



AGENDA

Joint Regular Meeting

Reno City Council & Redevelopment Agency Board

Wednesday, May 25, 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.

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

https://us06web.zoom.us/webinar/register/WN_-xTPwyBDRJ-HHBFsBAXLDg

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, (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, 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) - May 25, 2022.****A.5 Approval of Minutes**

A.5.1 Reno City Council - Special - Mar 29, 2022 10:00 AM (For Possible Action)

A.5.2 Reno City Council - Special - Mar 30, 2022 10:00 AM (For Possible Action)

A.5.3 Reno City Council - Special - Mar 31, 2022 10:00 AM (For Possible Action)

A.5.4 Reno City Council - Regular - Apr 13, 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 - Alcohol**

1. Bighorn Tavern II, Kimberlee Gardner, 6135 Lakeside Drive, Suite 113, Dining Room Alcohol (For Possible Action) **[Ward 2]**

B.1.b New - Gaming

1. Sartini Gaming LLC db at AM PM Mini Mart #42967, Phyllis Gilland, 4410 North Virginia Street, 4 Slot Machines (For Possible Action) **[Ward 4]**

B.1.c New - Privileged

1. LCDmodern, Linda Demers, 907 West Moana Lane, Secondhand Dealer (For Possible Action) **[Ward 1]**

B.1.d Change of Ownership - Alcohol

1. Reno Public House, Kyle Aiton, 33 Saint Lawrence Avenue, On-Premises Alcohol (For Possible Action) **[Ward 1]**

- B.2 Staff Report (For Possible Action): Resolution to augment the budget of the City of Reno, Nevada for FY 21/22; and approval of budget revisions for the period of January 1, 2022 through March 31, 2022.

- B.3 Staff Report (For Possible Action): Approval of Sub-Grant Agreement with the Nevada Division of Environmental Protection to the City of Reno to reimburse the replacement costs for one snow plow truck in an amount not to exceed \$44,831. (Reimbursement to Fleet Management Fund)

- B.4 Staff Report (For Possible Action): Approval of Consulting Agreement for Evaluation and Pre-Design Services with Jacobs Engineering Group Inc. (Jacobs) for the Truckee Meadows Water Reclamation Facility (TMWRF) Dewatering Building Evaluation and Pre-Design Project in the amount of \$1,147,233 with Reno's share being \$787,346. (Sewer Fund)

- B.5 Staff Report (For Possible Action): Approval of the First Amendment to the Stonegate PUD Fire and Public Safety Services Agreement to modify the location of the permanent fire station and allow the project to be subject to an impact fee for police services.

- B.6 Staff Report (For Possible Action): Case No. BLA22-00021 (Vista Enclave Boundary Line Adjustment) Request for amendment to Vista Enclave open space deed restriction. **[Ward 4]**

- B.7 Staff Report (For Possible Action): Resolution of support endorsing the Nevada Western Heritage Center Alliance in revitalizing the Reno Sparks Livestock Event Center.

- B.8 Staff Report (For Possible Action): Acceptance of Donation from the Somerset Owners Association for part of the costs associated with the purchase and installation of ADA accessible benches at Somerset West Dog Park in the amount of \$6,908.24. **[Ward 5]**

- B.9 Staff Report (For Possible Action): Approval of the reallocation of American Rescue Plan Act State and Local Fiscal Recovery Fund ward specific allocated funds to the City of Reno's Parks and Recreation Department to offset costs associated with purchasing and installing ADA accessible benches at Somerset West Dog Park in the amount of \$10,000. (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 Meridian 120 South Open Space

C.1.1 Staff Report (For Possible Action): **Case No. LDC22-00045 (Meridian 120 South Open Space)** Request for: 1) a Master Plan amendment from ±8.3 acres of Mixed Employment (ME) to Parks, Greenways, and Open Space (PGOS), and 2) a zoning map amendment from ±8.3 acres of Industrial Commercial (IC) to Parks, Greenways, and Open Space (PGOS). The site is located on an ±8.3 acre portion of an ±80.64 acre parcel generally located 0.21 miles southwest of the intersection of Boomtown-Garson Road and Old Town Road. The site is within the Mortensen-Garson Neighborhood Plan and Mortensen-Garson Overlay District (MGOD) zone. **[Ward 5]**

C.1.2 Staff Report (For Possible Action): Resolution to adopt an amendment to the land use plan of the City of Reno Master Plan from ±8.3 acres of Mixed Employment (ME) to ±8.3 acres of Parks, Greenways, and Open Space (PGOS). The site is located on an ±8.3 acre portion of an ±80.64 acre parcel generally located 0.21 miles southwest of the intersection of Boomtown-Garson Road and Old Town Road, and further described in planning Case No. LDC22-00045 (Meridian 120 South Open Space). **[Ward 5]**

C.1.3 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 an ±8.3 acres portion of an ±80.64 acre parcel generally located 0.21 miles southwest of the intersection of Boomtown-Garson Road and Old Town Road from Industrial Commercial (IC) to Parks, Greenways, and Open Space (PGOS); together with matters which pertain to or are necessarily connected therewith. **[Ward 5]**

