



# AGENDA

## Joint Regular Meeting

### Reno City Council & Redevelopment Agency Board

Wednesday, July 28, 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 Notice:** This agenda has been physically posted in compliance with NRS 241.020(3)(notice of meetings) at Reno City Hall – One East First Street. In addition, 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 the City Clerk’s Office at (775) 334-2030 or [cityclerk@reno.gov](mailto:cityclerk@reno.gov).

**Public Comment:** Those wishing to address the Reno City Council may submit public comment through the online public comment form found at [Reno.Gov/PublicComment](http://Reno.Gov/PublicComment), by sending an email to [publiccomment@reno.gov](mailto:publiccomment@reno.gov), or by leaving a voicemail at 775-393-4499. 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. Those wishing to address the Reno City Council in person shall submit a “Request to Speak” form to the City Clerk.

Public comment, whether on action items or general public comment, is limited to three (3) minutes per person. Unused time may not be reserved by the speaker, nor allocated to another speaker. No action may be taken on a matter raised under general public comment until the matter is included on an agenda as an item on which action may be taken. On specific agenda items, the presiding officer may prohibit comment if the content of the comments is a topic that is not relevant to, or within the authority of, the City Council, or if the content is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering with the rights of other speakers. Any person making willfully disruptive remarks while addressing the Reno City Council & Redevelopment Agency Board or while attending the Reno City Council & Redevelopment Agency Board meeting may be removed from the room by the presiding officer, and the person may be barred from further audience before the Reno City Council & Redevelopment Agency Board during that session of the Reno City Council & Redevelopment Agency Board. See, Nevada Attorney General Opinion No. 00-047 (April 27, 2001); Nevada Open Meeting Law Manual, § 8.05.

In addition, any person willfully disrupting the meeting may be removed from the room by the presiding officer. See, NRS 241.030(4)(a); RMC §§ 8.12.024, 8.12.027. Examples of disruptive conduct include, without limitation, yelling, stamping of feet, whistles, applause, heckling, name calling, use of profanity, personal attacks, physical intimidation, threatening use of physical force, assault, battery, or any other acts intended to impede the meeting or infringe on the rights of the Reno City Council & Redevelopment Agency Board, city staff, or meeting participants.

**Accommodations:** City Council and staff will make reasonable efforts to assist and accommodate individuals with disabilities desiring to attend the meeting. Please contact the City Clerk’s Office at (775) 334-2030 in advance so that arrangements can be made.

**Supporting Material:** Staff reports and supporting material for the meeting are available at the City Clerk’s Office, and on the City’s website at <http://www.reno.gov/meetings>. Pursuant to NRS 241.020(6), 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](http://www.reno.gov/meetings), the City of Reno YouTube channel, 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](http://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) - July 28, 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. Blackrock Wine Co LLC, Jerry VanHoose, 6135 Lakeside Drive, Unit 111, Dining Room Wine and Beer (For Possible Action) [**Ward 2**]

**B.1.b Change of Ownership - Alcohol**

1. Dynasty China Bistro, Xinghui Jiang, 1185 California Avenue Unit C, Dining Room Wine and Beer (For Possible Action) [**Ward 1**]
2. Board & Brush Reno, Anne Polk, 7530 Longley Lane Unit 104, On Premise Wine and Beer (For Possible Action) [**Ward 2**]

**B.2 Staff Report (For Possible Action):** Acceptance of Donation from the Truckee-Tahoe Lumber Company of oriented strand board (OSB) to be used as training material in the Fire Department Recruit Academy with an approximate value of \$4,000.

**B.3 Staff Report (For Possible Action):** Acceptance of Water Extrication Team (WET) personal protective equipment and supplies donation from the Local Emergency Planning Committee to the Reno Fire Department, purchased with funding provided through the FY21 Operations, Planning, Training & Equipment (OPTE) grant award from the Nevada State Emergency Response Commission in the value of \$2,580.03.

