



C I T Y O F
RENO

Memorandum

DATE: 11/21/2024

TO: Honorable Mayor and City Council

THROUGH: Jackie Bryant, Interim City Manager
Ashley Turney, Assistant City Manager

FROM: Lance Ferrato, Director

DEPT: Business Licensing Department

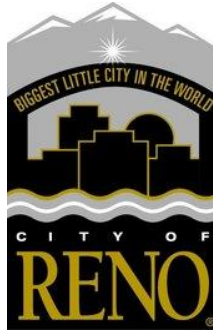
SUBJECT: Lakemill Lodge Suspension

On October 30, 2024, the City of Reno Code Enforcement Department, with the support of Northern Nevada Public Health, the Reno Police Department, the Reno Fire Department, and the City Building Compliance Division, conducted a site inspection of the Lakemill Lodge, located at 200 Mill Street. Based upon the findings of that inspection and the recommendations that followed, the Business Licensing Department initiated a Show Cause Hearing to examine why the business license should not be revoked or suspended. A copy of the hearing notification and supporting material is attached.

On November 7, 2024, a hearing took place which resulted in suspension of the business license based upon the testimony of the above-mentioned departments, divisions, and agencies involved. The suspension is set to expire in July 2025; however, it may be lifted sooner if compliance with stipulated conditions is met. While the hearing was held on November 7, 2024, the signed order was received yesterday. A copy of the executed order and conditions is attached.

License reinstatement will require an additional hearing to discuss and confirm compliance with all applicable stakeholders. Staff will provide additional updates to Council if they become available.

Attachments: *Hearing Notification and Supporting Materials*
Administrative Order and Code Enforcement Conditions



CMR #7019 2970 0000 2981 8755

Emailed to: brar05@gmail.com

Hand Delivered

Lance Ferrato
Director of Business Licensing
FerratoL@reno.gov

Business Licensing Department
PO Box 1900
Reno, NV 89505

November 1, 2024

Brar Hotels Incorporated
dbas Lakemill Lodge
Attn: Kanwaldeep Brar
200 Mill St
Reno, NV 89501

Physical Location

200 Mill St
Reno, NV 89501

***Re: Order to show cause hearing for possible revocation or suspension of business license
R23227A-LIC; Brar Hotels Incorporated dbas Lakemill Lodge; Kanwaldeep and
Rupinderdeep Brar, Licensees***

Dear Licensee:

On behalf of the City of Reno, notice is hereby given that you are requested and required to appear before an Administrative Hearing Officer to show cause, if any, as to why the above referenced business licenses issued under Reno Municipal Code ("RMC") Title 4 should not be revoked or suspended.

This action is taken as the result of the information provided in the attached memorandum issued collaboratively by the City of Reno Code Enforcement Department, Northern Nevada Public Health, and the Reno Police Department on October 31, 2024. As noted, the memorandum details various violations occurring on and connected to the business and business property. Consequently, the City has scheduled a hearing before an Administrative Hearing Officer as to why your business license should not be revoked or suspended for such period as may be determined.

The hearing is scheduled for Thursday, November 7, 2024 at 9:00 a.m., via Zoom. You will receive an email regarding your Zoom link at brar05@gmail.com. (Please be sure to check your junk or spam folders.)

If necessary, you may bring an interpreter to the hearing. If you fail to appear at the hearing, the Administrative Hearing Officer may still act on the City's request to revoke or suspend your license. The hearing will be electronically sound recorded.

This administrative action is brought by the City pursuant to RMC Sec. 4.04.190 and does not preclude the possibility of additional or different action by the City or other agencies under any ordinance, law, or regulation. RMC is available for review at the City Clerk's office or online at: <https://library.municode.com/nv/reno>. Nevada Revised Statutes are available for review at www.leg.state.nv.us.

If you have any questions, please contact this office.

Sincerely,



Lance Ferrato
Director of Business Licensing

cc: Rob Rice, Code Enforcement Officer II, City of Reno
Jim English, EHS Supervisor, Northern Nevada Public Health
John Beck, Fire Marshal, Reno Fire Department
Jerel Hallert, Captain, Reno Police Department
Ryan McElhinney, Deputy City Attorney
Brian Sooudi, Deputy City Attorney
Mikki Huntsman, City Clerk

Enclosures: Code Enforcement Memorandum dated October 30, 2024 (and attachments)



CODE AND PARKING ENFORCEMENT DEPARTMENT

MEMORANDUM

Date: October 30, 2024
To: Lance Ferrato, Director of Business Licensing
From: Rob Rice, Code Enforcement Officer
Subject: Lakemill Lodge, 200 Mill Street

On October 30, 2024, the Code Enforcement Department (CE) with the support of Northern Nevada Public Health (NNPH), the Reno Police Department (RPD), and the Reno Fire Department (RFD), conducted a site inspection of the Lakemill Lodge, located at 200 Mill Street.

