing no one he closed the public hearing.

Resolution No. 4468 - A resolution directing the City Engineer to proceed with the reconstruction of certain sidewalk in the City of Reno, was read by title.

It was moved by Councilwoman Smith, seconded by Councilman Wilson to pass and adopt Resolution No. 4468.

Motion carried with Councilwoman Wishart absent.

RESOLUTION NO. 4468

A RESOLUTION DIRECTING THE CITY ENGINEER TO PROCEED WITH THE RECONSTRUCTION OF CERTAIN SIDEWALK IN THE CITY OF RENO.

PUBLIC HEARING

6:00 p.m.

30 Staff Report #88-625 re: Hearing regarding new rate for disposal of infectious medical waste.

Recommended: Council hold a public hearing, accept input and take no action.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received. The Mayor declared the public hearing opened.

Mr. Clay Holstine, Assistant to the City Manager, indicated that since the time that the Council held a workshop regarding this matter, it has been discovered that infectious waste would come under the category of hazardous materials and at this time there is reason to believe that these rates cannot be regulated. He added that the City Attorney's Office will investigate this matter further and return to the Council at a later date.

The Mayor asked if anyone cared to speak on this matter. Hearing no one he closed the public hearing.

NO ACTION WAS TAKEN ON THIS ITEM.

PUBLIC HEARING

6:00 p.m.

31

Staff Report #88-626 re: Increase in Sewer Use Fees and Sewer Connection Fees.

Recommended: Council choose Alternative 1 as outlined in Staff Report #88-626.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and a petition in opposition was received and copies provided to the Council. Also a letter in opposition to the increase was received from Bishop Divine Turner.

Mayor Sferrazza declared the public hearing opened.

Mr. Art Molin, Sanitary Engineer, addressed the issue of providing reduced rates for low income and senior citizens stating that the Clean Water Act of 1986 does allow for a lower charge for low income individuals, but not for the elderly. He continued that the definition of the income level that would qualify for the reduced rate is the poverty level. He outlined how the past sewer bond issue monies had been expended.

Mr. Molin indicated that the connection fees cannot be increased at this time without authorization from the Department of Taxation. He recommended that consideration of the connection fee increase be dropped from this item.

Ms. Catherine Ralston, inquired about the accounting of the monthly fees used to build the new sewer plant and spoke in opposition to the 10% increase per year in user fees.

Mr. Bob Jones, of the Northern Nevada Builders Association, spoke in opposition to increased connection fees stating his concern that an increase could, in fact, be used to subsidize the users on an ongoing basis.

Mr. John Squires, of AARP, spoke in opposition to the user fee increase noting that the 46% increase over the next four years is exceedingly high for elderly and low income individuals.

Mr. Gail Bishop, Chairman of the State Legislative Committee for AARP, inquired about the budget of the Sewer Division with respect to the present shortfall to pay for the operation costs.

Mr. Frank Kastory, suggested that the City change the sewer billing to avoid the delayed collection period that presently exists.

The Mayor asked if anyone else cared to speak on this matter. Hearing no one he closed the public hearing.

Mr. Molin responded to questions from the Council regarding the increase and the distribution of the costs between user fees and connection fees.

It was the determination of the Council to request staff to provide them with an in depth analysis relative to the payment of past sewer bond issues and disbursement of those monies. Also, to pursue the increase of connection fees to ensure that new development is paying its fair share of whatever it costs to construct additional sewer capacity.

It was moved by Councilwoman Lehners, seconded by Councilman Allen to approve Alternative No. 5 as outlined in Staff Report #88-626.

Motion carried with Councilwoman Wishart absent.

It was moved by Councilman Allen, seconded by Councilwoman Lehners to direct staff to investigate the possibility of a discount for low income users.

Motion carried with Councilwoman Wishart absent.

32

58% Rule - Water Rights - P. Sferrazza.

Mayor Sferrazza suggested that due to the drought that the Truckee Meadows is experiencing, the City Council should place a moritorium on all new applications for building in the City.

Mr. Bob Firth, of Westpac Utilities, indicated that Westpac is presently examining various alternatives that could be taken in the event of a third dry year. He also explained that even if a building moritorium were established, this would not mean that more water will be available, it depends on the amount of precipitaion and storage capability.

Mr. Steve Mack, of the Regional Water Board, outlined several ideas currently being examined with respect to water conservation.

Mr. Bob Jones, Northern Nevada Builders Association, indicated that he does not feel that the construction industry should be blamed for the drought. He also noted that under Rule 17 developers must bring the water to the Council before they can begin construction.

Lengthy discussion ensued between the Council and Mr. Jones regarding the construction community with respect to the water shortage.

Councilman Nunez stated that refusing to accept any new "will-serve" letters from Westpac, as recommended in the Council memo, is quite drastic and without justification.

It was moved by Councilwoman Smith, seconded by Councilman Nunez to refer the issue of the 58% Rule to the Water Board to examine a plan for the worst case scenario with respect to the drought and report back to the Council.

Motion carried with Mayor Sferrazza voting Nay and Councilwoman Wishart absent.

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A recess was called at 9:15 p.m. and upon reconvening at 9:27 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, and Smith. Absent: Councilwoman Wishart and Mayor Sferrazza.

ASSISTANT MAYOR NUNEZ PRESIDING.

HUMAN RESOURCES

33 Staff Report #88-619 re: Ratification of Director of Labor Relations.

Recommended: Council ratify the appointment of Peter Jacobs to the position of Director of Labor Relations.

It was moved by Councilwoman Lehners, seconded by Councilman Allen to ratify the appointment of Peter Jacobs to the position of Director of Labor Relations.

Motion carried with Councilwoman Wishart and Mayor Sferrazza absent.

34

BILL NO. 4189

ORDINANCE NO. 3734

AN ORDINANCE TO AMEND TITLE 2 CHAPTER 2.14 OF THE RENO MUNICIPAL CODE BY DELETING CERTAIN WORDING CONTAINED IN SECTION 2.14.220 ENTITLED "SALARY SCHEDULES", SECTION 2.14.230 ENTITLED "SALARIES OF PERSONNEL, SECTION 2.14.240 ENTITLED "APPOINTMENT OF EMPLOYEES AND CONDITIONS OF EMPLOYMENT", AND SECTION 2.14.260 ENTITLED "SALARY SCHEDULES", BY SUBSTITUTING THEREFORE NEW WORDING, TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

It was moved by Councilman Nunez, seconded by Councilman Allen to pass and adopt Bill No. 4189, Ordinance No. 3734.

Motion carried with Councilwoman Wishart and Mayor Sferrazza absent.

BILL NO. 4179

35

ORDINANCE NO. 3724

AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.26 OF THE RENO MUNICIPAL CODE ENTITLED "MASTER PLAN," BY ADDING A NEW SECTION TO BE KNOWN AS SECTION 18.26.020(3)(A).51 ADOPTING AMENDMENT TO MASTER PLAN, PLANNING CASE NO. 164-87 AS MORE FULLY DESCRIBED BELOW; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 164-87 (CANYON CENTER).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4179, Ordinance No. 3724.

Motion carried with Councilwoman Wishart and Mayor Sferrazza absent.

36

BILL NO. 4180

ORDINANCE NO. 3725

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE CONCERNING "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).269 RELATING TO A 6.88± ACRE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF WEST SEVENTH STREET AND NORTH MCCARRAN BOULEVARD, RENO, NEVADA, AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED "EXHIBIT A", AND REZONING SAID PROPERTY FROM LLR-1 (LARGE LOT RESIDENTIAL-1 ACRE) TO C-1 (LIMITED COMMERCIAL); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 164-87 (CANYON CENTER).

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to pass and adopt Bill No. 4180, Ordinance No. 3725.

Motion carried with Councilwoman Wishart and Mayor Sferrazza absent.

37

BILL NO. 4182

ORDINANCE NO. 3727

AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.26 OF THE RENO MUNICIPAL CODE ENTITLED "MASTER PLAN," BY ADDING A NEW SECTION TO BE KNOWN AS SECTION 18.26.020(3)(A).51 ADOPTING AMENDMENT TO MASTER PLAN, PLANNING CASE NO. 159-88 AS MORE FULLY DESCRIBED BELOW; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 159-88 (EAGLE RIDGE SUBDIVISION).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4182, Ordinance No. 3727.

Motion carried with Councilwoman Wishart and Mayor Sferrazza absent.

38

BILL NO. 4183

ORDINANCE NO. 3728

AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING 33.68 ACRES OF PROPERTY LOCATED ON THE NORTH SIDE OF HUFFAKER LANE, EASE OF DEL MONTE LANE, WASHOE COUNTY, NEVADA, AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED "EXHIBIT A"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 190-88 (AVANSINO).

It was moved by Councilman Allen, seconded by Councilman Wilson to pass and adopt Bill No. 4183, Ordinance No. 3728.

Motion carried with Councilwoman Lehners voting Nay and Councilwoman Wishart and Mayor Sferrazza absent.

39

BILL NO. 4184

ORDINANCE NO. 3729

AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTIAN SPECIFICALLY DESCRIBED TERRITORY BEING 1.14 ACRES OF PROPERTY LOCATED ON THE WEST SIDE OF WARREN WAY BETWEEN MOANA LANE AND WEST PECKHAM LANE, WASHOE COUNTY, NEVADA, AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED "EXHIBIT A"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 175-88 (WARREN WAY APARTMENTS).

It was moved by Councilman Allen, seconded by Councilwoman Smith to pass and adopt Bill No. 4184, Ordinance No. 3729.

Motion carried with Councilwoman Wishart and Mayor Sferrazza absent.

BILL NO. 4185

40

ORDINANCE NO. 3730

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE CONCERNING "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).266 RELATING TO A 2.5± ACRE PROPERTY LOCATED NEAR THE INTERSECTION OF SIERRA HIGHLANDS DRIVE AND MCCARRAN BOULEVARD, RENO, NEVADA, AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT "A"; AND REZONING SAID PROPERTY FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO R-2 (MULTI-FAMILY RESIDENTIAL); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 136-88 (RIDGEVIEW APARTMENTS).

It was moved by Councilwoman Smith, seconded by Councilman Wilson to pass and adopt Bill No. 4185, Ordinance No. 3730.

Motion carried with Councilwoman Wishart and Mayor Sferrazza absent.

BILL NO. 4186

41

ORDINANCE NO. 3731

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE CONCERNING "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).264 RELATING TO A 1.00± ACRE PROPERTY LOCATED AT 5975 HOME GARDENS DRIVE, RENO, NEVADA, AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT "A"; AND REZONING SAID PROPERTY FROM E-2 (SECOND ESTATES) TO M-E (INDUSTRIAL ESTATES); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 187-88 (FRITZKY).

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to pass and adopt Bill No. 4186, Ordinance No. 3731.

Motion carried with Councilwoman Lehners and Mayor Sferrazza absent.

COUNCILMAN NUNEZ ABSENT 9:32 p.m.
COUNCILWOMAN LEHNERS PRESIDING.

42

BILL NO. 4187

ORDINANCE NO. 3732

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE CONCERNING "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).265 RELATING TO A 4.51± ACRE PROPERTY LOCATED SOUTHWEST OF THE INTERSECTION OF CASHILL BOULEVARD AND SKYLINE BOULEVARD, RENO, NEVADA, AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT "A", AND REZONING SAID PROPERTY FROM C-1 (LIMITED COMMERCIAL) TO R-1 (SINGLE FAMILY); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 174-88 (VILLA MARBELLA SUBDIVISION).