- B.4 Staff Report (For Possible Action): Approval of renewal of the City's insurance coverage with the Public Entity Property Insurance Program (PEPIP) for Property, Boiler and Machinery, Vehicle Physical Damage, Pollution and Cyber Insurance from July 1, 2021 through June 30, 2022 in an amount not to exceed \$1,098,341. (Risk Management Fund)
- B.5 Staff Report (For Possible Action): Award of Contract to Robertson Industries, Inc. for the 2021 Playground Surface Repair Project at Somerset East, Liston, Summit Ridge and Damonte Ranch Parks in an amount not to exceed \$251,343. (Parks Capital Maintenance Fund) **[Ward 2, Ward 3, Ward 5]**
- B.6 Staff Report (For Possible Action): Acceptance of Predisaster Mitigation Grant from the Federal Emergency Management Agency (FEMA) for the seismic retrofit of City Hall in the amount of \$4,000,000, which requires the city to match funding with an estimated \$2,558,677.61. (General Fund)
- B.7 Staff Report (For Possible Action): Approval of Agreement with Balance Hydrologics, Inc., for Truckee Meadows Regional Storm Water Quality Monitoring in the amount of \$182,154. (Sewer Fund, with 100% Reimbursement from Western Regional Water Commission and Nevada Department of Transportation)
- B.8 Staff Report (For Possible Action): Approval of Consultant Agreement for Professional Engineering Services with Brown and Caldwell for the Lear Sanitary Sewer Lift Station project in an amount not to exceed \$348,610. (Sewer Fund) **[Ward 4]**
- B.9 Staff Report (For Possible Action): Approval of the Non-Exclusive Utility Easement with the Nevada Division of State Lands for two outfall structures upon the Truckee River which are part of the City of Reno Fourth Street and Stoker Avenue storm drain system for an annual payment of \$934. (Sewer Fund)
- B.10 Staff Report (For Possible Action): Approval of a one-year extension for janitorial services to J&L in an amount not to exceed \$292,384, and Qual-Econ U.S.A. Janitorial Services in an amount not to exceed \$224,740. (General Fund)
- B.11 Staff Report (For Possible Action): Approval to purchase Crack Sealant Material and Specialty Asphaltic Materials by utilizing any joinder contracts, as allowed under NRS 332.195, or the City of Reno's competitive bid process in an amount not to exceed \$250,000. (Street Fund)

- B.12 Staff Report (For Possible Action): Approval to purchase aggregate, sand, and salt by utilizing any joinder contracts, as allowed under NRS 332.195, or the City of Reno's Competitive Bid Process in an amount not to exceed \$120,000. (Street Fund)
- B.13 Staff Report (For Possible Action): Approval to purchase reflective sign materials and Telespar sign posts by utilizing any joinder contracts, as allowed under NRS 332.195, or the City of Reno's Competitive Bid Process in an amount not to exceed \$100,000. (Street Fund)
- B.14 Staff Report (For Possible Action): Approval to purchase sweeper brooms by utilizing any joinder contracts, as allowed under NRS 332.195, or the City of Reno's Competitive Bid Process in an amount not to exceed \$60,000. (Street Fund)
- B.15 Staff Report (For Possible Action): Approval to purchase thermoplastic roadway marking materials, roadway marking paint and reflective glass beads by utilizing any joinder contracts, as allowed under NRS 332.195, or the City of Reno's Competitive Bid Process in an amount not to exceed \$275,000. (Street Fund)
- B.16 Staff Report (For Possible Action): Approval of Maintenance Contract with Tyler Technologies (parent company of New World Systems, Inc. - NWS) for Finance and Payroll/HR system for FY 21/22 in an amount not to exceed \$265,000. (General Fund)
- B.17 Staff Report (For Possible Action): Approval of Agreement with the Children's Cabinet to reimburse the City of Reno for a portion of the cost of the City of Reno's Youth recreation programs, in compliance with the Nevada Department of Health and Human Services, Division of Welfare and Supportive Services, in the amount of \$100,000.
- B.18 Staff Report (For Possible Action): Approval and Award of R.F.P. #2021-11 and associated service agreement to Tennis Nation Racquet Sports for tennis programs and facility operations at the Reno Tennis Center.
- B.19 Staff Report (For Possible Action): Acceptance of Grant Award from Renown Health for a Renown Alumni Recreation Therapy Program in the amount of \$10,000.

B.20 Staff Report (For Possible Action): Resolution of the City Council of the City of Reno, Nevada, to be provided to the Director of the Nevada Department of Business and Industry, transferring \$14,171,374.40 in Volume Cap supporting the construction of a new affordable housing complex identified as "Washington Station Senior Apartments" (a new 205-unit affordable housing development at 260 Winter Street, 291 Washington Street, and 265 Washington Street, Reno) and rehabilitation of an existing affordable housing complex identified as Centennial Park (an existing 40-unit affordable housing development at 1652 Wedekind Road and 2090 Centennial Way, Reno) and providing other details in connection therewith.

