



AGENDA

Joint Regular Meeting

Reno City Council & Redevelopment Agency Board

TELECONFERENCE MEETING

Wednesday, March 24, 2021 • 10:00 AM

Reno City Council Chamber, One East First Street, Reno, NV 89501

Hillary Schieve, Mayor

Council Members:

Ward 1 – Jenny Brekhus

Ward 4 – Bonnie Weber

Ward 2 – Naomi Duerr

Ward 5 – Neoma Jardon

Ward 3 – Oscar Delgado

At-Large – Devon Reese

Public Comment: No action may be taken on a matter raised under general public comment until the matter is included on a subsequent agenda as an action item.

Pursuant to Section 2 of the Governor's Emergency Directive 006 on Public Meetings, those wishing to submit public comment may do so through the online public comment form found at Reno.gov/PublicComment by sending an email to CityClerk@reno.gov, or by leaving a voicemail at 775-393-4499. Public comment is limited to three (3) minutes per person. Comments received prior to 4:00 p.m. on the day preceding the meeting will be transcribed, provided to City Council for review, and entered into the record. Comments received after 4:00 pm on the day preceding the meeting will be provided to City Council for review prior to adjournment, and entered into the record.

Members of the public may also view the meeting virtually by pre-registering using the following link:

https://zoom.us/webinar/register/WN_1xFBJZ-AQEqLkP4lop4ahg

This agenda has been electronically posted in compliance with NRS 241.020(3) at <http://www.reno.gov>, and NRS 232.2175 at <https://notice.nv.gov/>. To obtain further documentation regarding posting, please contact Ashley D. Turney, City Clerk, 1 East First Street, Reno, NV 89501, (775) 334-2030; turneya@reno.gov.

Accommodations: Reasonable efforts will be made to assist and accommodate physically disabled persons to participate in the meeting. Please contact the City Clerk's Office at (775) 334-2030 in advance so that arrangements can be made.

Supporting Material: Pursuant to Section 5 of Directive 006, the requirement contained in NRS 241.020(3)(c) that physical locations be available for the public to receive supporting material for public meetings has been suspended. Staff reports and supporting material for the meeting are available on the City's website at <http://www.reno.gov/meetings>. Pursuant to NRS 241.020(8), supporting material is made available to the general public at the same time it is provided to the City Council.

Order of Business: The presiding officer shall determine the order of the agenda and all questions of parliamentary procedure at the meeting pursuant to the Rules of the Reno City Council (City Council Resolution No. 8771, adopted January 22, 2020). Items on the agenda may be taken out of order. The Reno City Council & Redevelopment Agency Board may combine two or more agenda items for consideration; remove an item from the agenda; or delay discussion relating to an item on the agenda at any time. See, NRS 241.020(3)(d)(6). Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.

Council Recess: The Reno City Council may recess at any time during the meeting at the discretion of the Mayor and/or to confer with counsel per NRS 241.015(3)(b)(2) and/or its management representatives per NRS 288.220(4), as necessary. Additional short breaks may be taken throughout the meeting as needed.

Watch Meetings: Certain Reno City Council & Redevelopment Agency Board meetings are streamed online when Reno City Council & Redevelopment Agency Board is in session in Council Chamber at www.reno.gov/meetings and broadcast on Charter Channel 194.

Social Media: Follow @cityofreno for real-time updates on Twitter. Connect with the City of Reno on Facebook at www.facebook.com/cityofreno.

SPECIAL NOTICE

Reno Redevelopment Agency Board: Members of the Reno City Council also serve as the Redevelopment Agency Board and during this meeting, may convene as this board as indicated on this agenda.