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Bill No. 4187, Ordinance No. 3732.

Motion carried with Councilman Nunez abstaining and Councilwoman Wishart and Mayor Sferrazza absent.

MAYOR SFERRAZZA PRESENT 9:34 p.m.

COUNCILMAN NUNEZ PRESENT 9:34 p.m.

43

BILL NO. 4188

ORDINANCE NO. 3733

AN ORDINACNE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE CONCERNING "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOW AS 18.06.040(b).267 RELATING TO A .9± ACRE PROPERTY LOCATED BETWEEN BRYAN STREET AND SUNRAY DRIVE, APPROXIMATELY 250 FEET WEST OF HARDING WAY, RENO, NEVADA, AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT "A", AND REZONING SAID PROPERTY FROM LLR-1 (LARGE LOT RESIDENTIAL - 1 ACRE) TO E-1 (FIRST ESTATES); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. 155-88 (SIERRA HORIZONS).

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to pass and adopt Bill No. 4188, Ordinance No. 3733

Motion carried with Councilwoman Wishart absent.

44 Bill No. 4194 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code concerning "Zoning", by adding thereto a new section to be known as 18.06.040(b).270 relating to an 11,430 square foot property located near the corner of West Peckham Lane and Bonsar Lane, Reno, Nevada, as is more particularly described in the attached "Exhibit A", and rezoning said property from R-1 (Single Family Residential) to R-2 (Multiple Family Residential); together with other matters properly relating thereto, was read by title, Case No. C-18-83 (Germano).

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to refer Bill No. 4194 to the Committee of the Whole.

Motion carried with Councilwoman Wishart absent.

CITY CLERK

45 Boards and Commissions - Citizens Policy Planning and Advisory Commission (1 appointment).

It was moved by Councilman Nunez, seconded by Councilman Allen to confirm the appointment of Wayne Burback to CPPAC with a term to expire 9/15/1990.

Motion carried with Councilwoman Wishart absent.

BILL NO. 4177

46 ORDINANCE NO. 3735

AN ORDINANCE AMENDING TITLE 12, CHAPTER 12.14, SECTION 12.14.030 OF THE RENO MUNICIPAL CODE ENTITLED DEFINITIONS TO ADD A DEFINITION OF "HANDWATERING"; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

It was moved by Councilman Allen, seconded by Councilman Nunez to pass and adopt Bill No. 4177, Ordinance No. 3735.

Motion carried with Councilwoman Wishart absent.

BILL NO. 4178

47 ORDINANCE NO. 3736

AN ORDINANCE AMENDING TITLE 12, CHAPTER 12.14, SECTION 12.14.090 OF THE RENO MUNICIPAL CODE BY ADDING PROVISIONS REGULATING HANDWATERING; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to pass and adopt Bill No. 4178. Ordinance No. 3736.

Motion carried with Councilwoman Wishart absent.

48 Resolution No. 4467 - A resolution establishing car allowances for Councilmembers, Department Managers, and Certain Department Manager Level Personnel, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to pass and adopt Resolution No. 4467.

Motion carried with Councilwoman Wishart absent.

RESOLUTION NO. 4467

A RESOLUTION ESTABLISHING CAR ALLOWANCES FOR COUNCILMEMBERS, DEPARTMENT MANAGERS, AND CERTAIN DEPARTMENT MANAGER LEVEL PERSONNEL.

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49 Staff Report #88-621 re: Case progress and discussion of settlement possibilities, Epperson v. City of Reno.

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

50 Liaison Reports

NO ACTION WAS TAKEN ON THIS ITEM.

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51 Staff Report #88-603 re: Ordinance to increase sewer fees - Amendment deleting connection fees (Reference Public Hearing Staff Report #88-626.

This item was deferred until January, 1989.

The meeting was adjourned at 9:40 p.m.

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Approved this 10th day of October, 1988.

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MAYOR OF THE CITY OF RENO

ATTEST:

CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO

Council Chambers, Reno, Nevada
October 10, 1988

The regular meeting of the Reno City Council was called to order at 3:15 p.m. on October 10, 1988 in the Council Chambers of City Hall.

PRESENT: Council members Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza.

ABSENT: None

ALSO PRESENT: City Manager Schilling, City Attorney Lynch and Chief Deputy City Clerk Peebles.

APPROVAL OF THE MINUTES

Approval of the September 26, 1988 Regular Council Meeting Minutes.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve the September 26, 1988 Regular Council Meeting Minutes.

Motion carried with Councilwoman Wishart abstaining.

APPROVAL OF THE AGENDA

Approval of the October 10, 1988 Regular Council Meeting Agenda.

Mayor Sferrazza noted that Agenda Item 8D1 and 8D2 (Codyco Development) have been withdrawn from the agenda.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve the October 10, 1988 Regular Council Meeting Agenda as amended.

Motion carried.

CONSENT AGENDA

Cash Disbursements - September 15, 1988 through September 28, 1988.

Recommended: Council approve the Cash Disbursements as submitted.

2. Staff Report #88-629 re: Business License Applications as follows:

a. Marriott Corporation; Billy Gaskin, Agent; 1085 Bible Way; Alcohol Catering.

b. Talk of the Town; Melvin Choy; 1145 S. Wells Avenue; Previous Owner; Jack Basye, DBA Cheers (license revoked); Bar.

c. M & E Coin DB at Bailywicks Bar and Restaurant; Keith Bunton; 124 Wonder; Slots (4), Space Lease Basis.

d. Bally Distributing DB at E.Z. Ed's; Edwin Slaughter; 7111 S. Virginia Street; Slots (1).

e. Mill Street Lounge; Louie Benetti; 3000 Mill Street; Slots (8), Owner/Operator.

f. Stolis; William C. Grow; 3652 S. Virginia Street, Suite #145; Slots (15).

g. Maxters Jewelry and Loan; Steven Mack; 155 N. Virginia Street; Previous Address, 350 N. Virginia Street; 2nd Hand Jewelry & Small Merchandise and pawnbroker.

Recommended: Council approve business license applications as submitted.

3. Staff Report #88-630(a) re: Claim against the City - Joseph D. Cambra v. City of Reno, a municipal corporation; Hal Schilling; Duke Lindeman; Joanne Waller; John Does, et al.

Recommended: Council refer the matter to the City Attorney's Office.

4. Staff Report #88-630(b) re: Claim against the City - Coppola v. Polichio, City of Reno, et al.

Recommended: Council refer the matter to the City Attorney's Office.

5. Staff Report #88-631 re: Request to designate building at 708 Center Street as an Historical Significance Building per 1985 Uniform Building Code Section 104(f).

Recommended: Council approve the request, subject to a hold harmless agreement to be provided in a form approved by the City Attorney's Office and properly signed by the parties involved.

6 Staff Report #88-632 re: Final Payment for Ivan Sack Dam Removal and Reconstruction, Contract No. 648.

Recommended: Council approve the release of Retention Money in the amount of $13,491.30.

7 Staff Report #88-633 re: Revised Final Payment to Contract No. 624, Horseman's Park Phase II.

Recommended: Council approve revised final payment of $8,783.40 to Resource Development Company.

8 Staff Report #88-634(a) re: Acceptance of Slope Easement - Ridgeview Drive.

Recommended: Council accept the slope easement needed for the future construction of Ridgeview Drive.

9 Staff Report #88-634(b) re: Acceptance of public use easement - Harvard Way.

Recommended: Council accept the Harvard Way public use easement.

10 Staff Report #88-634(c) re: Acceptance of Water Rights dedications and transfer of use to Westpac.

Recommended: Council accept the water rights dedications and approve the water sale agreement.

11 Staff Report #88-635 re: Changing the title of "Guidelines for determination of hazardous sidewalks, curbs, and gutters" to "Guidelines for determination of deteriorated sidewalks, curbs and gutters."

Recommended: Council adopt the proposed change.

12 Staff Report #88-636(a) re: Contract Amendment - Oxbow Nature Study Area Phase III.

Recommended: Council approve the contract amendment for the Consultant Contract with Stille and Associates for Oxbow Park Phase III

13 Staff Report #88-636(b) re: Amendment to the Consultant Services Agreement Sutro/Kirman Bridge and Roadway Project.

Recommended: Council approve the amendment to the Consultant Services Agreement with Sverdrup Corporation and authorize the Mayor to sign the amendment.

14 Staff Report #88-636(c) re: Interlocal Cooperative Agreement, McCarran Boulevard - Mayberry Drive to U.S. 40.

Recommended: Council approve the agreement and authorize the Mayor to sign.

15 Staff Report #88-636(d) re: Agreement for Electrical Service to Fire Station No. 3.

Recommended: Council approve the agreement, authorize the Mayor to sign and authorize the Finance Department to make the $12,544.00 payment to Sierra Pacific Power Company.

16 Staff Report #88-636(e) re: Bid Award - Brookside Lakes Golf Course Contract No. 600.

Recommended: Council approve construction Contract No. 600 with Landscapes Unlimited, Inc. in an amount not to exceed $4,744,378.00 and direct staff to go before the General Obligation Bond Commission for authority to issue $4,100,000.00 in revenue bonds.

17 Staff Report #88-636(f) re: Bid #855 Riding Power Mowers - Park Division.

Recommended: Council accept the low bid as submitted by Jenkins Machinery for 2 1988 model demonstrator riding mowers at a cost of $8,830.00 and $9,891.00; for a total bid award of $18,721.00.

18 Staff Report #88-637 re: Agreement between City of Reno and Step 2 for purchase of Real Property with CDBG Funds.

Recommended: Council approve the agreement between the City and Step 2 for the purchase of property at 78 Keystone Avenue in the amount of $70,000.00 to be used as a residential shelter facility.

19 Staff Report #88-638 re: Amendment to Goals and Objectives of CDBG Contract with Community Runaway and Youth Services.

Recommended: Council approve the amended contract objective to the CRYS CDBG Contract.

20 Staff Report #88-639 re: Amendment to CDBG Contract and Execution of Agreement between the City of Reno and Community Services Agency of Washoe County.

Recommended: Council approve the amended contract and agreement between the City and CSA.

(16)

Staff Report #88-636(e) re: Bid Award - Brookside Lakes Golf Course Contract No. 600, continued:

City Attorney Lynch indicated that this item should be continued to a special meeting on October 17, 1988.

It was moved by Councilman Nunez, seconded by Councilwoman Lehners to continue this item to a continued meeting to be held jointly with a study session on October 17, 1988.

Motion carried.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve Consent Agenda Items 6A through 6L with the exception of Item 6I5 which was handled by separate motion.

Motion carried.

PUBLIC WORKS

21 Resolution No. 4469 - A resolution accepting streets - Alum Creek Patio Homes Unit 2.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to pass and adopt Resolution No. 4469.

Motion carried.

RESOLUTION NO. 4469

A RESOLUTION ACCEPTING STREETS - ALUM CREEK PATIO HOMES UNIT 2.

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22 Resolution No. 4470 - A resolution accepting streets - Northwest Terrace.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Resolution No. 4470.

Motion carried with Councilman Nunez abstaining.

RESOLUTION NO. 4470

A RESOLUTION ACCEPTING STREETS - NORTHWEST TERRACE.

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23 Resolution No. 4471 - A resolution accepting streets - McCarran Boulevard.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Resolution No. 4471.