**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): Discussion and potential approval of the Collective Bargaining Agreement between the City of Reno and the Reno Firefighters Local 731 International Association of Firefighters for the period of July 1, 2021 through June 30, 2022 for FY 21/22 in the amount of \$1,293,407.

- C.2 Staff Report (For Possible Action): **Case Nos. LDC21-00067 and LDC21-00074 (Master Plan Text Amendment – Zoning Districts)** Text amendments to the City’s Master Plan to: (1) update the names of all zoning districts and application types to conform to the City’s zoning code adopted in January 2021; (2) identify Parks, Greenways, and Open Space (PGOS), Public Facilities (PF), and Specific Plan District (SPD) zoning districts as conforming in all master plan categories; (3) expand the Single-Family Neighborhood, Mixed Neighborhood, Multi-Family Neighborhood, and Suburban Mixed-Use categories to allow for lower density residential zoning districts; (4) expand the Industrial category to include the Mixed Employment (ME) zoning district; (5) limit Industrial (I) and Industrial Commercial (IC) zoning districts within the Mixed-Employment category to existing properties with that zoning; (6) within the Mortensen-Garson Neighborhood Plan, add Mixed-Use Suburban (MS) as a conforming zoning district in the Suburban Mixed-Use category, and Single-Family Residential, 3 units per acre (SF3) as a conforming zoning district in the Single-Family Neighborhood category; (7) identify the Mixed-Use Airport (MA) zoning district as conforming in the Public Quasi-Public master plan category; (8) limit the MA zoning district within the Industrial, Mixed Employment, and Suburban Mixed-Use categories to existing properties with that zoning; (9) identify the Mixed-Use Midtown Commercial (MU-MC) and Mixed-Use Midtown Residential (MU-RES) zoning districts as conforming within the Urban Mixed-Use category; and, (10) allow non-substantive typographical and grammatical errors in the Master Plan to be corrected administratively; together with matters which pertain to or are necessarily connected therewith. This Master Plan text amendment applies to all properties citywide.
- C.3 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. \_\_\_\_\_ Case No. LDC21-00031 (Logisticenter I-80 West Phase 2 Zoning Map Amendment)** Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled "Zoning," rezoning ±3.16 acres of Arterial Commercial (AC) and ±22.77 acres of Hotel Casino (HC) to Mixed-Use Suburban (MS) on ±25.93 acres. The project site includes two parcels totaling ±26.9 acres and is generally located north of Interstate 80, south of Boomtown-Garson Road, ±950 feet west of its intersection with Cabela Drive. The site is within the Mortensen-Garson Overlay District (MGOD) zone and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 5]**

- C.4 Staff Report (For Possible Action): Public hearing and possible adoption of a City Council resolution finding that it is in the best interest of the public to enter into an amended and restated option agreement to sell 0 West Second Street (APN 011-026-03) to Reno Real Estate Development, LLC for purposes of constructing a redevelopment or economic development project consistent with NRS 268.063.

*This item relates to Item L.6.1 on the Redevelopment Agency Board agenda.*

- C.5 Staff Report (For Possible Action): Public hearing and possible adoption of City Council Resolution finding that it is in the best interest of the public to enter into an amended and restated option agreement to sell 290 Keystone Avenue (APN 011-640-02) to Reno Property Manager, LLC, for purposes of constructing a redevelopment or economic development project consistent with NRS 268.063.

*This item relates to Item L.6.2 on the Redevelopment Agency Board agenda.*

## **D Department Items**

### **City Attorney**

- D.1 Staff Report (For Possible Action): Discussion, direction and potential approval of Nevada Agreement on Allocation of Opioid Recoveries relating to the resolution of existing opioid related litigation (CV18-01895), and the allocation and use of recovery proceeds to remediate the harms, impact, and risks caused by the opioid epidemic to the City and its residents.

### **Community Development**

- D.2 Staff Report (For Possible Action): Presentation, discussion and potential direction to staff on an update to components within the FY 21/22 comprehensive planning work program.
- D.3 Staff Report (For Possible Action): Presentation, discussion and potential direction to staff regarding initiation of an ordinance change to update tree protection, installation and maintenance standards within Reno Municipal Code Title 18 (Annexation and Land Development) and Chapter 8.32 (Trees and Shrubs). This may include updates to related processes and procedures, or other matters properly relating thereto.

