



AGENDA

Regular Meeting

Reno City Council

TELECONFERENCE MEETING

Wednesday, April 14, 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_-BRlxC69S5muFUR5-kK7RQ

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.

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) - April 14, 2021.****A.5 Approval of Minutes**

A.5.1 Reno City Council - Regular - Feb 10, 2021 10:00 AM (For Possible Action)

A.5.2 Reno City Council - Regular - Feb 24, 2021 10:00 AM (For Possible Action)

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. Perenn Bakery, Aubrey O'Laskey, 7700 Rancharrah Parkway, Suite 110 - Dining Room Wine and Beer (For Possible Action) [**Ward 2**]
2. Chavelita's, Jose Garcia Zarco, 2080 Mill Street - Dining Room Wine and Beer (For Possible Action) [**Ward 3**]
3. Tacos Tijuana Mexican Grill and Cantina, Jose Valencia, 7499 Longley Lane, Suite A - Dining Room Alcohol and Alcohol Catering (For Possible Action) [**Ward 2**]
4. Schussboom Brewing Company, LLC, Briana Wagner, 12245 South Virginia Street - Brew Pub and Bar, Liquor Manufacturer's Package Alcohol License (For Possible Action) [**Ward 2**]

B.1.b Change of Ownership - Alcohol

1. Jasmeet's Food Mart, Jaspal Sanghera, 6190 South Virginia Street - Packaged Liquor (For Possible Action) [**Ward 3**]

B.1.c Supplemental - Alcohol

1. CVS/Pharmacy #8793, Thomas Moffatt, 299 E. Plumb Lane, Suite 170 - Packaged Liquor (For Possible Action) [**Ward 3**]

B.1.d New - Privileged

1. RISE, Anthony Georgiadis, 2881 Northtowne Lane - Marijuana Establishment-Retail Marijuana Store [**Ward 3**]

- B.2 Staff Report (For Possible Action): Approval of a Nevada State Liquor Manufacturer's License application for Briana Wagner and Jason Wagner, Schussboom Brewing Company, LLC located at 12245 South Virginia Street, Reno, Nevada and if approved, authorize the Mayor and Council to sign the Nevada State Liquor License Application. **[Ward 2]**
- B.3 Staff Report (For Possible Action): Acceptance of Grant from the National Endowment for the Arts (NEA) for the CARES Act additional funding for the City of Reno to subgrant to Reno's local arts non-profits and pay for City grant administration in the amount of \$45,590.
- B.4 Staff Report (For Possible Action): Acceptance of Donation from the High Fives Foundation for the Military to the Mountain 2021 partnership in the amount of \$21,000.
- B.5 Staff Report (For Possible Action): Resolution of the Reno City Council pursuant to NRS 271.377, 271.380 and 271.385 fixing the date, time and place when complaints, protests and objections to the assessment roll for a City of Reno, Nevada Neighborhood Improvement Project, otherwise known as the Downtown Reno Business Improvement District, will be heard; and causing such roll to be filed in the office of the City Clerk.
- B.6 Staff Report (For Possible Action): Resolution to reapportion the assessments for the City of Reno, Nevada 1999 Special Assessment District No. 2 (ReTRAC) Reapportionment No. 19. **[Ward 5]**
- B.7 Staff Report (For Possible Action): Resolution Accepting Streets – Stonefield Phase 4 Villages 1C and 3A, FNL18-00016, including a portion of Coyote Bluff Drive, Finnsech Drive, and Wolf River Drive. **[Ward 4]**
- B.8 Staff Report (For Possible Action): Approval of Consultant Agreement with Lumos & Associates, Inc. for design services for the 2022 Neighborhood Sewer and Street Rehabilitation, in an amount not to exceed \$697,420. (Street Fund) **[Ward 1]**
- B.9 Staff Report (For Possible Action): Approval of the Cooperative (Local Public Agency) Amendment to an Agreement for Peckham Lane Pedestrian Path between the City of Reno and the State of Nevada Department of Transportation. **[Ward 3]**
- B.10 Staff Report (For Possible Action): Award of Contract to Group West Construction, Inc. for installation of flooring at Evelyn Mount Northeast Community Center (EMNECC) in an amount not to exceed \$227,000. (CDBG and General Fund) **[Ward 5]**