A Introductory Items**A.1 Pledge of Allegiance****A.2 Roll Call****A.3 Public Comment (This item is for either public comment on any action item or for any general public comment.)****A.4 Approval of the Agenda (For Possible Action) - March 24, 2021.****B Consent Agenda (All consent items may be approved together with a single motion, be taken out of order, and/or be heard and discussed individually.)****B.1 Approval of Privileged Business Licenses****B.1.a New - Alcohol**

1. The Kitchen Table, Amanda Thomason, 530 West Plumb Lane, Suite A - Dining Room Alcohol (For Possible Action) [**Ward 2**]
2. The Coconut Downtown, Voranan Pangpanga, 170 South Virginia Street, Suite 103 - Dining Room Wine and Beer (For Possible Action) [**Ward 3**]

B.1.b New - Gaming

1. Sartini Gaming LLC db at 7-Eleven Store 20736D, Stephen Arcana, 690 East 2nd Street - 5 Slots (For Possible Action) [**Ward 3**]

B.1.c Change of Ownership - Alcohol

1. Sierra Foods Market, David Asher, 4047 South Virginia Street - Packaged Liquor, On-Premise Wine and Beer (For Possible Action) [**Ward 2**]
2. Pizza Factory, Charles Chadwick, 8790 Red Rock Road, Suite 101 - Dining Room Wine and Beer (For Possible Action) [**Ward 4**]

B.2 Staff Report (For Possible Action): Approval of Change Order #1 to the 2020 Traffic Signal On-Call Contract, Contract No. 1532 with Titan Electrical Contracting, Inc., to extend the contract for one year, with a \$260,000 increase in total contract amount.

B.3 Staff Report (For Possible Action): Approval of License Agreement for Landscape Maintenance of Reactor Way between Energy Way and University Drain to Hamilton Company by the City of Reno. [Ward 3**]**

B.4 Staff Report (For Possible Action): Award of Contract to Spanish Springs Construction, Inc. for the 2021 Reno Consolidated Sewer Rehabilitation Phase 1 – Oddie/CitiCenter/Lemmon in an amount not to exceed \$3,982,444. (Sewer Fund) [Ward 3, Ward 4, Ward 5**]**

- B.5 Staff Report (For Possible Action): Approval of Consultant Agreement with Farr West Engineering for construction services for the 2021 Reno Consolidated Sewer Rehabilitation Phase 1 – Oddie/CitiCenter/Lemmon in an amount not to exceed \$322,210. (Sewer Fund) **[Ward 3, Ward 4, Ward 5]**
- B.6 Staff Report (For Possible Action): Approval of Award of Contract to Sierra Nevada Construction, Inc. for the 2021 Preventative Maintenance Project in an amount not to exceed \$3,074,007. (Street Fund) **[Ward 1, Ward 4, Ward 5]**
- B.7 Staff Report (For Possible Action): Approval of Consultant Agreement with Lumos & Associates for the 2021 Preventative Maintenance Project in an amount not to exceed \$97,920. (Street Fund) **[Ward 1, Ward 4, Ward 5]**
- B.8 Staff Report (For Possible Action): Approval of Award of Contract to Farr Construction Corporation dba Resource Development Company for the Truckee Meadows Water Reclamation Facility Top Deck Recoating and Repair Project in an amount not to exceed \$1,817,600 with the City of Reno's share being \$1,247,418.88. (Sewer Fund)
- B.9 Staff Report (For Possible Action): Approval of Agreement for Construction Management Services with BJB Architects and Engineers for the Truckee Meadows Water Reclamation Facility Top Deck Recoating and Repair Project in the amount of \$119,920 with Reno's share being \$82,301.10. (Sewer Fund)
- B.10 Staff Report (For Possible Action): Acceptance of Robert Freeland Growth & Development Grant Award from USA Hockey Pacific District to support a new City of Reno sled hockey program in the amount of \$2,500.
- B.11 Staff Report (For Possible Action): Approval to Award a Banking Services Agreement for purchasing cards to JPMorgan Chase Bank for five years, with an option to extend for five consecutive one-year periods, for a possible total contract term of ten years.
- B.12 Staff Report (For Possible Action): Resolution donating Council Donation funds to the Community Foundation of Western Nevada to offset costs related to the Phase II site improvements of the Nevada Cares Campus in the amount of \$5,000. (General Fund) **[Jardon]**
- B.13 Staff Report (For Possible Action): Resolution donating Council Donation funds to the Community Foundation of Western Nevada to offset costs related to the Phase II site improvements of the Nevada Cares Campus in the amount of \$5,000. (General Fund) **[Weber]**

C Public Hearings - 10:00 AM (Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.)