- D.4 Staff Report (For Possible Action): Presentation, discussion and potential sponsorship of an amendment to the Truckee Meadows Regional Plan to remove two parcels (APN's 038-181-01 and 038-172-14) totaling ±27.9 acres from the City of Reno's Sphere of Influence (SOI) boundary. The subject parcels are located on the south side of Interstate 80 off Exit 7 and north of Mogul Road. The parcels have a City of Reno Master Plan land use designation of Mixed-Employment and a Washoe County zoning of Industrial. **[Ward 5]**

#### **Parks and Recreation**

- D.5 Staff Report (For Possible Action): Presentation, discussion, and potential acceptance of the Sky Tavern Annual Report and update on current projects and programs.

#### **City Manager's Office**

- D.6 Reno Tahoe Airport Annual Presentation - Daren Griffin, President/CEO of the Reno-Tahoe Airport Authority.
- D.7 Staff Report (For Possible Action): Presentation, discussion and potential direction to staff regarding a proposed ordinance amendment to Exhibit B of Title 16, Chapter 16.01.012 of the Reno Municipal Code regarding parallel parking near a fire hydrant in order to comply with NRS 484B.450.
- D.8 Staff Report (For Possible Action): Presentation, discussion, and possible action related the process for redistricting of the City of Reno ward boundaries following the 2020 Census, including the possible adoption of principles to guide the redistricting process.

**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**

**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): Appeal of the Hearing Officer's decision regarding approval of a building permit for Riverside Apartments located north of Riverside Drive, south of Jones Street and east of Winter Street (Application No. BLD21-00655E). The site has a zoning of Mixed-Use Downtown Powning District and a Master Plan land use designation of Downtown Mixed-Use.

**[Ward 1]**

*The appeal was filed by Glenn Klupsak, Lori Burke (represented by Mark Wray) and Garrett Gordon (on behalf of Urban Lion II LLC). The City Council may affirm, reverse or modify the decision of the Hearing Officer.*

- I.2 Staff Report (For Possible Action): **Case No. LDC21-00057 (Logisticenter I80 Phase 2)** Appeal of the Planning Commission's decision to deny: 1) a conditional use permit to allow: a) development of an industrial facility within 150 feet of residential zoning, and b) business operations between 11:00 p.m. and 6:00 a.m.; and 2) alternative equivalent compliance to vary from ground floor building transparency standards. The ±26.9 acre site includes two parcels and is generally located north of Interstate 80, south of Boomtown-Garson Road, ± 950 feet west of its intersection with Cabela Drive. The site is currently zoned Arterial Commercial (AC), Hotel Casino (HC), and Single-Family Residential - 6,000 square feet (SF-6) and is within the Mortensen-Garson Overlay District (MGOD) zone (a concurrent request for Mixed-Use Suburban (MS) zoning is in process). The site has a Master Plan land use designation of Suburban Mixed-Use (SMU).

**[Ward 5]**

*The appeal was filed by Ken Krater on behalf of Dermody properties. The City Council may affirm, reverse or modify the decision of the Planning Commission.*

**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) - July 28, 2021.**

L.4 Staff Report (For Possible Action): Potential approval of a Resolution of the Redevelopment Agency of the City of Reno to provide a Release and Termination of a Restrictive Covenant made by Riverfront Village, LLC for the benefit of the Redevelopment Agency of the City of Reno encumbering 0 Museum Drive and 0 Wild Waves, identified as APNs 012-440-04 and 012-440-08, respectively; together with matters which pertain to or are necessarily connected therewith.

**L.5 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.)**

L.5.1 Staff Report (For Possible Action): Public hearing and possible adoption of a City Council resolution finding that it is in the best interest of the public to enter into an amended and restated option agreement to sell 0 West Second Street (APN 011-026-03) to Reno Real Estate Development, LLC for purposes of constructing a redevelopment or economic development project consistent with NRS 268.063.

*This item relates to Item C.4 on the City Council agenda.*

L.5.2 Staff Report (For Possible Action): Public hearing and possible adoption of City Council Resolution finding that it is in the best interest of the public to enter into an amended and restated option agreement to sell 290 Keystone Avenue (APN 011-640-02) to Reno Property Manager, LLC, for purposes of constructing a redevelopment or economic development project consistent with NRS 268.063.

*This item relates to Item C.5 on the City Council agenda.*

L.6 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.7 Public Comment (This item is for either public comment on any action item or for any general public comment.)****L.8 Adjournment (For Possible Action)**