



AGENDA

Joint Regular Meeting

Reno City Council & Redevelopment Agency Board

Wednesday, August 25, 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.

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, by sending an email to 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, 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.

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) - August 25, 2021.

A.5 Approval of Minutes

A.5.1 Reno City Council - Regular - Jul 21, 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. Miyabi, Sanghyeon Nam, 13967 South Virginia Street Suite 910, Dining Room Wine and Beer (For Possible Action) [**Ward 2**]
2. Art Bar, Linda Carlin, 7300 Rancharrah Parkway, Suite 150, On-Premise Wine and Beer (For Possible Action) [**Ward 2**]
3. MillenniumNV LLC, Eric Salmoran-Juarez, Alcohol Caterer (For Possible Action) [**Not in City**]

B.1.b New - Cabaret

1. Flow Designs, Kristen Giacomini, 129 Bell Street, On-Premise Wine and Beer, Add-On Cabaret (For Possible Action) [**Ward 1**]

B.1.c Supplemental - Alcohol

1. Whispering Vine Wine Company, Curtis Worrall, 4201 West Fourth Street, Package Alcohol (For Possible Action) [**Ward 1**]

- B.2 Staff Report (For Possible Action): Acceptance of Grant Award from the State of Nevada, Department of Public Safety, Office of Traffic Safety to the City of Reno Police Department for the 2021-22 Joining Forces Grant Program (JF-2022-RPD-00036) to support participation in statewide, multi-jurisdictional traffic enforcement events in the amount of \$79,000.
- B.3 Staff Report (For Possible Action): Acceptance of the Federal Fiscal Year (FFY 21) Hazardous Materials Emergency Preparedness (HMEP) Mid-cycle grant award from the Washoe County Local Emergency Planning Committee (LEPC) to the Reno Police Department for Hazardous Waste Operations and Emergency Response training in the amount of \$7,770 (21-HMEP-01).
- B.4 Staff Report (For Possible Action): Acceptance of Grant Award from the Nevada Division of Public and Behavioral Health, Substance Abuse Prevention and Treatment Agency, Substance Abuse Prevention and Treatment State Prevention Infrastructure Funds via Join Together Northern Nevada (JTNN) and Quest Counseling and Consulting (Quest) to the City of Reno Police Department (\$13,200) for party car patrols and City of Reno Code Enforcement (\$7,920) for Social Host Ordinance compliance to enforce underage drinking laws for total grant awards in the amount of \$21,120.
- B.5 Staff Report (For Possible Action): Authorization to purchase new factory ammunition for the Reno Police Department from Salt Lake Wholesale Sports utilizing the Joinder provision of NRS 332.195 and the Nevada State Contract 99SWC-NV19-2342 in an amount not to exceed \$180,455. (General Fund)
- B.6 Staff Report (For Possible Action): Approval of Amended Independent Contractor Contract between the City of Reno and Allied Universal Security Services for the Public Safety Center (911 Kuenzli Street) to extend the term and increase the amount of the contract \$46,834 for a total not to exceed amount of \$171,834. (Public Safety Center Fund)
- B.7 Staff Report (For Possible Action): Approval of the City of Reno Fleet Buy Program for FY22 to purchase vehicles, equipment, and associated outfitting, pursuant to Chapter 332 of the Nevada Revised Statutes joinder, competitive bidding provisions, and the City Purchasing Policy in an amount not to exceed \$4,688,500. (Fleet Management Fund)