D Department Items

Community Development

- D.1 Staff Report (For Possible Action): Presentation, discussion, and potential sponsorship of an amendment to the 2019 Truckee Meadows Regional Plan that would allow for the relocation of a portion of an existing 120kV electric transmission line that is associated with Case No. LDC21-00014 (River Bend Power Line Relocation). The ±22.13 acre site consists of five parcels located south of Highway 40, starting ±330 feet west of its intersection with Edinburgh Drive, running east for ±0.4 miles. **[Ward 5]**

Parks and Recreation

- D.2 Staff Report (For Possible Action): Presentation, discussion and potential approval of agreements with Truckee Meadows Parks Foundation (TMPF) a Nevada nonprofit corporation, for a 30 year lease term with an option to renew for an additional 20 years, and associated programs and services by independent contractor, of the former Rosewood Lakes Golf Course for the purpose of restoring the property to its natural wetlands, preserving open space, and creating a nature study area for public benefit, located at 6800 Pembroke Drive. **[Ward 3]**

City Manager's Office

- D.3 Presentation and overview on the COVID vaccination program efforts by the Reno Fire Department and community partners including a report on the Point of Dispensing (POD) process, total doses administered, population segments who have received the vaccination and who are currently eligible, with highlights of specific vaccination efforts targeted at Reno's under-served population.

D.4 Homeless Services and Nevada Cares Campus

- D.4.1 Staff Report (For Possible Action): Presentation, discussion, and potential direction to staff related to the Nevada Cares Campus; including an update on shelter construction, conceptual plans for future phases, possible relocation of services from the Community Assistance Center, and a funding strategy.

- D.4.2 Staff Report (For Possible Action): Update and discussion related to the potential transition of lead agency homeless service responsibilities to Washoe County.

D.4.3 Staff Report (For Possible Action): Request to initiate a review of ordinances related to public spaces, including an evaluation of land use standards for Public Meal or Homeless Service Providers (RMC Sec. 18.03.206 - Table of Allowed Uses, RMC Sec.18.03.303(A)(2) - Use Standards for Public Meal or Homeless Service Provider, and 18.09.302 - Definition for Public Meal or Homeless Service Provider), and for ordinances related to Camping on certain public properties (RMC Sec. 8.12.030 - Camping on Public Property in the Truckee River Corridor and RMC Sec. 8.23.090 - Camping [in park and recreation facilities]).

D.5 Staff Report (For Possible Action): Discussion and possible direction to staff regarding the follow-up for the 20-02 Deposit Assistance Program Audit.

D.6 Staff Report (For Possible Action): Acceptance of the fifth and final audit follow-up regarding the 18-01 Management Policies and Procedures Audit Report issued November 15, 2017.

D.7 Staff Report (For Possible Action): Update, discussion, and potential direction to staff regarding the 81st (2021) Session of the Nevada Legislature.

E Ordinances - Introduction (Other Ordinance, Introduction items may be found under the following agenda sections: Public Hearings, and/or Standard Department Items.)

F Ordinances - Adoption

G City Clerk

G.1 Citizen Appointments to Boards and Commissions

H Mayor and Council

H.1 City Council Comments, including announcements regarding City boards and commissions, activities of local charitable organizations and upcoming local community events. (Non-Action Item)

I Public Hearings - 6:00 PM (Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.)