Motion carried.

RESOLUTION NO. 4471

A RESOLUTION ACCEPTING STREETS - MCCARRAN BOULEVARD.

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PLANNING DEPARTMENT

24 Staff Report #88-641 - Request for approval of a special use permit to allow construction of a 25 foot high, internally illuminated freestanding center identification sign at 4600 Kietzke Lane in an R-5 (Multiple Office) zone, Case No. 27-89 (Kietzke Plaza)

Recommended: Council approve the special use permit request, with the deletion of Condition No. 3 in the staff report.

It was moved by Councilwoman Lehners, seconded by Councilman Allen to approve the special use permit, subject to the conditions in the staff report with the reinstatement of Condition No. 3.

Motion carried.

BILL NO. 4194

25 ORDINANCE NO. 3737

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE CONCERNING "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(b).270 RELATING TO AN 11,430 SQUARE FOOT PROPERTY LOCATED NEAR THE CORNER OF WEST PECKHAM LANE AND BONSAR LANE, RENO, NEVADA, AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED "EXHIBIT A", AND REZONING SAID PROPERTY FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO R-2 (MULTIPLE FAMILY RESIDENTIAL); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO. C-18-83 (GERMANO).

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to pass and adopt Bill No. 4194, Ordinance No. 3737.

Motion carried.

26 Bill No. 4191 - An ordinance annexing to and making part of the City of Reno certain specifically described territory being 9.455 acres of property located south of the intersection of Parr Boulevard and U.S. 395 North, Washoe County, Nevada, as is more fully described in the attached "Exhibit A"; together with other matters properly relating thereto, was read by title, Case No.121-88 (Contri)

It was moved Councilwoman Lehners, seconded by Councilwoman Smith to refer Bill No. 4191 to the Committee of the Whole.

Motion carried.

27 Staff Report #88-644(a) - An ordinance to amend Title 18, Chapter 18.26 of the Reno Municipal Code entitled "Master Plan", by adding a new section to be known as Section 18.26.020(3)(A).50 adopting amendment to master plan, Planning Case No. MPR-24-84 as more fully described below; together with other matters properly relating thereto, (Codyco Development).

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

28 Staff Report #88-644(b) - An ordinance to amend Chapter 18.06 of the Reno Municipal Code, concerning "zoning", by adding thereto a new section to be known as 18.06.040(b).268 relating to a 22± acre property located at the northwest corner of Mae Anne Avenue and McCarran Boulevard, Reno, Nevada, as is more particularly described in the attahced "Exhibit A", and rezoning said property from R-2 (Multiple Family) to C-1 (Limited Commercial); together with other matters properly relating thereto, (Codyco Development).

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

FINANCE DEPARTMENT

29 Bill No. 4192 - An ordinance providing for the issuance by the City of Reno, Nevada of its Special Assessment Bonds in the principal amount of one hundred sixty-two thousand four hundred eighty-six dollars and ninety cents ($162,486.90), to be called "City of Reno, Nevada, 1984 Special Assessment District No. 5 Bonds," for the purpose of providing funds to defray the cost and expense of an improvement project for the benefit of land within that certain improvement district within the City of Reno, designated "City of Reno, Nevada, 1984 Special Assessment District No. 5" by Ordinance No. 3309; declaring the amount of special assessments authorized and levied for such improvement project which remain unpaid and providing for the payment and collection

Bill No. 4192, continued:

of such unpaid assessments; providing for a special sinking fund for the payment of the principal of interest on such bonds, and if such sinking fund be insufficient, providing for the levy and collection of a tax for such purpose; prescribing the date, form and denominations of such bonds and fixing the maturities thereof and the redemption provisions therefor; appointing a paying agent for such bonds; providing for and authorizing the execution and sale and delivery of such bonds; ratifying, approving and confirming all actions taken toward issuing such bonds and toward pledging such unpaid assessments for their payment; prescribing other details in connection therewith; and directing notice of sale of such bonds to be given, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Allen to refer Bill No. 4192 to the Committee of the Whole, with the corrections as noted by the City Attorney.

Motion carried.

MAYOR AND COUNCIL

30 Fifth Improvement Agreement extension, Meadowview Terrace Unit #7 Subdivision. (Motion to Reconsider and Reconsideration).

It was moved by Councilman Nunez, seconded by Councilman Wilson to reconsider the action taken on this item at the September 26, 1988 Regular Council Meeting.

Motion carried.

Mr. Ted Osgood, of Osgood Engineers representing American Savings and Loan, outlined the project noting that a revised tentative subdivision map is being prepared and at that time the Scottsdale Road access will be addressed in more detail.

It was moved by Councilwoman Smith, seconded by Councilman Wilson to grant a two year extension with the provision that after two years if the improvements are not completed the City will proceed against the improvement bond in order to build the improvements.

Motion carried.

31 Sierra Arts Foundation program update and proposal concerning Art in Public Places - Sue Clark

Ms. Sue Clark, Executive Director of the Sierra Arts Foundation, updated the Council on the Sierra Arts Foundation Arts Advisory Council activities. She presented the Council with the Arts in Public Places proposal and requested that the Council allocate $1,500.00 to be used to fund the City Hall Gallery and the Arts in Public Places Program. Ms. Clark also asked that the City Council appoint a Council representative to participate in the formulation of the Arts in Public Places Program.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to approve the request of a $1,500.00 allocation to the Sierra Arts Foundation to be used for funding the City Hall Gallery and the Art in Public Places Program to be included in the FY 1989-1990 Budget.

Motion carried.

It was the determination of the Council to appoint a representative to serve on the Arts in Public Places Program.

COUNCILWOMAN LEHNERS ABSENT 4:40 p.m.

CITIZEN INITIATIVES

32 Request for warning to be issued to residents in residential parking area - D. Costar.

Mr. Donald G. Costar, 1560 Hillside Drive, addressed the Council expressing concern regarding the UNR Residential Parking Permit system. He noted that the expiration date needs to be printed directly on the permits so it does not fade. Also, he suggested that warning citations should be issued in order to give the residents notice that the permits need to be renewed.

Chief Bradshaw responded to Mr. Costar noting that his concerns regarding residential parking permits will be examined. He also answered questions from the Council with respect to amendments to the present ordinance.

No action was taken on this item.

COUNCILWOMAN LEHNERS PRESENT 4:45 p.m.

33 Request to purchase Old Reno Arch - S. Mack.

Mr. Steven Mack, 947 Mt. Rose Street, stated that he would like to purchase the Old Reno Arch and offered to pay $1,000.00. He noted that he has no immediate plans for the arch but in the future would like to restore the arch to its original condition.

Councilwoman Lehners indicated that the arch would have to go out to bid before any decision can be made.

It was moved by Councilman Wilson, seconded by Councilwoman Wishart to defer action on this matter until such time as all local public agencies are notified that the arch is available and if no interest is expressed by these agencies then the arch will go out to bid.

Motion carried.

It was moved by Councilman Wilson, seconded by Councilwoman Wishart to adjourn to a Labor Relations Session.

Motion carried.

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A recess was called at 5:07 p.m. and upon reconvening at 6:14 roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

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PUBLIC HEARING

6:00 p.m.

34 Staff Report #88-647 re: Hearing regarding determination that certain sidewalks in the City should be reconstructed.

The Mayor asked if proper notice was given. Chief Deputy City Clerk Peebles stated that proper notice was given and a letter in opposition was received from Arthur Gould, 1690 W. Sixth Street.

The Mayor declared the public hearing opened.

Mr. Mark Holmes, 1695 Carlin Street, representing himself and Mr. Arthur Gould, indicated that all of the sidewalks in this area are in a state of disrepair and suggested that a joint effort be implemented to repair all of the sidewalks at once.

Mr. Ken Haller, 1611 Clemson Road, representing residents in southwest Reno noted sidewalks in this area that are in need of repair and suggested that the repairs be made under a special assessment district.

The Mayor asked if anyone else cared to speak on this matter. Hearing no one he closed the public hearing.

Discussion ensued regarding the trip and fall incident on the east side of Stoker Street between Carlin Street and West 6th Street. Mr. Chris Robinson, Engineering Technician, explained the procedure which must be followed, by ordinance, once a trip and fall incident is reported.

Mr. Steve Varela, City Engineer, noted that this procedure was adopted by the Council within the past two months in order to provide for a quicker repair to an immediate liability.

Resolution No. 4472 - A resolution directing the City Engineer to proceed with the reconstruction of certain sidewalk in the City of Reno, was read by title.

It was moved by Councilman Wilson, seconded by Councilman Nunez to pass and adopt Resolution No. 4472.

THE MOTION WAS WITHDRAWN.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to amend the resolution to read thirty (30) days rather than fifteen (15).

Motion carried.

It was moved by Councilwoman Lehners, seconded by Councilman Allen to pass and adopt Resolution No. 4472 as amended.

Motion carried.

RESOLUTION NO. 4472

A RESOLUTION DIRECTING THE CITY ENGINEER TO PROCEED WITH THE RECONSTRUCTION OF CERTAIN SIDEWALK IN THE CITY OF RENO.

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PUBLIC HEARING

6:00 p.m.

35

Staff Report #88-648 re: Request for a zone change from R-3 (Multiple Residential) to P-F (Public Facility) and a special use permit to accommodate the St. Mary's Regional Medical Center Mobile Magnetic Resonance Imager Facility at 122 and 128 Maple Street, Case No. 20-89 (St. Mary's Mobile Magnetic Resonance Imager Facility).

Recommended: Council approve the zone change and special use permit, subject to the conditions listed in the staff report, as amended.

The Mayor asked if proper notice had been given. Chief Deputy City Clerk Peebles stated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing opened and asked if anyone cared to speak. Hearing no one he closed the public hearing.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to approve Case No. 20-89, subject to the conditions as amended.

Motion carried.

PUBLIC HEARING

6:00 p.m.

36 Staff Report #88-649 re: Request for abandonment of approximately 14,735 square feet of an existing sanitary sewer and storm drain easement in Hall Drive (a private street), located on the west side of South Virginia Street approximately 400 feet north of Cadillac Drive, Case No. 44-89 (Orchard Plaza - Abandonment).

Recommended: Council approve Case No. 44-89, subject to the conditions in the staff report.

Councilman Nunez stated that he has a conflict of interest with this project and therefore would abstain from all discussion and the vote.

COUNCILMAN NUNEZ ABSENT 7:02 p.m.

The Mayor asked if proper notice was given. Chief Deputy City Clerk Peebles stated that proper notice was given and no correspondence was received.

Mayor Sferrazza opened the public hearing and asked if anyone cared to speak on the matter. Hearing no one he closed the public hearing.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve Case No. 44-89.

Motion carried with Councilman Nunez abstaining.

COUNCILMAN NUNEZ PRESENT 7:05 p.m.

PUBLIC HEARING

6:00 p.m.

37

Staff Report #88-650 re: Request that the City of Reno abandon and existing sanitary sewer and storm drain easement containing 2.054 acres, located approximately 100 feet south of the intersection of Jasper Lane and Manzanita Lane, following the curve of a roadway alignment which has been modified since it was originally dedicated. The specific configuration of the easements proposed to be abandoned are described in Exhibit "A" and illustrated in Exhibit "B", Case No. 37-89 (Redfield Estates).

Recommended: Council approve the referenced abandonment, subject to the following condition:

1. Prior to the recordation of the order of abandonment, the applicant shall relocate the existing sanitary sewer and storm drain to the approval of the City Engineer.