- C.2 Staff Report (For Possible Action): **Case No. LDC21-00038 (Meridian 120 South Condition Amendments)** Request to amend two conditions of approval associated with Meridian 120 South Villages 1-6. The request includes amendments to Condition No. 4 regarding dwelling unit allocation and deletion of Condition No. 31 regarding a temporary emergency access route for the following cases: LDC17-00061 (Villages 1 & 2); LDC18-00087 (Villages 3 & 4); LDC20-00013 (Villages 1 & 2 Cluster Development); and LDC20-00018 (Villages 5 & 6). The overall ±400.67 acre subject site is located south of the terminus of Boomtown Garson Road and south of Interstate 80 (I-80) in the Large Lot Residential – 1 Acre (LLR1); Single Family Residential – 15,000 Square Feet (SF15); Single Family Residential – 9,000 Square Feet (SF9); Single Family Residential – 6,000 Square Feet (SF6); Multi-Family - 14 dwelling units per acre (MF14); Arterial Commercial (AC); Neighborhood Commercial (NC); Public Facility (PF); and Open Space (OS) zones and is within the Mortensen-Garson Overlay District (MGOD). The site has Master Plan Land Use designations of Large Lot Neighborhood (LL); Single Family Neighborhood (SF); Mixed Neighborhood (MX); Suburban Mixed-Use (SMU); Mixed Employment (ME); Public/Quasi-Public (PQP); and Parks, Greenways, and Open Space (PGOS), and is within the Mortensen-Garson Neighborhood Plan. **[Ward 5]**

C.3 Tax Exempt Bond Issuance

- C.3.1 Staff Report (For Possible Action): Public Hearing regarding the issuance of Tax-Exempt Revenue Bonds by the Public Finance Authority of Wisconsin under the Tax Equity and Fiscal Responsibility Act of 1982 for the purpose of financing and refinancing the cost of facilities for the benefit of Coral Academy of Science Reno.
- C.3.2 Staff Report (For Possible Action): Resolution approving the Issuance of Tax-Exempt Revenue Bonds by the Public Finance Authority of Wisconsin under the Tax Equity and Fiscal Responsibility Act of 1982 for the purpose of financing and refinancing facilities for the benefit of Coral Academy of Science Reno.
- C.4 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. _____ Case No. ANX22-00002 (Gateway at Galena Annexation)** Ordinance annexing to and making part of the City of Reno certain specifically described territory of three parcels being ±33.71 acres of property located east of Wedge Parkway ±515 feet south of its intersection of Mount Rose Highway, within the City of Reno Sphere of Influence (SOI) and the Truckee Meadows Service Area (TMSA), Washoe County, Nevada, together with other matters which pertain to or are necessarily connected therewith. **[Ward 2]**

- C.5 Staff Report (For Possible Action): **Case No. LDC22-00023 (Reno City Center Skyway)** Request for a conditional use permit to construct a skyway (pedestrian bridge) over East Commercial Row, connecting the City Center building (219 North Center Street) to an existing parking garage at 50 East Plaza Street. The proposed skyway crosses East Commercial Row approximately 190 feet west of its intersection with North Center Street. The site is zoned Mixed-Use Downtown – Entertainment District (MD-ED) and has a Master Plan land use designation of Downtown Mixed-Use (DT-MU). **[Ward 5]**

D Department Items

- 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. 7206** Ordinance of the Reno City Council providing for the levy and manner of collection of assessments for the City of Reno, Nevada Neighborhood Improvement Project, otherwise known as the Downtown Reno Business Improvement District; ratifying, approving and confirming all other actions previously taken by the City Council of the City of Reno and the officers of said city directed toward the acquisition and improvements of said project in the district; together with other matters properly relating thereto.
- F.2 Staff Report (For Possible Action): **Ordinance Adoption - Bill No. 7207 Case No. LDC22-00056 (Moana Park and Fields Zoning Map Amendment)** Request for a zoning map amendment from General Commercial (GC), Neighborhood Commercial (NC), and Single-Family Residential (SF-8) to Public Facilities (PF). The ±21.79 acre site is located south of Moana Lane, west of Baker Lane and east of Grant Drive. The site has a Master Plan land use designation of Parks, Greenways, and Open Space (PGOS). **[Ward 2]**
- F.3 Staff Report (For Possible Action): **Ordinance Adoption - Bill No. 7208 Case No. LDC22-00053 (85 Keystone Avenue Specific Plan District)** Request for rezoning from Professional Office (PO) to Specific Plan District (SPD). The ±0.47 acre site is located on the southwest corner of the intersection between Keystone Avenue and West First Street. The site has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 1]**

- F.4 Staff Report (For Possible Action): **Ordinance Adoption - Bill No. 7209**
Ordinance authorizing the issuance of the City's General Obligation (additionally secured by pledged revenues) Various Purpose Subordinate Lien Bonds, Series 2022 in the maximum aggregate principal amount of \$60,000,000 in order to finance a portion of the design, acquisition, construction, improving, and equipping of a Public Safety Center, a portion of the costs of the design, acquisition, construction, improving, and equipping of an Aquatic Center at Moana Springs, and preliminary work to design a Fire Department Headquarters.
- 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) - May 25, 2022.****L.4 Approval of Minutes**

L.4.1 Reno City Council & Redevelopment Agency Board - Joint Regular - Apr 27, 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)**