Stemming from a complaint regarding people sleeping in the stairwells and rotting food, the Motel Inspection Team (MIT) coordinated an operation to investigate. As noted in CE case ENF25-C01387 and the supporting documentation by NNPH, RPD and RFD, multiple violations and concerns for public health and safety were raised.

The following is a list of active Code Enforcement cases for the Lakemill Lodge:

ENF25-C01387: The City of Reno received a complaint advising people were sleeping in the stairwells and there was also rotting food in them. The MIT and representatives from NNPH conducted a site inspection on October 30, 2024. During the inspection food, clothing and drug paraphernalia were found in the stairwells. NNPH deemed the stairwells a public health risk due to drug contamination and the stairwells were temporarily condemned until a contractor can properly clear the stairwells from contaminants. Due to the contaminants a Warning of Violation (WOV) was issued on November 1, 2024, with a compliance date of December 2, 2024.

ENF25-P01317: During a follow up inspection on October 22, 2024, the MIT observed broken windows, exposed wiring, emergency lighting not functioning, and doorknobs missing from multiple doors, including stairwell doors. A WOV was issued on October 28, 2024, with a compliance date of November 26, 2024.

ENF25-P00035: On July 30, 2024, multiple violations were noted during the annual inspection. A total of 42 units were inspected out of the 123 units plus the mechanical rooms, only 8 of those rooms passed. A WOV was issued on August 1, 2024. A re-inspection was scheduled for September 11, 2024. Code Enforcement Officer (CEO) Rice included his detailed inspection notes, so the ownership knew exactly where the violations were located.

On September 11, 2024, the MIT conducted a subsequent inspection and found several violations remained outstanding on both the exterior of the building and in the units. A Notice of Violation (NOV) and Administration Citation in the amount of \$100 was issued on September 13, 2024,

with a compliance date of October 2, 2024. CEO Rice included his detailed notes of the inspection.

On October 2, CEO Rice and RPD Officers Utter and Daniels arrived at the scheduled time to conduct an inspection. MIT team was advised by Kanwal Brar Jr., an owner of the property, they were not prepared for an inspection. Rice advised a NOV with a monetary fine of \$250 would be issued. On October 4, 2024, the follow up citation was issued with a compliance date of October 22, 2024.

On October 22, 2024, the MIT conducted the scheduled inspection and observed the property failed to meet compliance. Additional violations were observed, and a new enforcement case was started to address those issues. (see ENF25-P01317) On October 24, 2024, a NOV and 3rd Administrative Citation was issued with a compliance date of November 13, 2024.

It should be noted that CEO Cheer and Rice walked the property to develop Crime Prevention Through Environmental Design (CPTED) recommendations. This review was requested by the owners. CEO Cheer and Anderson met with Kanwal Brar Jr., on August 22, 2024, and walked the property to give CPTED recommendations. The recommendations included but were not limited; better lighting, secure in the entries with heavy gauge metal and allowing access to the building with only a unique FOB assigned to the registered tenant.

Code Compliance (Building Division) has two active cases:

COM25-00077: Egress door on State Street side, illegally put in with no panic hardware. The owner is receiving administrative citations. Current citations at \$100 and owner is subject to double fees for work without a permit.

COM24-00127: Doors and windows installed without a permit. Design professional failed to complete the building permit application for BLD24-06340E. Permit application is now expired.

Per Paul Gordon, Building Compliance Manager, the stairwells will need to be code compliant before Building Compliance signs off. This includes the fire doors and hardware need to be operational, all panic hardware needs to be installed, all safety lighting installed and operational, and all exposed electrical needs to be addressed.

Recommendation

Officers from Code Enforcement, Building Compliance, and the Reno Police Department have approached the owners verbally as well as memorialized the issues in writing through tickets and citations with the intent the owners would take the appropriate actions to resolve the criminal activity, life safety issues, substandard living conditions, and other issues. Their refusal to implement stronger business practices creates a drain on public resources, a dangerous property to the civilian and sworn population, and a blight to the community. The current housing conditions are deplorable, and additional violations are found each time the MIT enters the motel.

Based on the poor responses of the ownership to resolve the issues and their lack of control of the property culminating at the October 30, 2024, inspection, Code Enforcement recommends a revocation of the Lakemill Lodge business license. Attached are correspondence and letters of support from Northern Nevada Public Health, the Reno Police Department, and the Reno Fire Department.