I.1 Santerra Quilici Properties

I.1.1 Staff Report (For Possible Action): **Case No. LDC21-00017 (Santerra Quilici Properties)** Appeal of the Planning Commission's recommendations for approvals of 1) Master Plan amendment from ±645.98 to ±498.26 acres of Single Family (SF), from ±405.87 to ±620.22 acres of Parks Greenways and Open Space (PGOS), from ±15.53 to ±9.84 acres of Suburban Mixed Use (SMU), from ±83.22 to 0 acres of Mixed Employment (ME), from ±13.99 to ±25.72 acres of Mixed Neighborhood (MX), and from ±0 to ±10.55 acres of Public Quasi-Public (PQP); and 2) zoning map amendment from ±215.29 to ±199.65 acres of Single Family Residential 6,000 Square Feet (SF6), from ±427.97 to ±298.61 acres of Single Family Residential – 9,000 Square Feet (SF9), from ±13.99 acres to ±25.72 acres of Multifamily 14 units per acre (MF14), from ±83.26 to 0 acres of Industrial Commercial (IC), from ±15.53 to ±9.85 acres of Neighborhood Commercial (NC), from 0 to ±10.55 Public Facility (PF), from ±408.55 to ±620.2 acres of Open Space (OS); and appeal of recommendation to deny 3) tentative map to develop a 1,225 unit residential subdivision; and 4) special use permits for a) grading that results in cuts greater than 20 feet in depth and fills greater than ten feet in height; b) disturbance of major drainageways; c) hillside development, d) cluster development; and e) major utilities. The overall ±1,164.59 acre site is located to the south and east of Interstate 80 (I-80), southwest of Boomtown Garson Road, to the south of the Meridian 120 South projects and is designated within the Mortensen-Garson Overlay District (MGOD) and is within the Mortensen-Garson Neighborhood Plan. **[Ward 5]**

The appeal of Planning Commission's recommendations regarding Master Plan and zoning map amendments were brought by Adrian Argyris for Council consideration. Appeals for tentative map and special use permits were brought by Michael Pagni, with McDonald Carano, and possible action by Council could be to approve, modify, or deny the requests.

I.1.2 Staff Report (For Possible Action): **Case No. LDC21-00017 (Santerra Quilici Properties)** Resolution to adopt and amend the Master Plan land use designation from ± 645.98 to ± 498.26 acres of Single Family (SF), from ± 405.87 to ± 620.22 acres of Parks Greenways and Open Space (PGOS), from ± 15.53 to ± 9.84 acres of Suburban Mixed Use (SMU), from ± 83.22 to 0 acres of Mixed Employment (ME), from ± 13.99 to ± 25.72 acres of Mixed Neighborhood (MX), and from ± 0 to ± 10.55 acres of Public Quasi-Public (PQP). **[Ward 5]**

I.1.3 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. _____ Case No. LDC21-00017 (Santerra Quilici Properties)** Ordinance to amend Title 18, Chapter 18.08 of the Reno Municipal Code, entitled "Zoning," rezoning a $\pm 1,164.59$ acre site located to the south and east of Interstate 80 (I-80), southwest of Boomtown Garson Road, to the south of the Meridian 120 South projects from ± 215.29 to ± 199.65 acres of Single Family Residential 6,000 Square Feet (SF6), from ± 427.97 to ± 298.61 acres of Single Family Residential – 9,000 Square Feet (SF9), from ± 13.99 acres to ± 25.72 acres of Multifamily 14 units per acre (MF14), from ± 83.26 to 0 acres of Industrial Commercial (IC), from ± 15.53 to ± 9.85 acres of Neighborhood Commercial (NC), from 0 to ± 10.55 Public Facility (PF), from ± 408.55 to ± 620.2 acres of Open Space (OS); together with other matters properly relating thereto. **[Ward 5]**

J Public Comment (This item is for either public comment on any action item or for any general public comment.)

K Adjournment (For Possible Action)

L REDEVELOPMENT AGENCY BOARD**L.1 Roll Call****L.2 Public Comment (This item is for either public comment on any action item or for any general public comment.)****L.3 Approval of the Agenda (For Possible Action) - March 24, 2021.****L.4 Approval of Minutes**

L.4.1 Reno City Council & Redevelopment Agency Board - Joint Regular - Oct 28, 2020 10:00 AM (For Possible Action)

L.4.2 Reno City Council & Redevelopment Agency Board - Joint Regular - Jan 27, 2021 10:00 AM (For Possible Action)

L.5 Redevelopment Agency Board Comments, including announcements regarding City boards and commissions, activities of local charitable organizations and upcoming local community events. (Non-Action Item)

L.6 Public Comment (This item is for either public comment on any action item or for any general public comment.)**L.7 Adjournment (For Possible Action)**