The Mayor asked if proper notice had been given. Chief Deputy City Clerk Peebles stated that proper notice was given and no correspondence was received.

Mayor Sferrazza opened the public hearing and asked if anyone cared to speak on this matter. Hearing no one he closed the public hearing.

It was moved by Councilman Allen, seconded by Councilman Nunez to approve Case No. 37-89 subject to the condition as referenced in the staff report.

Motion carried.

PUBLIC HEARING

6:00 p.m.

38

Staff Report #88-651 re: Request that the City Council approve the abandonment of a 25 foot wide, ±875 foot long sanitary sewer easement totaling approximately .5 acres, located approximately 1/4 mile south of McCarran Boulevard, east and west of Longley Lane, Case No. 38-89 (Quail Industrial Park).

Recommended: Council approve the referenced abandonment, subject to the following condition:

1) Prior to the recordation of an order of abandonment, the applicant shall have recorded a document dedicating an adequate sanitary sewer easement which follows the path of the existing 8" sewer main that extends from the Longley Lane Interceptor to the Quail Industrial Park, Phase One.

The Mayor asked if proper notice had been given. Chief Deputy City Clerk Peebles stated that proper notice was given and no correspondence was received.

Mayor Sferrazza opened the public hearing and asked if anyone cared to speak on the matter. Hearing no one he closed the public hearing.

It was moved by Councilman Nunez, seconded by Councilman Wilson to approve Case No. 38-89.

Motion carried.

PUBLIC HEARING

39 Staff Report #88-652 re: Request for a zone change from R-1 (Single Family Residential) to C-1 (Limited Commercial) on three parcels of land containing ±20,164 square feet; and abandonment of ±6,000 square feet of Melrose Drive to allow for expansion of an existing automobile dealership located on the northwest corner of Kietzke Lane and East Taylor Street, Case No. 18-89 (Frink's Sierra Hyundai).

Recommended: Council approve the zone change, subject to the conditions in the staff report; and approve the abandonment, subject to the approval of the zone change and reservation of the water line easement with the order of abandonment.

The Mayor asked proper notice had been given. Chief Deputy City Clerk Peebles stated that proper notice was given and one letter in support of the project was received from C.E. Helgren, and letters in opposition were received from Mr. and Mrs. Sadler, 910 Melrose Dr., Ms. Maria C. Brooks, 920 Melrose Dr., a joint letter in opposition from Mr. and Mrs. Labar, Mr. and Mrs. Frerkes, Mr. and Mrs. Wayne H. Ashee; and Mr. and Mrs. Warren Ghiglieri.

The Mayor declared the public hearing opened.

Ms. Leann McElroy, Planning Director, gave an overview of the request.

Mr. Louie Test, representing the applicant, indicated that the zone change request includes the two lots behind the dealership. He continued that the applicant is willing to comply with all of the conditions placed on the project, however, there is some concern with respect to the elimination of the public address/loudspeaker system. Mr. Test suggested that the Council address this overall issue with all dealerships in the area so it is uniform. He pointed out that the current project has no conditions placed upon it, therefore, if this zone change and abandonment are approved, the project could be conditioned.

MAYOR SFERRAZZA ABSENT 7:20 p.m.

Ms. Ruth Schroll, 885 Melrose Drive, spoke in favor of the project stating that she owns one of the homes which will be purchased for use by the applicant.

MAYOR SFERRAZZA PRESENT 7:25 p.m.

Mr.Clarence J. Mullaley, 1401 E. Taylor, spoke in favor of the proposed project.

Mr. Larry Frerkes, 1915 Cardone Avenue, expressed concern regarding increased traffic and an increased noise level in the area if this case is approved.

Mr. Ken Haller, 1611 Clemson Road, spoke in opposition of commercial developments invading residential areas.

Mr. Bruce Bogaert, president of the Vassar/Taylor/Roberts Neighborhood Association, spoke in opposition to the expansion of the dealership expressing concerns regarding employee parking, customers parking and test driving on neighborhood streets.

Mr. Dario Bevilacqua, 1165 Cardone Drive, spoke in opposition to the project due to a possible increase in traffic on the neighborhood streets.

Ms. Stephanie Beck, 926 Cardone Drive, encouraged the Council to deny the zone change.

The Mayor asked if anyone else cared to speak in favor or in opposition to the project. Hearing no one he closed the public hearing.

Ms. Leann McElroy responded to questions from the Council regarding the lighting restrictions and parking requirements that would be placed on the project.

Councilwoman Wishart pointed out that Condition No. 6 which prohibits test driving on adjacent residential street is practically unenforceable.

Councilwoman Lehners also expressed concern with respect to test driving of vehicles on the residential streets in the area.

Councilman Nunez indicated that the necessary solution is a buffer between the commercial use on Kietzke and the residential areas off of Kietzke. He inquired of the residents in opposition to this project what they feel an appropriate compromise would be for this area.

In response to Councilman Nunez, Mr. Bogaert suggested that the dealership could purchase the two lots behind the business for rentals and use them as a buffer, however, he noted that he did not believe that this would be agreeable with the applicant.

Councilwoman Lehners stated that she did not feel that the residents who presently live in an R-1 zone should have to move aside simply because of a business interest. She also expressed concern over test driving in the area with respect to children playing in this same area.

It was moved by Councilwoman Lehners, seconded by Mayor Sferrazza to deny Case No. 18-89.

Motion failed with Councilman Wilson, Councilman Allen, Councilman Nunez, Councilwoman Smith and Councilwoman Wishart voting Nay.

It was moved by Councilman Nunez, seconded by Councilman Wilson to approve the abandonment subject to the reservation of the water line easement and approval of the zone change by ordinance and approval of the zone change by Resolution of Intent subject to the conditions placed on the project by the Planning Commission with an amendment to Condition No. 10 which would allow a post chain or wrought iron fence with the addition of the conditions listed below:

1. The landscaping strip at the rear of the property (adjacent to the houses which front on Cordone Avenue) must be a minimum of 10 feet in width and be planted with trees in excess of eight feet in height and extensively landscaped to the approval of the Planning Department.

2. The applicant must submit within 30 days of City Council approval, a new legal description of the property to be rezoned, which excludes the area to be landscaped adjacent to East Taylor.

3. The applicant must post a bond for the landscaping which covers the cost of installation and its maintenance for 2 growing seasons. At the close of the second growing season following installation, the landscaping must be inspected by the Planning staff. If the landscaping is healthy and meets commonly accepted standards for such landscaping, the City staff will release the bond.

4. The applicant shall provide for the installation of "no parking" signs on the north side of E. Taylor between Kietzke Lane and Cordone Avenue.

Mayor Sferrazza asked if the applicant would accept the conditions as outlined by Councilman Nunez.

Mr. Test stated that the applicant would be willing to comply with the conditions.

Motion carried with Councilwoman Lehners and Mayor Sferrazza voting Nay.

CITY CLERK

40 Boards and Commissions - Reno Bicycle Council (1 appointment)

It was moved by Councilman Wilson, seconded by Councilman Nunez to appoint Susan Thomas to the Reno Bicycle Council with a term to expire October 10, 1990.

Motion carried.

41 Boards and Commissions - Board of Electrical Examiners and Appeals (5 appointments).

It was moved by Councilman Nunez, seconded by Councilman Allen to approve the reappointment of James Leonard, Gus Mueller, Michael Pecorino, Stephen Shaw and Richard Zintek to the Board of Electrical Examiners and Appeals with terms to expire October 10, 1990.

Motion carried.

42 Boards and Commissions - Ad Hoc Financial Advisory Board (2 appointments)

Discussion ensued regarding the present system of each Council member appointing one member to this board.

It was moved by Councilman Nunez, seconded by Councilman Allen to retain the present procedure of each Council member maintaining one appointment to this board.

Motion carried with Councilwomen Smith and Wishart voting Nay.

Mayor Sferrazza appointed John Farahi and Councilman Allen appointed Paul Laiolo to the Ad Hoc Financial Advisory Board with terms to expire June 30, 1989.

43 Liaison Reports

No action was taken on this item.

The Meeting was adjourned at 8:45 p.m.

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Approved this 14th day of November, 1988

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MAYOR OF THE CITY OF RENO

ATTEST:

CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO

Council Chambers, Reno, Nevada
October 17, 1988
(Cont. from October 10, 1988)

A Continued meeting of the Reno City Council was called to order at 12:10 p.m. on October 17, 1988 in the Council Chambers of City Hall.

PRESENT: Council members Lehners, Allen, Nunez, Smith, Wishart and Sferrazza.

ABSENT: Councilman Wilson.

ALSO PRESENT: City Manager Schilling, City Attorney Lynch, and City Clerk Cook

Brookside Lakes Golf Course

City Manager Schilling provided the Council with an overview of the Brookside Lakes Golf Course Bid Award matter, which was deferred from the Regular Council Meeting of October 10, 1988.

Discussion ensued regarding the original agreement between the City and Mr. Dermody; of primary concern was the cost of construction of the course as proposed. Mr. Schilling noted provisions of the approved agreement.

Further discussion arose regarding site viabilities and costs, with Gene Jones, City of Reno Engineering Division, responding to questions from the Council.

Concern over the water rights issue were noted and discussed between the Council and staff.

Mr. Jones noted some minor concern over the title for the property but noted that it would probably pass escrow. The Council also expressed some concern over the bid award and close of escrow.

It was moved by Councilman Nunez, seconded by Councilman Allen to express Council's intent for approval of Construction Contract No. 600 with Landscapes Unlimited, Inc. in an amount not to exceed $4,744,378.00 and direct staff to go before the General Obligation Bond Commission for authority to issue $4,100,000.00 in revenue bonds.

Mayor Sferrazza stated that he could not support the motion because of the increased cost of construction of the course and the water rights issue.

City Manager Schilling indicated that he received correspondence which states "this letter will constitute Dermody Properties committment to transfer to the City of Reno the 450 acre feet of water for the new Brookside Lakes Golf Course per our agreement dated July 8, 1985. This exchange would take place at the time that the land is transferred, which we would anticipate to be within the next 10 days. We are still hopeful of being able to utilize "gray water" as well as adjust the actual water rights to reflect actual consumption once the course is opened as specified in the original agreement."

Councilwoman Lehners stated that she would not support the motion because she does not believe the site is appropriate for a golf course and cannot support the increase in cost and possible higher interest rates.

It was moved by Mayor Sferrazza to amend the motion to expressly state that the approval is conditioned upon Dermody Properties providing a minimum of 450 acre feet of water and whatever is necessary above that, and in no event would the City refund anything that is used less than the 450 acre feet.

There was no second to the motion.

Motion carried with Councilwoman Lehners and Mayor Sferrazza voting Nay and Councilman Wilson absent.

The meeting was adjourned at 1:35 p.m.

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Approved this 12th day of December, 1988.

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CITY OF RENO * CORPORATE SEAL * WASHOE COUNTY, NEVADA

MAYOR OF THE CITY OF RENO

ATTEST:

CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO

Council Chambers, Reno, Nevada
October 24, 1988

The regular meeting of the Reno City Council was called to order at 3:04 p.m. on October 24, 1988 in the Council Chambers of City Hall.

PRESENT: Council members Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza.

ABSENT: None.

ALSO PRESENT: Assistant to the City Manager Holstine, City Attorney Lynch and City Clerk Cook.