MEMORANDUM

To: City of Reno Business License Department

From: James English, EHS Supervisor, NNPH

CC: Chad Kingsley, District Health Officer
Ryan McElhenney, Deputy City Attorney II, City of Reno
Rob Rice, Code Enforcement Officer II, City of Reno

Date: October 31, 2024

Re: Lakemill Lodge, Brar Hotels Incorporated, R23227A-LIC 200 Mill Street Reno
Nevada 89501

On October 30, 2024, Environmental Health Services Division staff (EHS) conducted a joint inspection at the request of City of Reno Police Department (RPD) and City of Reno Code Enforcement (Code) based on the possible presence of illicit narcotics in the public areas and surrounding property. EHS hazmat trained staff accompanied RPD and Code through various public areas of the lodge evaluating it for public health and code violations. Multiple samples were collected and tested for the possible presence of illicit narcotics. Fentanyl was found in all four public stairwells, along methamphetamine, heroin, human wastes, hypodermic needles, biohazardous waste and solid waste. As these stairwells are a primary path for many residents to access their rooms, they had to be closed to prevent exposures to residents. EHS ordered the facility to contact a trained hazardous materials response company to complete the work.

In 2019, under a memo of understanding between the Health District and City of Reno (COR), these facilities stopped being annually inspected by EHS as they were reclassified as non-transient lodging. Prior to July 10, 2019, EHS held a Health Permit to Operate, GL020064, for the Lakemill Lodge and therefore approved the original business license issued in 2002 to Brar Hotels Incorporated. EHS records dating back to 2006 through 2018 show a continued pattern of noncompliance with substantial health violations in the samples of rooms inspected. Forty-nine (49) inspections and reinspections were conducted during the referenced timeframe resulting in thirty-nine (39) correction notices requiring reinspection.

On December 13, 2014, EHS conducted a joint inspection with the former City of Reno Hotel Interdiction Team of the Lakemill Lodge based on the ongoing noncompliance from the owners related to various COR and EHS violations and RPD calls for service. As a result of that inspection, the Lakemill Lodge was temporarily closed as it was yesterday.

Reviewing some historical photos of the Lakemill Lodge, I found one of a stairwell from July 20, 2018, for violations related to solid waste and animal feces, comparing that photo to the facility as inspected yesterday shows a continued pattern of public health violations which have progressively gotten worse over the years.

The Health District has six strategic priorities which translate to our core missions and priorities, the first two of which the current business operations of the Lakemill Lodge do not support without vast improvements. Those being: Healthy Lives: Improve the health of our community by empowering individuals to live healthier lives and Healthy Environment: Create a healthier environment that allows people to safely enjoy everything Washoe County has to offer. Based on these priorities, ongoing public health and safety violations at the Lakemill Lodge, and the pattern of continued non-compliance, EHS is recommending the City of Reno begin evaluating the process for suspension or revocation of the business license for the Lakemill Lodge. As an original approver of the license, EHS is supportive of its suspension, pending revocation.

Please contact me directly if you have any questions regarding this memo or anything further regarding this matter. I can best be reached via email at jenglish@nnph.org



RENO POLICE DEPARTMENT

Your Police, Our Community

<h2>MEMO</h2>

DATE:

TO:

FROM:

SUBJECT:

1 E 1st Street, 4th Floor
Reno, NV 89501
775-334-2300

David Cochran
Fire Chief



P.O. Box 1900
Reno, NV 89505
Reno.Gov/Fire

John Beck
Fire Marshal

October 31, 2024

Subject: Support for Actions Ensuring Public Safety

The Reno Fire Department (RFD) fully supports actions taken that are essential to public safety. It is RFD's understanding that the current situation regarding the stairways at The Lakemill Lodge, 200 Mill Street, Reno Nevada, is as follows:

Following an inspection on October 30, 2024 by the Northern Nevada Public Health Department, Reno Code Enforcement Department, Reno Fire Department and Reno Police Department, it was determined that the stairways in the building are unsafe for use due to unsanitary conditions. Based on this assessment, it became necessary to close the stairways.

Initially, it was proposed that, in the event of an emergency, building residents could utilize the elevator as a means of evacuation. However, under the provisions of the 2018 International Fire Code, Chapter 10, this approach is not permissible. Stairways are a critical component of the "means of egress" and must remain accessible at all times to ensure safe evacuation routes during an emergency.

Considering the circumstances and prioritizing the safety of all occupants and responders, it was determined that the most prudent course of action was to close the building. This closure will remain in effect until The Health Department determines that the stairways can be made safe and accessible for emergency egress.