- B.11 Staff Report (For Possible Action): Award of Contract to Bruce Purves Construction, Inc. for dormitory remodels at Fire Station 6 (3970 Mira Loma Drive) and Fire Station 10 (5250 North Virginia Street) in an amount not to exceed \$393,351.95. (General Capital Project Fund) **[Ward 3, Ward 4]**
- B.12 Staff Report (For Possible Action): Approval and acceptance of the Reno Housing Authority Emergency Rental Assistance Program agreement to extend rental assistance services in accordance with the allocation plan through the Coronavirus Relief Fund program in the amount of \$5,700,000.
- B.13 Staff Report (For Possible Action): Approval of the reallocation of Council Donation Funds to the City of Reno's Parks Maintenance fund in the Parks and Recreation Department to support and maintain the Rose Garden at Idlewild Park by providing pre-emergent herbicide, fertilizer and weeding tools in the amount of \$750. (General Fund). **[Brekhus]**
- B.14 Staff Report (For Possible Action): Approval of the reallocation of Council Donation Funds to the City of Reno's Parks Maintenance fund in the Parks and Recreation Department to improve West Street Plaza by re-planting the site to make it more attractive for positive uses and less attractive for inappropriate uses in the amount of \$2,000. (General Fund) **[Brekhus]**
- B.15 Staff Report (For Possible Action): Approval of the reallocation of Council Donation Funds to the City of Reno's Capital Projects Fund in the Parks and Recreation Department to support the goals of ReLEAF Reno to increase Reno's quality of life by expanding its urban forest in the amount of \$5,000. (General Fund) **[Duerr]**
- B.16 Staff Report (For Possible Action): Resolution donating Council Donation Funds to support the St. Baldrick's Foundation fight to fund childhood cancer research in the amount of \$1,000. (General Fund) **[Reese]**

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.)

- C.1 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. _____ Case No. LDC21-00042 (Wes Court Hobby Condos Zone Change)** Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled "Zoning," rezoning a ±30.24 acre subject site comprised of three parcels from Mixed-Use Suburban (MS) to Mixed Employment (ME). The subject site is located west of US 395 and south of the terminus of Wes Court. The site has a Master Plan land use designation of Mixed Employment (ME). **[Ward 4]**

- C.2 Staff Report (For Possible Action): Review, discussion and possible approval of request for an affordable housing fee reduction in accordance with Reno Municipal Code 1.08, consisting of \$735,075 in sewer connection fees for the Springview by Vintage Apartments located on a ±6.45 acre site situated west of Clear Acre Lane and south of North McCarran Boulevard. [Ward 4]
- C.3 Staff Report (For Possible Action): Review, discussion and possible approval of request for an affordable housing fee reduction in accordance with Reno Municipal Code 1.08, consisting of \$26,943 in building permit fees and \$228,690 in sewer connection fees for the Marvel Way Empowerment Center Apartments located on a ±2.97 acre site situated north of Marvel Way and west of Airway Drive. [Ward 3]

D Department Items

Community Development

- D.1 Staff Report (For Possible Action): Review and preliminary approval of a budget modification plan for the City of Reno Building Enterprise Fund. Potential modifications include eight new positions and three reclassified positions totaling \$1.2 million annually; one time expenses for equipment, building space, and technology totaling \$939,000; and a five percent net reduction in building permit fees.
- D.2 Staff Report (For Possible Action): Update, discussion and preliminary direction to staff regarding a proposed Development Agreement between the City of Reno and Reno Real Estate Development, LLC and Reno Property Manager, LLC (together, the “Developer”) for an area that the Developer is calling the Reno Neon Line District, located within an area bounded by Keystone Street to the west, I-80 to the north, West Street to the east, and West Third Street to the south.