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Special presentations were made to the OPTOMIST CLUB OF NEVADA and KUNR RADIO STATION.

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Approval of the minutes - October 10, 1988

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

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Approval of the October 24, 1988 Regular Council Meeting Agenda.

Mayor Sferrazza stated that Item 6N, 6O, 7B, and 7E have been withdrawn from the agenda.

It was moved by Councilman Nunez, seconded by Councilman Allen to approve the October 24, 1988 Regular Council Meeting Agenda as amended.

Motion carried.

CONSENT AGENDA

Cash Disbursements - September 30, 1988 through October 13, 1988.

Recommended: Council approve Cash Disbursements as submitted.

2 Staff Report #88-653 re: Business License Applications as follows:

a Costco Wholesale; Michael D. Anderton; 2200 Harvard Way; Package Liquor.

b China East; Kiet Trung Van; 1086 S. Virginia Street; Previous owner, Lynn Ying Fong, dba same; Dining Wine & Beer.

c Express Smog Check #3; Sonny S. Kumar; 2001 S. Virginia Street; Previous owner, Jean Muntfering, dba S. Virginia Texaco; Package Beer.

d El Borracho; Gerald Montoyo; 1601 S. Virginia Street; Slots (8), Space lease basis.

e SGS Services DBA Loading Zone; Shelley Anita McDonald; 73 N. Sierra Street; Slots (6), Owner/operator basis.

f United Coin DB at Shooter's Saloon; James Issac Mandel; 303 Kietzke Lane; Slots (8), Space Lease basis.

g Comstock Games DB at Bread Board Deli; Joyce Shields; 1000 Bible Way; Slots (2), Space lease basis.

Recommended: Council approve the Business license applications as submitted.

3 Staff Report #88-654 re: Golden Road Motor Inn, v. City of Reno, et al.

Recommended: Council refer the matter to the City Attorney's Office.

4 Staff Report #88-655 re: Amended final map of Lakeside Crossing Subdivision.

Recommended: Council approve the Amended final map of Lakeside Crossing.

5 Staff Report #88-656(a) re: Final Map of Sage Point Unit No. 2 Subdivision.

Recommended: Council approve the final map of Sage Point Unit No. 2 Subdivision.

6 Staff Report #88-656(b) re: Final Map of Sage Point Unit No. 3 Subdivision.

Recommended: Council approve the final map of Sage Point Unit No. 3 Subdivision.

7 Staff Report #88-656(c) re: Final Map of Rolling Hills Unit No. 3 Subdivision.

Recommended: Council approve the final map of Rolling Hills Unit No. 3 Subdivision.

8 Staff Report #88-657 re: Authorization to purchase Sutro Street Right-of-Way.

Recommended: Council authorize staff to complete the Right-of-way acquisition for the agreed price of $700, and authorize Finance to make payment to Leggett.

9 Staff Report #88-658 re: Second Improvement Agreement extension for Vista Del Sur Subdivision.

Recommended: Council approve the Second Improvement Agreement extension for Vista Del Sur Subdivision.

10 Staff Report #88-659 re: Third Improvement Agreement extension for Southwest Professional Center Subdivision.

Recommended: Council approve the Third Improvement Agreement extension for Southwest Professional Center Subdivision.

11 Staff Report #88-660 re: Acceptance of Brookside Lakes Golf Course Land and Water Rights.

Recommended: Council accept Brookside Lakes Golf Course land and water rights.

12 Staff Report #88-661 re: Quitclaim of water rights to Hart Estates.

Recommended: Council approve the quitclaim deed to Hart Estate releasing the City's interest in 33.31 acre feet previously dedicated by Hart Estates.

13 Staff Report #88-662 re: Quitclaim deed to Daniel and Melinda Gustin.

Recommended: Council approve the quitclaim deed to Gustin.

14 Staff Report #88-663 re: Acceptance of Sanitary Sewer easement for Park 2001.

Recommended: Council accept the sanitary sewer easement for Park 2001.

15 Staff Report #88-664(a) re: Change Order No. 13 - Contract No. 541 - Reno/Sparks Wastewater Treatment Facility - AT, Sletten Construction.

Recommended: Council approve Change Order No. 13 with AT, Sletten Construction and authorize the Mayor to sign.

16 Staff Report #88-664(b) re: Consultant Services Agreement: Plumas/Moana Bond Issue Storm Drain Project, Dant Boulevard Detention Dam.

Recommended: Council approve the agreement between the City of Reno and Kennedy/Jenks/Chilton for an amount not to exceed $55,500.00 and authorize the Engineering Division to implement said agreement, subject to the approval of the City Attorney as to form.

17 Staff Report #88-664(c) re: Horseman's Park Lease Agreement.

Recommended: Council approve the "First Amended Lease - Reno Horseman's Park" and authorize the Mayor to sign.

18 Staff Report #88-664(d) re: Agreement between City of Reno Fire Department and State of Nevada.

Recommended: Council approve the agreement between the City of Reno and the State of Nevada and authorize the Fire Chief to provide for inspections and code enforcement on State buildings located within the City of Reno, as outlined in the agreement.

19 Staff Report #88-664(e) re: Bid #857 - Joinder Bid - Swimming Pool Chemicals for Cities of Reno, Sparks, Carson City and Incline Village GID.

Recommended: Council award the bid to Van Waters & Rogers for a total of $10,276.34, and Recreation Supply for a total of $2,756.80 on behalf of the participating agencies for a total bid award of $13,033.14.

20 Staff Report #88-665 re: Request for a zone change from R-1 (Single Family Residential) to P-O (Professional Office) for a 9,583 square foot property located at 500 Margrave Street, Case No. 29-89 (Kitazawa).

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

21

Staff Report #88-666 re: Request for a zone change from R-3 (Multiple Residential) to C-1 (Limited Commercial) to allow for the establishment of a professional office on the 3,925 square foot property located at 635 Evans Avenue, Case No. 30-89.

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

(9)

Staff Report #88-658 re: Second Improvement Agreement extension for Vista Del Sur Subdivision, continued:

Councilwoman Wishart inquired as to why a 24-month extension was recommended.

Mr. Art Cronin, Engineering Division, stated that Reno Municipal Code allows for a 24-month extension on Improvement Agreements.

It was moved by Councilwoman Wishart, seconded by Councilwoman Lehners to grant a 12-month extension to expire October 14, 1989 rather than the 24-month extension.

Motion carried with Councilman Nunez voting Nay.

(12)

Staff Report #88-661 re: Quitclaim of water rights to Hart Estates, continued:

Mayor Sferrazza stated that he could not support the release of the 33.31 acre feet of water rights back to Hart Estates.

Mr. Brent Boyer, Property Agent, explained the background of this request.

It was moved by Councilman Nunez, seconded by Councilman Allen to approve the quitclaim deed to Hart Estate releasing the City's interest in 33.31 acre feet previously dedicated by Hart Estates.

Motion carried with Mayor Sferrazza voting Nay.

(11)

Staff Report #88-660 re: Acceptance of Brookside Lakes Golf Course Land and Water Rights, continued:

Councilwoman Lehners asked how escrow could be closed on this project without the dedication of water rights.

Ms. Madelyn Shipman, Chief Deputy City Attorney, stated that there is an agreement which provides for the dedication of 450 acre feet of water rights and if these rights are not dedicated there will be a violation and breach of contract.

Discussion ensued with respect to the increased cost of the project.

Councilwoman Wishart noted that staff has indicated that the project is still viable.

Mr. Boyer stated that staff recommends the acceptance of both the land and the water rights, however, the authorization to close escrow will be on the land only, and the deed for the water rights will be recorded only after the deed has been thoroughly reviewed.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to defer this item to be heard with Agenda Item 7A.

Motion carried.

It was moved by Councilman Wilson, seconded by Councilman Allen to approve Consent Agenda Items 6A through 6M5 with the exceptions of 6G, 6I, and 6J which were handled by separate motions.

Motion carried with Councilwoman Smith voting Nay of Consent Agenda Item 6D.

MAYOR AND COUNCIL

22 Request for support of Parks and Trails 2000 Project - P. Sferrazza.

Discussion ensued regarding the funding for the project.

It was moved and seconded by the Council as a Whole to endorse the Parks and Trails 2000 Project on the November 8, 1988 ballot.

Motion carried.

PUBLIC WORKS

23 Staff Report #88-667 re: Bid Award - Brookside Lakes Golf Course - Contract No. 600.

Recommended: Council approve Construction Contract No. 600 with Landscapes Unlimited in an amount not to exceed $4,744,378.00 and direct staff to go before the General Obligation Bond Commission for authority to issue $4,100,000.00 in revenue bonds.

(11) Staff Report #88-660 re: Acceptance of Brookside Lakes Golf Course Land and Water Rights.

Recommended: Council accept Brookside Lakes Golf Course land and water rights.

Mr. Mike Dermody, of Dermody Properties, noted that the contract before the Council today is a contract for the construction of the golf course and award of that contract to a contrator. He continued that water rights are not required in order for the contractor to commence work on the project.

(23)

Ms. Leann McElroy, Planning Director, stated that the dedication of the golf course to the City was completely separate and not a condition of approval for the multi-family residential project.

Mr. Dermody stated that the cost increase for the construction of the golf course is approximately 17% over a two year period. He continued that the consumer price index has gone up approximately 11% over the past two years.

Councilwoman Lehners stated that she would not support the recommendation because she feels that a golf course could be constructed for much less than the 4 million proposed for the Brookside course.

It was moved by Councilman Nunez, seconded by Councilman Wilson to accept Brookside Lakes Golf Course land and water rights and approve Construction Contract No. 600 with Landscapes Unlimited in an amount not to exceed $4,744,378.00 and direct staff to go before the General Obligation Bond Commission for authority to issue $4,100,000.00 in revenue bonds.

Motion carried with Councilwoman Lehners and Mayor Sferrazza voting Nay.

FINANCE DEPARTMENT

24

Staff Report #88-677 re: Le Cabaret Business License.

Recommended: Council use discretionary authority based upon the license application and investigation and that the Council approve the request subject to meeting all stipulations as outlined in the staff report.

Assistant Chief Kirkland, Reno Police Department, outlined the report by the police investigation of this location and responded to questions from the Council.

Councilman Nunez noted that the police department would be required to spend more time patrolling this location in order to ensure that the stipulations outlined in the report are enforced.

Mayor Sferrazza requested that the prior Supreme Court Hearing on this matter be incorporated into the record for this hearing.

Councilwoman Smith asked why the establishment has not been required to add more parking.

Ms. McElroy stated that this is an existing building that is zoned commercially, therefore, they can request their business license based on the parking that is provided at present.

Ms. Gloria Petroni, attorney representing the applicants, addressed all ten of the stipulations outlined in the staff report, noting that the applicants would be willing to comply with all of the conditions in the staff report. She presented six exhibits to be made part of the record of the hearing. Ms. Petroni explained that no off-site parking is required unless the premises are expanded.

Councilman Allen asked if the applicant would have any objection to removing the statue that is presently on top of Le Cabaret.

Ms. Petroni stated that the statue would be removed if the license was granted. She highlighted the steps that would be taken in order to comply with the stipulations outlined by the police department.

Mr. Don Thompson, representing Bailywicks, expressed concern with respect to the lack of parking for Le Cabaret noting that in all likelihood his establishment would get the overflow parking.

City Attorney Lynch requested that the City Council defer action on this item until such time as the City Attorney's Office can review the exhibits presented by Ms. Petroni.