- B.8 Staff Report (For Possible Action): Approval of grant of skywalk airspace, footings and fence easements to the Board of Regents of the Nevada System of Higher Education on behalf of the University of Nevada, Reno for an encroachment into a portion of airspace above and on City property known as East Ninth Street necessary for the covered open-air skywalk pedestrian bridge.
[Ward 5]
- B.9 Staff Report (For Possible Action): Approval of Regional Road Impact Fee (RRIF) Agreement #533001 between the Regional Transportation Commission (RTC), Sparks Family Hospital, Inc. and the City of Reno for the installation of a new traffic signal at the intersection of Longley Lane and Barron Way.
- B.10 Staff Report (For Possible Action): Approval of Agreement for Delivery of Non-Potable Water Service (NPS) for irrigation purposes at Idlewild Park with the Truckee Meadows Water Authority (TMWA), resulting in lower water rates, after an initial capital outlay of 30 percent of the anticipated construction cost, at this time is estimated by TMWA to be approximately \$226,250, of which Reno's share would be approximately \$70,000. (Capital Fund) **[Ward 1]**
- B.11 Staff Report (For Possible Action): Approval of Water Tank and Treatment Building Easement at Sky Tavern (located at 10000 Mount Rose Highway) for Mount Rose Bowl Property Owners Water Company, Inc., a non-profit corporation, for the purpose of constructing, installing, owning, operating, maintaining, repairing, replacing, repowering or removing one or more water storage and treatment facilities, supporting structures, foundations and pads, footings, and related facilities and equipment for the appraised value of \$2,060.
- B.12 Staff Report (For Possible Action): Approval of Purchase of Excess Liability Insurance with some combination, but not necessarily all, of the following insurance companies including Safety National Casualty Corporation, Safety Specialty Insurance Company, Gemini Insurance Company, General Star Indemnity and Allied World Insurance Company for coverage from September 1, 2021 through September 30, 2022 in an amount not to exceed \$799,000. (Risk Management Fund)
- B.13 Staff Report (For Possible Action): Resolution donating Council Donation Funds to Secret Witness to support their mission to solve crimes and improve public safety by generating information, not otherwise available, that helps law enforcement in preventing crime, arresting, and prosecuting suspects in the amount of \$2,500. (General Fund) **[Jardon]**

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. LDC21-00051 (Moya Industrial Complex Rezoning)** Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±13.31 site from Single Family Residential – 8 units per acre (SF-8) to Industrial (I). The site is located on the northwest side of Moya Boulevard ±140 feet south of Resource Drive. The subject site has a Master Plan land use designation of Industrial (I). **[Ward 4]**

C.2 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. _____ Case No. LDC21-00056 (3690 Warren Way Zoning Map Amendment)** Request for a zoning map amendment from Single-Family Residential – 3 units per acre (SF-3) to Multi-Family Residential – 21 units per acre (MF-21). The ±1 acre site is generally located on the east side of Warren Way, ±440 feet north of its intersection with West Peckham Lane. The site has a Master Plan land use designation of Suburban Mixed-Use (SMU); together with matters which pertain to or are necessarily connected therewith. **[Ward 2]**

D Department Items

City Attorney

D.1 Staff Report (For Possible Action): Presentation, discussion and potential direction to staff regarding a new ordinance to the Reno Municipal Code titled RMC 8.18.035 Unlawful use of a whip to address the City's growing calls for service and the inability to regulate the use of whips by the public in public areas.

Community Development

D.2 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 overhead utility line that is associated with Case No. LDC21-00073 (Military Road Powerline Relocation). The ±1.73 acre site is located on the southwest corner of the Lemmon Drive and Military Road intersection. **[Ward 4]**

Fire Department

- D.3 Staff Report (For Possible Action): Presentation, discussion and potential approval of the Cooperative Agreement for Automatic and Mutual Aid between the City of Reno, on behalf of the Reno Fire Department and the Truckee Meadows Fire Protection District.

Public Works

- D.4 Staff Report (For Possible Action): Presentation, discussion and potential approval of the Agreement and Mortgage document securing improvements constructed at the Reno Stead Water Reclamation Facility through a grant from the US Economic Development Administration in the amount of \$5,000,000.

