



# AGENDA

## Joint Regular Meeting

### Reno City Council & Redevelopment Agency Board

Wednesday, March 23, 2022 • 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, Reno, Nevada 89501. 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).

Members of the public may hear, observe and provide public comment virtually by pre-registering using the following link:

[https://zoom.us/webinar/register/WN\\_X1S29yGNTIOFhWd6QoJUwv](https://zoom.us/webinar/register/WN_X1S29yGNTIOFhWd6QoJUwv)

**Public Comment:** Individuals wishing to address City Council at the meeting shall submit a "Request to Speak" form to the City Clerk. Individuals not in attendance may provide public comment by: (1) submitting an online public comment form at [Reno.Gov/PublicComment](https://www.reno.gov/publiccomment); (2) sending an email to [Publiccomment@reno.gov](mailto:Publiccomment@reno.gov), (3) leaving a voicemail at (775) 393-4499 or 4) participating via zoom by registering using the link above which will provide the meeting ID and call-in phone number. Voicemails 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. Voicemails received thereafter will be provided to City Council for review prior to adjournment, and entered into the record.

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 a subsequent agenda and denoted as an action item. 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. Other 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 City Council members, city staff, or meeting participants. Any person making willfully disruptive remarks while addressing City Council may be removed from the room by the presiding officer, and barred from attending the remainder of the meeting. See, Nevada Attorney General Opinion No. 00-047 (April 27, 2001); Nevada Open Meeting Law Manual, § 8.05. NRS 241.030(4)(a); RMC §§ 8.12.024, 8.12.027.

**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. City Council may combine two or more agenda items for consideration; remove items from the agenda; and/or, delay discussion on or continue scheduled agenda items at any time. 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:** At the discretion of the presiding officer, City Council may recess at any time during the meeting to confer with legal counsel and/or its management representatives as permitted by law. 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](https://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 23, 2022.****A.5 Approval of Minutes**

A.5.1 Reno City Council - Special - Feb 22, 2022 10:00 AM (For Possible Action)

A.5.2 Reno City Council - Regular - Feb 23, 2022 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 - Cabaret**

1. Norte Cantina, Dennis Banks, 210 Silver Lake Road, Suite 150, Cabaret, Package Wine and Beer (For Possible Action) [**Ward 4**]
2. South 40, Dennis Banks, 1445 South Meadows Parkway, Cabaret, Package Wine and Beer (For Possible Action) [**Ward 2**]

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

1. Bazaar European Deli & Cafe, Gennadiy Fedunov, 3652 South Virginia Street, Suite C1, Dining Room Wine and Beer, Package Wine and Beer (For Possible Action) [**Ward 3**]

**B.1.c Change of Ownership - Gaming**

1. Lucke's Saloon, Wynn Lucke, 1455 South Wells Avenue, 8 Slot Machines (For Possible Action) [**Ward 3**]
2. Winner's Gaming Inc dbat Shop N Go, Robert King, 641 East Moana Lane, 7 Slot Machines (For Possible Action) [**Ward 1**]

- B.2 Staff Report (For Possible Action): Resolution of intent proposing the issuance of and authorizing the publication of a notice relating to general obligation (additionally secured by pledged revenues) various purpose bonds in the amount of \$60 million for the purpose of financing a building project and a recreational project; providing the manner, form and contents of the notice; authorizing the City's Director of Finance to arrange for the sale of the bonds; providing other matters properly related thereto; and providing the effective date hereof. (Two-thirds majority vote required.)
- B.3 Staff Report (For Possible Action): Approval of (1) Reimbursement Agreement, (2) Purchase Agreement, and (3) Access and Utility Agreement for the construction of a secondary access road located within the Santerra-Quilici Project LDC21-00017. **[Ward 5]**
- B.4 Staff Report (For Possible Action): Award of Contract to Golden Bay Fence plus Iron Works, Inc. for the Yori Park Fence Replacement Project in an amount not to exceed \$218,091. (Community Development Block Grant Fund) **[Ward 1]**
- B.5 Staff Report (For Possible Action): Confirmation of streets for the 2024 (located in the northeast and southeast areas of the city) and 2025 (located in the southwest area of the city) Neighborhood Street Rehabilitation Program.  
**[Ward 1, Ward 3, Ward 4, Ward 5]**
- B.6 Staff Report (For Possible Action): Approval of Subrecipient Agreement with Volunteers of America for Award of Coronavirus State and Local Recovery funds to support the acquisition of the Hi-Way 40 Motel, 1750 East Fourth Street, in the amount of \$2,000,000. **[Ward 3]**
- B.7 Staff Report (For Possible Action): Approval of Subrecipient Agreement with the Community Housing Land Trust for Award of Coronavirus State and Local Recovery funds to support the Village on Sage Street Expansion project, 300 Sage Street, in the amount of \$2,500,000. **[Ward 3]**
- B.8 Staff Report (For Possible Action): Approval of Subrecipient Agreement with Reno Housing Authority for Award of Coronavirus State and Local Recovery funds to support the new construction of Dick Scott Manor, 1035 E. Eighth Street, in the amount of \$3 million. **[Ward 3]**
- B.9 Staff Report (For Possible Action): Resolution donating Council Donation Funds to the Seniors in Service Foster Grandparents Program to support senior volunteers provide at-risk children with academic assistance and positive intergenerational social interaction in the amount of \$500. (General Fund)  
**[Delgado]**