It was moved by Councilwoman Smith, seconded by Councilman Allen to defer this item to the November 14, 1988 Regular Council meeting.

Motion carried.

CITIZEN INITIATIVES

25 Appeal of Public Works decision re: driveway cut on McCarran Boulevard at Mira Loma (7-11) - B. Jackson.

Mr. Bob Jackson, of Omni-Means, outlined the current access to the center at McCarran and Miraloma noting that traffic in this area has increased and requested that a right turn in/right turn out curb cut be allowed to allow traffic to safely enter and exit the 7-11 Store.

Mr. Rich Rose, owner of the 7-11, stated that the curb cut would allow for greater safety of his customers.

Mr. Steve Varela, City Engineer, indicated that the current entrance is not an ideal situation, however, he stated that if the proposed entrance were allowed the problems would be transferred to that location.

Mr. Ken Krater, Engineering Traffic Division, presented a sketch of the area and outlined the traffic problems that would be likely to occur if the curb cut is approved.

Councilman Nunez pointed out that the current entrance is a problem and suggested that the curb cut be allowed and monitored for a period of time to ensure that a new problem is not created.

It was moved by Councilman Nunez, seconded by Councilman Allen to allow for a right turn in only curb cut on McCarran Boulevard south of Mira Loma, to be designed and so-signed and constructed to the satisfaction of the City Engineer.

Motion carried.

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26

Complaint re: blockading the streets by Police Department which prevents "cruising" - J. Johnson.

Mr. Jon Johnson, representing the youth and the young at heart in the community, pointed out that in 1987 an ordinance prohibiting cruising was defeated by the City Council. He continued that for the past two months the Reno Police Department has been barricading Virginia Street. Mr. Johnson stated that the traffic problem on Virginia Street is a jay walking problem on the part of pedestrians not cruisers.

Mr. Jack Kennedy, attorney representing students who wish to cruise, spoke in opposition to the closure of Virginia Street by the Reno Police Department.

Mr. Rich Iori, Executive Director of the Downtown Renovation Association, gave an overview of the series of summer special events in Downtown Reno noting that over the past two months these events were held on Virginia Street. He stated that he supports the closure of the street when special events are being held in order to protect public safety.

Chief Bradshaw stated that the closure of the street is not an issue of cruising but rather one of safety. He noted that the Police Department is required to protect the public safety. He continued that it is possible that the street may be closed as a result of the decision of the on-duty command officer believing that the conflicts in either vehicles, pedestrians or other causes are such that it necessitates the closure of the street.

Councilwoman Wishart raised the issue of emergency vehicles being unable to reach their destinations due to the gridlock of traffic on Virginia Street.

Discussion ensued regarding emergency vehicles traveling on Virginia Street with respect to response time.

Councilwoman Smith indicated that when the ordinance prohibiting cruising was defeated by the City Council it did not preclude the Chief of Police from acting in a prudent manner when he perceives a public safety issue.

No action was taken on this item.

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A recess was called at 5:30 p.m. and upon reconvening at 6:07 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

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PUBLIC HEARING

6:00 p.m.

27 Staff Report #88-683(a) re: Public Hearing on the Assessment Roll for the City of Reno, Nevada 1985 Special Assessment District No. 1; Resolution No. 4473 dispensing with protests and confirming the assessment roll; Bill No. 4193 - An ordinance confirming the proceedings in providing for certain street improvements within the City of Reno, Nevada 1985 Special Assessment District No. 1.

Recommended: Council hold and conclude the Public Hearing on the assessment roll; and Council adopt and authorize the Mayor to sign Resolution No. 4473, dispensing with any protests and confirming the assessment roll; and Council consider Bill No. 4193 and authorize the Mayor to sign the ordinance upon final reading and adoption on November 14, 1988.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and letters in opposition were received from Mrs. Ethel M. Jones, 6607 Enchanted Valley Drive, John W. Thornton, 5898 Shadow Park Drive and Michael Sterlacci, 6353 Enchanted Valley Drive.

The Mayor opened the public hearing.

Mr. Barney Lujan, Engineering, gave an overview of the assessment district and the improvements that were completed.

Mr. Michael Sterlacci, 6353 Enchanted Valley Drive, indicated that he did not feel that the assessment district was fairly distributed among the residents in the area. He also noted that residents who have recently bought their homes in this area were not given proper information regarding this assessment.

Mr. Steve Wenzel, President of the McQueen Homeowners Association, expressed concern with respect to the developers in this area passing the cost of the assessment onto the homeowners.

Mr. Jack Thornton, 5898 Shadow Park Drive, concurred with Mr. Sterlacci regarding the unfair distribution of the assessment.

Ms. Ione Olson, 6633 Enchanted Valley Drive, spoke in opposition of the assessment also noting the unfair distribution of the costs for the district.

The Mayor asked if anyone else cared to speak on this matter. Hearing no one he closed the public hearing.

In response to Mayor Sferrazza, Mr. Lujan stated that many changes in ownership of the properties in this area has occured since the district was originally established, therefore, the notification has been somewhat sporatic. He stated that all original owners were notified of the assessment but it is unknown if the developers or title companies made the home buyers aware of the assessment.

Councilman Nunez stated that it was his understanding that the developers are not allowed to transfer ownership of lots until the assessments are clear through the City.

Mr. Lujan stated that assessments can be passed down as long as there is an agreement between the buyer and the seller.

Mayor Sferrazza suggested that in the future it be made a standard condition on development that if assessments are allowed to be used to build streets these assessments cannot be passed on to the home buyers.

Councilwoman Wishart concurred with the Mayor and requested that staff follow up on this suggestion and return to the Council with recommendations to avoid this situation in the future.

Resolution No. 4473 - A resolution dispensing with all protests and objections to the assessment roll for the City of Reno, Nevada, 1985 Special Assessment District No. 1, and confirming said assessment roll and the assessments therein, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to pass and adopt Resolution No. 4473.

Motion carried.

RESOLUTION NO. 4473

A RESOLUTION DISPENSING WITH ALL PROTESTS AND OBJECTIONS TO THE ASSESSMENT ROLL FOR THE CITY OF RENO, NEVADA, 1985 SPECIAL ASSESSMENT DISTRICT NO. 1, AND CONFIRMING SAID ASSESSMENT ROLL AND THE ASSESSMENTS THEREIN.

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27a Bill No. 4193 - An ordinance confirming the proceedings taken in providing for certain street improvements in the City of Reno, Nevada, 1985 Special Assessment District No. 1: Providing for the payment of the costs and expenses of said improvements, providing for assessing the cost of said improvements against the lots and parcels of land benefited by said improvements, describing the manner for the collection and payment of said assessments and providing penalties for delinquent payments; together with other matters properly relating thereto, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to refer Bill No. 4193 to the Committee of the Whole.

Motion carried.

PUBLIC HEARING

6:00 p.m.

28 Staff Report #88-683(b) re: Public Hearing on the Assessment Roll for the City of Reno, Nevada 1986 Special Assessment District No. 1; Resolution No. 4474 dispensing with protests and confirming the assessment roll; Bill No. 4195 - An ordinance confirming the proceedings in providing for certain street improvements within the City of Reno, Nevada 1986 Special Assessment District No. 1.

Recommended: Council hold and conclude the Public Hearing on the assessment roll; and Council adopt and authorize the Mayor to sign Resolution No. 4474, dispensing with any protests and confirming the assessment roll; and Council consider Bill No. 4195 and authorize the Mayor to sign the ordinance upon final reading and adoption on November 14, 1988.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice had been given and no correspondence was received.

The Mayor declared the public hearing opened.

Mr. Barney Lujan gave an overview of the assessment district.

The Mayor asked if anyone cared to speak on this matter. Hearing no one he closed the public hearing.

Resolution No. 4474 - A resolution dispensing with all protests and objections to the assessment roll for the City of Reno, Nevada, 1986 Special Assessment District No. 1, and confirming said assessment roll and the assessments therein, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Allen to pass and adopt Resolution No. 4474.

Motion carried.

RESOLUTION NO. 4474

A RESOLUTION DISPENSING WITH ALL PROTESTS AND OBJECTIONS TO THE ASSESSMENT ROLL FOR THE CITY OF RENO, NEVADA, 1986 SPECIAL ASSESSMENT DISTRICT NO. 1, AND CONFIRMING SAID ASSESSMENT ROLL AND THE ASSESSMENTS THEREIN.

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Bill No. 4195 - An ordinance confirming the proceedings taken in providing for certain street improvements in the City of Reno, Nevada, 1986 Special Assessment District No. 1: Providing for the payment of the costs and expenses of said improvements, providing for assessing the cost of said improvements against the lots and parcels of land benefited by said improvements, describing the manner for the collection and payment of said assessments and providing penalties for delinquent payments; together with other matters properly relating thereto, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to refer Bill No. 4195 to the Committee of the Whole.

Motion carried.

PUBLIC HEARING

6:00 p.m.

30 Staff Report #88-684 re: Request for abandonment of five parcels of land previously dedicated or sold to the City for a 1,630 foot portion of Manzanita Lane between Jasper Lane and the west property line of the Elks Lodge. The land area involved in this request is approximately 1.14± acres and is described in Exhibit "A" and illustrated in Exhibit "B". Property owners adjacent to those parcels which were purchased by the City will have the opportunity to buy back the abandoned right-of-way. Otherwise, it will be combined with the adjacent Manzanita Park, Case No. 4-89 (Manzanita Lane Abandonment).

Recommended: Council approve the abandonment, subject to the condition in the staff report.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

Mayor Sferrazza declared the public hearing opened and asked if anyone cared to speak on this matter. Hearing no one he closed the public hearing.

It was moved by Councilman Allen, seconded by Councilman Wilson to approve the abandonment, subject to the condition in the staff report.

Motion carried.

PUBLIC HEARING

6:00 p.m.

31 Staff Report #88-685 re: Request for reconveyance of a 3,152 square foot strip of Manzanita Park located along the southern boundary of the park, approximately 150 feet east of the intersection of Singingwood Drive and Pine Springs Drive. The applicant has indicated that two parcels, containing 3,730 and 265 square feet respectively, will be dedicated to the City to replace the property contained in this proposed reconveyance, Case No. 36-89 (Redfield Estates/Manzanita Park).

Recommended: Council approve Case No. 36-89, subject to the condition in the staff report.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor asked if anyone cared to speak on this matter. Hearing no one he closed the public hearing.

It was moved by Councilman Allen, seconded by Councilwoman Lehners to approve Case No. 36-89, subject to the condition in the staff report.

Motion carried.

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32

Staff Report #88-669 re: Final Map of Redfield Estates Subdivision.

Recommended: Council approve the final map of Redfield Estates.

It was moved by Councilman Allen, seconded by Councilman Nunez to approve the final map of Redfield Estates.

Motion carried.

PUBLIC HEARING

6:00 p.m.

33

Staff Report #88-686 re: Request for a zone change from R-1 (Single Family Residential) to P-F (Public Facility) and a special use permit for a major project to allow for construction of a 115,000± square foot middle school designed to service 7th and 8th grade students. The subject property contains ±15 acres and is located southeast of the intersection of Avenida De Landa and Eastridge Drive, Case No. 26-89 (Northgate Middle School).

Recommended: Council approve the zone change by ordinance; subject to the conditions in the staff report.

Mayor Sferrazza asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing opened.