City Manager's Office

- D.5 Staff Report (For Possible Action): Appointment of Mikki Huntsman to the office of Reno City Clerk; or alternatively, discussion and direction to staff regarding the recruitment and hiring of a new city clerk.
- D.6 Staff Report (For Possible Action): Approval of Purchase Agreement between the City of Reno and Artown authorizing the purchase of the Lear Theater located at 528 West First Street – APN 011-106-01 and the parking lot located on APN 011-106-04 in an amount not to exceed \$875,000. (Room Tax Fund)
- D.7 Staff Report (For Possible Action): Presentation, discussion and potential direction to staff regarding the \$51,519,997 in State and Local Fiscal Recovery Funds (SLFRF) awarded to the City of Reno under the American Rescue Plan Act of 2021, including acceptance of the grant funds, allocation of up to \$1,300,000 to support immediate projects, and approval of the implementation plan for selection and distribution of the remaining funds.

- 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. 7179 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]**

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): **Case No. LDC21-00065 (Military 8)** Appeal of the Planning Commission's denial of a request for: 1) a tentative map to establish a 60 lot single-family residential subdivision; and 2) a special use permit for cluster development utilizing small lot development standards. The ±8 acre site is located on the east side of Military Road, ±231 feet south of its intersection with Tulear Street. The site is within the Multifamily – 14 units per acre (MF14) zoning district and has a Master Plan land use designation of Mixed Neighborhood (MX). This project has requested to be reviewed, analyzed, and heard using the Title 18 standards in existence immediately prior to January 13, 2021. **[Ward 4]**

The appeal was filed by Karen Downs with Manhard Consulting on behalf of the applicant, D.R. Horton, Inc. The City Council may affirm, reverse or modify the decision of the Planning Commission.

- I.2 Staff Report (For Possible Action): **Case No. LDC21-00060 (Ventana Ridge)**
Appeal of the Planning Commission's decision to approve: 1) a tentative map to develop 67 single-family detached dwelling units and, 2) a major site plan review for: a) cluster development; b) hillside development; c) grading resulting in cuts deeper than 20 feet and fills greater than ten feet in height; and d) grading that results in the disturbance of a major drainage way. The ±166.8 acre site is composed of five parcels that are located north of the terminus of Sandestin Drive and ±450 feet north of the terminus of Peavine Pines Court. The site has the following established zonings districts: Specific Plan District (SPD) - Ventana Pointe, Single Family Residential - three dwelling units per acre (SF3), Single Family Residential - five dwelling units per acre (SF5) and, Parks, Greenways and Open Space. The site has a Master Plan land use designation of Parks, Greenways and Open Space (PGOS) and Single Family Neighborhood (SF).

[Ward 5]

Seven appeals were filed in opposition by Marcia Neese, Dianne K Eckert, Ita Nemovicher, Kristen Clements-Nolle, Seth Summersett, Maria Dion, William Clayton. Garrett Gordon filed an appeal on behalf of the Ventana Ridge LLC. 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) - August 25, 2021.****L.4 Approval of Minutes**

L.4.1 Reno City Council & Redevelopment Agency Board - Joint Special - May 10, 2021 11:00 AM (For Possible Action)

L.4.2 Reno City Council & Redevelopment Agency Board - Joint Special - May 11, 2021 11:00 AM (For Possible Action)

L.4.3 Reno City Council & Redevelopment Agency Board - Joint Special - May 19, 2021 10:00 AM (For Possible Action)

L.4.4 Reno City Council & Redevelopment Agency Board - Joint Regular - Jun 9, 2021 10:00 AM (For Possible Action)

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 to discuss, consider, and possibly recommend that Council: (1) amend the Redevelopment Plan for the Downtown Redevelopment Area plan an additional 15 years to 2043 to facilitate payment of existing debt; and (2) amend the Redevelopment Plan of Redevelopment Project Area 2 to authorize the use of tax increment generated in Project Area No. 2 to make an interfund loan pursuant to NRS 354.6118 to the Downtown Project Area to facilitate payment of existing debt.

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)**