- B.10 Staff Report (For Possible Action): Approval of the reallocation of Council Travel and Training Funds to the City of Reno's Special Events Division for special events sponsorship assistance during FY 21/22 in the amount of \$700. (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. ANX22-00001 (Red Rock Road/Trail Drive Annexation)** Ordinance annexing to and making part of the City of Reno certain specifically described territory of twelve parcels totaling ± 44.74 acres generally located to the southeast of the intersection of Red Rock Road and Trail Drive. The subject site is located outside of the City of Reno Sphere of Influence and has the Washoe County Rural Residential (RR) Master Plan land use designation. The subject site has Washoe County zoning designations which include 41.57 acres of High Density Rural (HDR) and 3.17 acres of Public Semi Public (PSP). **[Ward 4]**

**C.2 Peavine Employment Center**

- C.2.1 Staff Report (For Possible Action): **Case No. LDC22-00018 (Peavine Employment Center)** Request for: 1) Master Plan amendment from ±207.35 acres of Large Lot Neighborhood (LL) and ±3.17 acres of Public Quasi Public (PQP) to ±169.11 acres of Mixed Employment and ±41.41 acres of Parks, Greenways, and Open Space (PGOS); 2) Zoning map amendment from ±207.35 acres of Large Lot Residential 2.5 acres per dwelling unit (LLR2.5) and ±3.17 acres of Public Facility (PF) to ±210.52 acres of Specific Plan District (SPD); and 3) Project of Regional Significance. The ±210.52 acre site is generally located to the southeast of the intersection of Red Rock Road and Trail Drive. This request is contingent on approval of a related request for annexation and the Washoe County zoning being translated to City zoning districts. **[Ward 4]**
- C.2.2 Staff Report (For Possible Action): Resolution to adopt an amendment to the land use plan of the City of Reno Master Plan from ±207.35 acres of Large Lot Neighborhood (LL) and ±3.17 acres Public/Quasi Public (PQP) to ±169.11 acres of Mixed Employment and ±41.41 acres of Parks, Greenways, and Open Space (PGOS). The ±210.52 acre site is generally located to the southeast of the intersection of Red Rock Road and Trail Drive and further described in planning in Case No. LDC22-00018 (Peavine Employment Center). The adoption is contingent on the approval of an associated annexation and conformance review by the Truckee Meadows Regional Planning Commission. **[Ward 4]**

- C.2.3 Staff Report (For Possible Action): **Ordinance Introduction - Bill No.** \_\_\_\_\_ Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled "Zoning," rezoning ±207.35 acres of Large Lot Residential 2.5 acres per dwelling unit (LLR2.5) and ±3.17 acres of Public Facility (PF) to ±210.52 acres of Specific Plan District (SPD). The ±210.52 acre site is generally located to the southeast of the intersection of Red Rock Road and Trail Drive; together with matters which pertain to or are necessarily connected therewith. **[Ward 4]**

**D Department Items**

**Public Works**

- D.1 Staff Report (For Possible Action): Resolution accepting the Regional Street Naming Committee recommendation naming an unnamed alley to Midtown Alley encompassed by St. Lawrence Avenue, Reno Avenue, Plumas Street, and Humboldt Street pursuant to the Regional Street Naming Committee manual. **[Ward 1]**

**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.)**

**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 23, 2022.****L.4 Approval of Minutes**

L.4.1 Reno City Council & Redevelopment Agency Board - Joint Regular - Jan 26, 2022 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)**