Mr. Stuart Peters, Senior Planner, gave an overview of the request.

Mr. Jeff Lundahl, Lundahl and Associates Architects, discussed the location of the athletic fields for the school noting that the location could be reoriented if the Council so desired.

Discussion ensued with respect to the water rights dedication for the project.

Councilwoman Wishart expresed concern with respect to the configuration of the ball field.

Mr. Lundahl stated that the use of the field is intended for the intra-school events only and in the case of a joint use agreement with the City or any other agency the ball field could be redesigned to accomodate those needs.

Mr. Steve Wenzel, President of the McQueen Homeowners Association, expressed his views on the project. He requested that the homeowners in the area be given an opportunity to provide input before a joint use agreement is executed.

Mr. Michael Madden, 6655 Eastridge Drive, expressed concern regarding the width of the streets in the area of the proposed school with respect to private cars and school buses using the same streets.

It was moved by Councilwoman Wishart, seconded by Councilwoman Lehners to approve the zone change and special use permit for Case No. 26-89, subject to the conditions in the staff report including the modification to Condition No. 11, and the additional conditions as follows:

1. There shall be no lights on the ballfield whatsoever.

2. Entry from Eastridge Drive is prohibited.

3. Parking on the south side of Eastridge Drive shall be restricted to the satisfaction of the Department of Planning and Community Development.

4. Any future joint use agreement shall be reviewed by the McQueen Homeowners Association and the City Planning staff.

Councilwoman Wishart indicated that she feels that if the ballfield is constructed in the proposed location, any joint use agreement should be prohibited.

Councilwoman Lehners noted that the the Traffic Engineering staff should be made aware of the need for wider streets in the school area.

Motion carried with Mayor Sferrazza voting Nay.

PUBLIC HEARING

6:00 p.m.

34

Staff Report #88-687 re: Dickerson Road Neighborhood Plan

Mayor Sferrazza asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

Ms. Laura Vargas, Associate Planner, presented an update on the Dickerson Road Plan.

Mr. Richard Baker, 3000 Dickerson Road, spoke in opposition to the proposed paths along the north bank of the Truckee River in the Dickerson Road Area.

Mr. Fred Searles, 2186 Dickerson Road, noted that he is the President of the Dickerson Neighborhood Association. He outlined the recommendations proposed by the Association which were provided to the Council.

Mr. Frank Gross, 2220 Dickerson Road, expressed his views on the proposed plan. In response to Councilwoman Wishart, Mr. Gross stated that he does not reside on Dickerson Road but does own a business at that address.

It was moved by Councilwoman Wishart, seconded by Councilman Wilson to refer this issue to a Special Meeting on December 19, 1988 at 6:00 p.m with the provision that this hearing will probably not result in a complete consensus between staff and the Neighborhood Association but every attempt will be made to do so.

Motion carried.

PUBLIC HEARING

6:00 p.m.

35

Staff Report #88-688 re: Request for approval of a tentative map to allow for the development of an 85 unit single family residential subdivision on a 12.03 acre site located north of Huffaker Lane and east of Country Estates Circle, in the E-1 zone. A .55 acre recreation area is proposed and would be maintained by the homeowners of the proposed project, Case No. 161-88 (Country Estates Nos. 3 and 4).

Recommended: Council deny Case No. 161-88.

Councilman Nunez stated that he would abstain from all discussion and the vote on this item due to a conflict of interest.

COUNCILMAN NUNEZ ABSENT 8:02 p.m.

Mayor Sferrazza stated that the developer has requested that this item be tabled until the November 14, 1988 Regular Council Meeting. He continued that public comment will be taken at this time and then the item will be continued to the next meeting.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and letters in opposition were received from Ethyle L. Johnson, 7182 Blue Falls Circle, Margie F. Stein, 7293 Blue Falls Circle, Grant Phillips, P.O. Box 40824, Brooklyn Harris, 854 Lighthouse Court, Shirley Voltz, 328 Lorraine Court, and Joseph & Mary Galea, 7249 Blue Falls Circle and one letter in favor was received from Richard Doty, President of Jilchris Development Co.

Mayor Sferrazza declared the public hearing opened and asked if anyone cared to speak on this item.

Mr. Ellis T. Hammett, 7700 Meadow Vista Drive, stated that he and his wife are in opposition to any new development in Reno until adequate water is proven to be available for all Reno citizens. He continued that this project is not compatible with the existing homes in the area and would increase traffic problems.

The Mayor asked if anyone else cared to speak on this project. Hearing no one he closed the public hearing.

It was moved by Councilwoman Lehners, seconded by Councilwoman Smith to continue this matter until the November 14, 1988 Regular Council Meeting.

Motion carried with Councilman Nunez abstaining.

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A recess was called at 8:10 p.m. and upon reconvening at 8:19 p.m. roll was taken with the following Council members present: Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza. Absent: None.

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Resolution No. 4475 - A resolution accepting streets - Sierra Highlands Unit 4 Phase 1C.

36

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Resolution No. 4475.

Motion carried.

RESOLUTION NO. 4475

A RESOLUTION ACCEPTING STREETS - SIERRA HIGHLANDS UNIT 4 PHASE 1C.

Resolution No. 4476 - A resolution accepting streets - Parcel Map 2144.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Resolution No. 4476.

Motion carried.

37

RESOLUTION NO. 4476

A RESOLUTION ACCEPTING STREETS - PARCEL MAP 2144.

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PLANNING DEPARTMENT

Resolution No. 4477 - A Resolution of Intent to change zone classification in Case No. 22-89 from E-1 (First Estates) to R-3a (Multiple Family) zone on a 37,897 square foot parcel of property located on the west side of Warren way approximately 670 feet south of West Moana Lane, Reno, Nevada, was read by title.

It was moved by Councilman Allen, seconded by Councilwoman Smith to pass and adopt Resolution No. 4477.

Motion carried.

RESOLUTION NO. 4477

38

A RESOLUTION OF INTENT TO CHANGE ZONE CLASSIFICATION IN CASE NO. 22-89 FROM E-1 (FIRST ESTATES) TO R-3a (MULTIPLE FAMILY) ZONE ON A 37,897 SQUARE FOOT PARCEL OF PROPERTY LOCATED ON THE WEST SIDE OF WARREN WAY APPROXIMATELY 670 FEET SOUTH OF WEST MOANA LANE, RENO, NEVADA.

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Resolution No. 4478 - A Resolution of Intent to change zone classification in Case No. 188-88 from C-1 (Limited Commercial) to C-2 (Local Commercial) zone on a 1.115± acre parcel of property located on the north side of Moana Lane, approximately 355 feet east of Kauai Court, Reno, Nevada, was read by title.

It was moved by Councilman Allen, seconded by Councilman Nunez to pass and adopt Resolution No. 4478.

Motion carried.

RESOLUTION NO. 4478

39

A RESOLUTION OF INTENT TO CHANGE ZONE CLASSIFICATION IN CASE NO. 188-88 FROM C-1 (LIMITED COMMERCIAL) TO C-2 (LOCAL COMMERCIAL) ZONE ON A 1.115± ACRE PARCEL OF PROPERTY LOCATED ON THE NORTH SIDE OF MOANA LANE, APPROXIMATELY 355 FEET EAST OF KAUAI COURT, RENO, NEVADA.

Resolution No. 4479 - A Resolution of Intent to change zone classification in Case No. 193-88 from LLR (Large Lot Residential - 1 acre) (Under a resolution of intent to R-2 (Multiple), R-3A (Multiple), R-3 (Multiple) and C-1 (Limited Commercial) to PUD (Planned Unit Development) zone on a 32.2± acre parcel of property located east and north of Redfield Parkway, north of South McCarran Boulevard, Reno, Nevada, Case No. 193-88 (Falling Waters) was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Resolution No. 4479.

Motion carried.

RESOLUTION NO. 4479

40 A RESOLUTION OF INTENT TO CHANGE ZONE CLASSIFICATION IN CASE NO. 193-88 FROM LLR (LARGE LOT RESIDENTIAL - 1 ACRE) (UNDER A RESOLUTION OF INTENT TO R-2 (MULTIPLE), R-3A (MULTIPLE), R-3 (MULTIPLE) AND C-1 (LIMITED COMMERCIAL) TO PUD (PLANNED UNIT DEVELOPMENT) ZONE ON A 32.2± ACRE PARCEL OF PROPERTY LOCATED EAST AND NORTH OF REDFIELD PARKWAY, NORTH OF SOUTH MCCARRAN BOULEVARD, RENO, NEVADA, CASE NO. 193-88 (FALLING WATERS).

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Resolution No. 4480 - A Resolution of Intent to change zone
41 classification in Case No. 1-89 from R-3 (Multiple Family) to C-1 (Limited Commercial) zone on a 3.68± acre parcel of property located on the southwest corner of North McCarran Boulevard and Clearacre Lane, Reno, Nevada, Case No. 1-89 (Clearacre Center) was read by title.

It was moved by Councilman Allen, seconded by Councilman Wilson to pass and adopt Resolution No. 4480.

Motion carried with Councilwomen Lehners and Wishart voting Nay.

RESOLUTION NO. 4480

A RESOLUTION OF INTENT TO CHANGE ZONE CLASSIFICATION IN CASE NO. 1-89 FROM R-3 (MULTIPLE FAMILY) TO C-1 (LIMITED COMMERCIAL) ZONE ON A 3.68± ACRE PARCEL OF PROPERTY LOCATED ON THE SOUTHWEST CORNER OF NORTH MCCARRAN BOULEVARD AND CLEARACRE LANE, RENO, NEVADA, CASE NO. 1-89 (CLEARACRE CENTER).

Resolution No. 4481 - A Resolution of Intent to change zone classification in Case No. 131-88 from LLR-2.5 (Large Lot Residential-2.5 acre minimum) to PUD (Planned Unit Development) zone on a 7.9± acre parcel of property located 995 Del Monte Lane, Reno, Nevada, Reno, Nevada, Case No. 131-88 (Campbell Addition to Rancharrah), was read by title,

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Resolution No. 4481.

Motion carried.

RESOLUTION NO. 4481

42

A RESOLUTION OF INTENT TO CHANGE ZONE CLASSIFICATION IN CASE NO. 131-88 FROM LLR-2.5 (LARGE LOT RESIDENTIAL-2.5 ACRE MINIMUM) TO PUD (PLANNED UNIT DEVELOPMENT) ZONE ON A 7.9± ACRE PARCEL OF PROPERTY LOCATED 995 DEL MONTE LANE, RENO, NEVADA, RENO, NEVADA, CASE NO. 131-88 (CAMPBELL ADDITION TO RANCHARRAH).

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BILL NO. 4191

ORDINANCE NO. 3738

43

AN ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY BEING 9.455 ACRES OF PROPERTY LOCATED SOUTH OF THE INTERSECTION OF PARR BOULEVARD AND U.S. 395 NORTH, WASHOE COUNTY, NEVADA, AS IS MORE FULLY DESCRIBED IN THE ATTACHED "EXHIBIT A"; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO, CASE NO.121-88 (CONTRI)

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to pass and adopt Bill No. 4191, Ordinance No. 3738.

Motion carried.

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44

Bill No. 4196 - An ordinance to amend Chapter 18.06 of the Reno Municipal Code, concerning "zoning", by adding thereto a new section to be known as 18.06.040(b).271 relating to a .96± acre property located at 3880 West Seventh Street, Reno, Nevada, as is more particularly described in the attached "Exhibit A", and rezoning said property from E-1 (First Estates) to R-1 (Single Family Residential); together with other matters properly relating thereto, was read by title, Case No. C-40-83 (Gerbus/Johnson).