The actions taken in this instance are in the interest of public safety and have the complete support of the Reno Fire Department.

John Beck
Fire Marshal

BUSINESS LICENSE APPEAL
ADMINISTRATIVE ORDER

ADMINISTRATIVE HEARING OFFICER
CITY OF RENO

Business Name: Lakemill Lodge
Licensee/Appellant's Name: Kanwaldeep Brar Relationship to Business: Owner
Address: 200 Mill Street
Case No.: Licence No.: R23227A-LIC Date of Hearing: November 7, 2024

Decision of Hearing Officer:

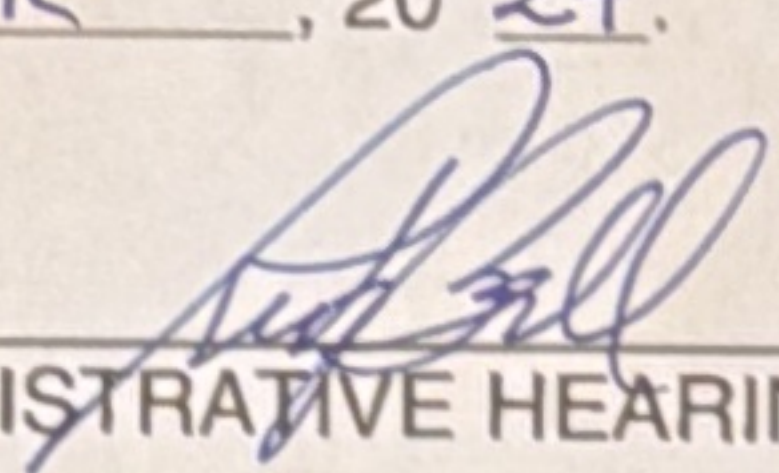
☐ Affirmed

☐ Reversed

Now therefore it is ordered as follows: Appellant's Business License is hereby suspended until July, 2025 with no business activity permitted. Appellants are ordered to erect perimeter fencing around the property to prevent any and all ingress. Said fencing shall be subject to the approval of the Reno Police Department. Further, Appellants are ordered to employ 24 hour licensed and bonded security to patrol the premises. Pending approval from the Northern Nevada Health Department, Appellants are ordered to work with former tenants to retrieve any remaining personal property on the premises. Appellants will be charged for any and all future inspections at the rates imposed by the Reno Municipal Code and/or Nevada Revised Statutes. Consideration for reinstatement of the business license shall occur only upon approval by all relevant City, County and State departments and rehearing before this Court. Finally, Appellants are ordered to comply with the specific requirements of Code Enforcement, which are attached hereto and incorporated by reference.

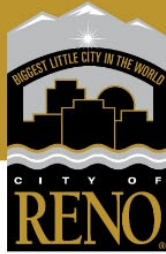
Pursuant to RMC 4.04.160, you may appeal this order to Municipal Court unless appeal to another tribunal is required by law. An appeal must be filed within thirty (30) calendar days from notice of an administrative order.

Dated this 7 day of November, 20 24.

By: 
ADMINISTRATIVE HEARING OFFICER

The above-named party hereby accepts service of and acknowledges that the hearing officer made the above-noted decision on the date noted above.

By: N/A - Via Zoom
Print Name: _____



November 8, 2024

**Parking & Code Enforcement Dept.
City of Reno
PO Box 1900
Reno, NV 89505**

To whom it may concern,

The following requirements need to be implemented prior to the re-opening of the Lakemill Lodge. The list below only reflects the requirements for Code Enforcement.

- 1) Property is in full compliance, including all rooms, with International Property Maintenance Code, RMC Title 18, Northern Nevada Public Health Regulations, and International Building Code
- 2) Property installs all Crime Prevention Through Environmental Design (CPTED) proposals
- 3) All outstanding Code Enforcement fees are paid
- 4) A permitted dumpster enclosure is constructed
- 5) Lakemill signage is repaired and fully operational including illumination
- 6) A software program is implemented that shows what rooms are rented and to whom with identifiers
- 7) Locks are keyed for a master key so management can enter rooms
- 8) An animal policy is established, and management keeps track of what rooms animals are in
- 9) Application showing where the tenant works, names of people living in the room, date of births, children's school, next of kin, emergency contact, type of vehicle, year of vehicle and registration information
- 10) All visitors must check in at the office and leave their name and room they are visiting
- 11) Management establishes a program where rooms are inspected every 60 days to ensure the units are clean, sanitary, and to address any maintenance issues
- 12) No visitors past 11pm

Regards,
Rob Rice
Certified Code Enforcement Officer
(775) 334-2529