Finance

- D.3 Staff Report (For Possible Action): Presentation, discussion and potential direction to staff to amend Reno Municipal Code (RMC) Title 2, Chapter 2.10, Article II, of the Reno Municipal Code titled “Fiscal Control,” Section 2.10.040 titled “Monthly reports” to amend current monthly financial reporting to the Reno City Council to occur quarterly within 30 to 60 days subsequent to quarter end.
- D.4 Staff Report (For Possible Action): Presentation, discussion and potential direction to staff on a proposed capital funding plan for the Public Safety Center and Moana Pool Capital Projects.

City Manager's Office

D.5 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

F.1 Staff Report (For Possible Action): **Ordinance Adoption - Bill No. 7170 Case No. LDC21-00017 (Santerra Quilici Properties)** Ordinance to amend Title 18, Chapter 18.08 of the Reno Municipal Code, entitled "Zoning," rezoning a ±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]**

F.2 Staff Report (For Possible Action): **Ordinance Adoption - Bill No. 7169 Case No. LDC21-00024 (The Canyons)** Request for: 1) a zoning map amendment from ±23.98 acres of Open Space (OS) and ±57.03 acres of Single Family Residential – 15,000 square feet (SF15) to ±81.01 acres of Planned Unit Development (PUD) with ±29.02 acres of residential and ±51.99 acres of open space land uses; 2) certification of the associated Canyons PUD Handbook; and 3) tentative approval of the associated Affordable Housing Charitable Donation agreement. The ±81.01 acre site is located east of the eastern terminus of Trail Rider Drive and has a Master Plan land use designation of Single Family Neighborhood (SF). This project was submitted prior to the comprehensive update to the zoning code (Zoning Code RENOVation) and will be reviewed, analyzed, and heard using the Title 18 standards in existence immediately prior to January 13, 2021. **[Ward 2]**

G City Clerk**G.1 Citizen Appointments to Boards and Commissions**

G.1.1 Staff Report (For Possible Action): Discussion and potential appointment of up to two individuals to the Building Enterprise Fund Advisory Committee from the following pool of applicants, listed in alphabetical order: Douglas Hunter, Scott Jolly, Kraig Knudsen, Julius Lorentzen, Lane McQuatt, Robb Smith, and/or Steve Thomsen.

This item was continued from the February 10, 2021 and March 10, 2021 City Council meetings.

G.1.2 Staff Report (For Possible Action): Discussion and potential reappointment/appointment of one individual to the Reno Arts and Culture Commission from the following pool of applicants, listed in alphabetical order: Stacy Andersen, Mary Carlson, Bryce Chisholm, Amy Fleming, Dana Hatjakes (reappointment), Corinne Hechavarria, Shaquita Hill, Anika Khan, Susan Mazer, Laura Newman, Kendall Nolan, Megan O'Reilly or Benjamin Schwartz.

This item was continued from the February 10, 2021 and March 10, 2021 City Council meetings.

G.1.3 Staff Report (For Possible Action): Discussion and potential appointment of one individual to the Reno Housing Authority from the following pool of applicants, listed in alphabetical order: Barry Blevins, Jenny Brekhus, Oscar Delgado, Naomi Duerr, Cynthia Hernandez, Neoma Jardon, Dwight Nelson, Devon Reese or Bonnie Weber.

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 Staff Report (For Possible Action): **Case No. LDC21-00016 (COPART)** Appeal of the Planning Commission's approval of a special use permit for the expansion of a nonconforming use of a wrecking yard, salvage yard, or junk yard (outside). The subject site contains three parcels totaling ±34.07 acres and is located ±450 feet west of the intersection of North Virginia Street and Stead Boulevard. The site has a base zoning of Industrial Commercial (IC). The Master Plan land use designation is Special Planning Area/Reno Stead Corridor Joint Plan (SPA/RSCJP). The original request was submitted prior to the RENOvation Code Update and adoption on January 13, 2021 and was reviewed under the previous Title 18 Land Development Code. **[Ward 4]**

The appeal of the Planning Commission's approval of the special use permit was brought by Snell & Wilmer L.L.P. as the representative of COPART. Possible action by City Council would be to approve, modify, or deny the request.

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)