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to refer Bill No. 4196 to the Committee of the Whole.

Motion carried.

45 Staff Report #88-675 re: Interlocal Agreement - Annexation.

Recommended: Council approve the agreement in its entirety.

Ms. Leann McElroy, Planning Director, gave an overview of the agreement. She noted that the Council approved this agreement on 2/22/88 with the exception of one provision. She continued that this provision had to do with where State Law requires cities to annex half the width of the county road, the full width would be annexed. Ms. McElroy noted that the way the agreement is written that provision is not retroactive but once the agreement has been executed by all three local governments and goes into effect, the full street width will be annexed rather than half street wherever annexation takes place on a county road.

Discussion ensued regarding jurisdictional issues with respect to annexing half streets or entire streets.

It was moved by Councilwoman Wishart, seconded by Councilman Allen to approve the agreement in its entirety.

Motion carried.

46 Staff Report #88-676 re: Flood Control District Board

Recommended: Council recommend to WCOG that a task force consisting of the managers, planning directors and public works directors be established to review alternatives for the composition of the board of directors of the proposed flood control district and to review the desirability of an interlocal agreement regarding the construction, operation and maintenance of flood control facilities.

Ms. McElroy gave an overview of this issue, outlining the recommendation for the Council.

It was moved by Councilwoman Smith, seconded by Councilwoman Wishart to establish a task force consisting of the Managers, Planning Directors, Public Works Directors, the Executive Director of the Regional Transportation Commission and the General Manager of the Water Board to review alternatives for the composition of the board of directors of the proposed flood control district and to review the desirability of an interlocal agreement regarding the construction, operation and maintenance of flood control facilities.

Motion carried.

BILL NO. 4192

ORDINANCE NO. 3739

47

AN ORDINANCE PROVIDING FOR THE ISSUANCE BY THE CITY OF RENO, NEVADA OF ITS SPECIAL ASSESSMENT BONDS IN THE PRINCIPAL AMOUNT OF ONE HUNDRED SIXTY-TWO THOUSAND FOUR HUNDRED EIGHTY-SIX DOLLARS AND NINETY CENTS ($162,486.90), TO BE CALLED "CITY OF RENO, NEVADA, 1984 SPECIAL ASSESSMENT DISTRICT NO. 5 BONDS," FOR THE PURPOSE OF PROVIDING FUNDS TO DEFRAY THE COST AND EXPENSE OF AN IMPROVEMENT PROJECT FOR THE BENEFIT OF LAND WITHIN THAT CERTAIN IMPROVEMENT DISTRICT WITHIN THE CITY OF RENO, DESIGNATED "CITY OF RENO, NEVADA, 1984 SPECIAL ASSESSMENT DISTRICT NO. 5" BY ORDINANCE NO. 3309; DECLARING THE AMOUNT OF SPECIAL ASSESSMENTS AUTHORIZED AND LEVIED FOR SUCH IMPROVEMENT PROJECT WHICH REMAIN UNPAID AND PROVIDING FOR THE PAYMENT AND COLLECTION OF SUCH UNPAID ASSESSMENTS; PROVIDING FOR A SPECIAL SINKING FUND FOR THE PAYMENT OF THE PRINCIPAL OF INTEREST ON SUCH BONDS, AND IF SUCH SINKING FUND BE INSUFFICIENT, PROVIDING FOR THE LEVY AND COLLECTION OF A TAX FOR SUCH PURPOSE: PRESCRIBING THE DATE, FORM AND DENOMINATIONS OF SUCH BONDS AND FIXING THE MATURITIES THEREOF AND THE REDEMPTION PROVISIONS THEREFOR; APPOINTING A PAYING AGENT FOR SUCH BONDS: PROVIDING FOR AND AUTHORIZING THE EXECUTION AND SALE AND DELIVERY OF SUCH BONDS: RATIFYING, APPROVING AND CONFIRMING ALL ACTIONS TAKEN TOWARD ISSUING SUCH BONDS AND TOWARD PLEDGING SUCH UNPAID ASSESSMENTS FOR THEIR PAYMENT: PRESCRIBING OTHER DETAILS IN CONNECTION THEREWITH: AND DIRECTING NOTICE OF SALE OF SUCH BONDS TO BE GIVEN.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to pass and adopt Bill No. 4192, Ordinance No. 3739.

Motion carried.

CITY CLERK

48

Boards and Commissions - Reno Commission on the Status of Women (8 appointments).

Recommended: Mayor make the necessary appointments with Council confirmation with terms to expire on 10/24/90.

Mayor Sferrazza recommended the following for appointment to the Commission: Yolanda Baldridge, Rebecca Bearden, Ginny Hunt, Helen Marinaccio, Donna O'Dell, Anita Sullivan, Joyce Chazen, and Mary Gust.

It was moved by Councilman Allen, seconded by Councilwoman Smith to confirm the appointment of Yolanda Baldridge, Rebecca Bearden, Ginny Hunt, Helen Marinaccio, Donna O'Dell, Anita Sullivan, Joyce Chazen, and Mary Gust to the Reno Commission on the Status of Women, with terms to expire on 10/24/90.

Motion carried.

CITY ATTORNEY

49 Bill No. 4197 - An ordinance amending Title 8 of the Reno Municipal Code, Chapter 8.12 by adding one new section entitled "Tampering with Parked Motor Vehicles Prohibited," was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to refer Bill No. 4197 to the Committee of the Whole.

Motion carried.

50 Bill No. 4198 - An ordinance amending Section 8.12.010 of the Reno Municipal Code relating to the offense of disorderly conduct removing the element of occurance in nightime from the offense of prowling, was read by title.

It was moved by Councilwoman Lehners, seconded by Councilman Nunez to refer Bill No. 4198 to the Committee of the Whole.

Motion carried.

CITY MANAGER

51 Staff Report #88-681 re: Management Audit/Organizational Analysis.

Recommended: Council approve the City entering into a contract with Arthur Young for $66,900 to conduct an organizational analysis for the City of Reno.

Councilwoman Wishart requested that Arthur Young Company interview the City Council during their analysis.

It was moved by Councilman Nunez, seconded by Councilman Wilson to approve the City entering into a contract with Arthur Young for $66,900 to conduct an organizational analysis for the City of Reno.

Motion carried.

52 Staff Report #88-682 re: Animal Control Agreement.

Recommended: Council approve the Animal Control Services Agreement between the City of Reno and Washoe County.

It was moved by Councilwoman Smith, seconded by Councilman Wilson to approve the Animal Control Services Agreement.

Motion carried.

53 Establish dates for quarterly review of City Manager and semi-annual review of City Clerk - K. Wishart.

Councilwoman Wishart requested that specific dates be set for these reviews and she suggested that for the City Manager the First Workshop Meeting in January, April, July and October and for the City Clerk the First Workshop Meeting in January and July.

It was moved by Councilwoman Wishart, seconded by Councilman Wilson to approve the dates for review of the City Manager as the First Workshop Meeting in January, April, July and October and for the City Clerk as the First Workshop Meeting in January and July.

Motion carried.

54 Staff Report #88-668 re: Request for increased sewage flow from Bonanza Hotel/Casino in the County at 4720 N. Virginia Street.

THIS ITEM WAS WITHDRAWN.

55 Staff Report #88-670 re: Resolution No. ____ - A resolution of condemnation - Bally's Grand Sanitary Sewer Easement.

THIS ITEM WAS WITHDRAWN.

Liaison Reports

56 No action was taken on this item.

The meeting was adjourned at 9:10 p.m.

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Approved this 14th day of November, 1988.

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CITY OF RENO CORPORATE SEAL WASHOE COUNTY, NEVADA

MAYOR OF THE CITY OF RENO

ATTEST:

CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO

Council Chambers, Reno, Nevada
November 7, 1988

A Special meeting of the Reno City Council was called to order at 1:02 p.m. on November 7, 1988, in the Council Chambers of City Hall.

PRESENT: Council members Lehners, Wilson, Allen, Nunez, Smith, Wishart and Sferrazza.

ABSENT: None.

ALSO PRESENT: City Manager Schilling, Senior Assistant City Attorney Groves, and Chief Deputy City Clerk Peebles.

RESOLUTION NO. 4483

1

A RESOLUTION CONCERNING THE CITY OF RENO, NEVADA, 1984 SPECIAL ASSESSMENT DISTRICT NO. 5 ASSESSMENT BONDS AND RATIFYING ISSUANCE AND DELIVERY THEREOF; ESTABLISHING THE RATES OF INTEREST THE BONDS AND UNPAID ASSESSMENT INSTALLMENTS SHALL BEAR; ESTABLISHING THE PREMIUM TO BE PAID ON PREPAYMENTS OF ASSESSMENTS; APPOINTING A PAYING AGENT; PRESCRIBING OTHER DETAILS IN CONNECTION THEREWITH; AND RATIFYING ALL ACTIONS TAKEN THEREWITH; AND RATIFYING ALL ACTIONS TAKEN CONSISTENT WITH THE PROVISIONS HEREOF.

Mr. Bruce Brooks, Finance Director, noted that the low bidder for the bond issue was First Interstate Bank at an interest rate of 7.450 for 1989 through 1998.

It was moved by Councilwoman Lehners, seconded by Councilman Wilson to pass and adopt Resolution No. 4483.

Motion carried.

COUNCILWOMAN LEHNERS ABSENT 1:07 p.m.

2

Suspend Rules, Motion to Reconsider and Reconsideration, decision of 10/10/88 in regards to sidewalk repairs - K. Wishart.

Councilwoman Wishart explained that one of the property owners was out of town when the Council discussed this item on 10/10/88, therefore she requested that the Council reconsider this item.

It was moved by Councilwoman Wishart, seconded by Councilman Allen to suspend the rules to reconsider this item.

Motion carried with Councilwoman Lehners absent.

It was moved by Councilwoman Wishart, seconded by Councilman Allen to reconsider this item at this time.

Motion carried with Councilwoman Lehners absent.

COUNCILMAN NUNEZ ABSENT 1:05 p.m.

COUNCILWOMAN LEHNERS PRESENT 1:10 p.m.

Mr. Art Gould, 1690 W. 6th Street, stated that he received notice from the City that a trip and fall incident occurred on his property. He stated that after further investigation it was determined that the incident did not occur on his property but rather a neighboring property. He expressed his objection to the City's plan for the repair of sidewalks and requested that the citation against him be dropped or at least be delayed until a more equitable plan can be developed by the City Council. He further requested that all building permit fees for sidewalk repair be eliminated.

Ms. Martha Gould, 1690 W. 6th Street, suggested several alternatives to handle the sidewalk repair problem in the City.

Mr. Varela addressed the Gould's concerns and suggested that their improvements could be delayed until the City receives the bids on the annual Sidewalk Repair Program.

Discussion ensued regarding City funding to homeowners for sidewalk repair.

It was moved by Councilwoman Wishart, seconded by Councilman Allen to postpone the repairs on the two properties (1690 W. 6th Street and 1695 Carlin Street) until January when the Engineering Division returns to Council with the contract bid for sidewalk repairs.

Motion carried with Councilman Nunez absent.

The meeting was adjourned at 1:50 p.m.

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Approved this 23rd day of January, 1989.

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