



# AGENDA

## Joint Regular Meeting

### Reno City Council & Redevelopment Agency Board

Wednesday, July 27, 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://us06web.zoom.us/webinar/register/WN\\_c3U4ORFMQ0m8L\\_NK61QIHA](https://us06web.zoom.us/webinar/register/WN_c3U4ORFMQ0m8L_NK61QIHA)

**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](http://www.facebook.com/cityofreno)

**SPECIAL NOTICE**

**Reno Redevelopment Agency Board:** Members of the Reno City Council also serve as 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**

**Members Present**

**A.3    Public Comment**

**A.4    Approval of the Agenda (For Possible Action) – 27 July 2022**

**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 Staff Report (For Possible Action): Approval of a Nevada State Liquor Importer/Wholesaler License Application for Stefphon Jefferson and Luis Rosales, ASKL Group, LLC dbas Aguavawava located at 7111 South Virginia Street, Suite A5, Reno, Nevada and if approved, authorize the Mayor to sign the Nevada State Liquor License Application.
- B.2 Staff Report (For Possible Action): Approval of Privileged Business License – New Alcohol - Aguavawava, Stefphon Jefferson, 7111 South Virginia Street, Suite A5, Wholesale Alcohol
- B.3 Staff Report (For Possible Action): Approval of a Nevada State Liquor Manufacturer’s License Application for Philip Mountain, Mountain Brewing, LLC dbas Slieve Brewing Company located at 495 Morrill Avenue, Suite 101, Reno, Nevada and if approved, authorize the Mayor to sign the Nevada State Liquor License Application
- B.4 Staff Report (For Possible Action): Approval of Privileged Business License - New - Alcohol - Slieve Brewing Company, Philip Mountain, 495 Morrill Avenue, Suite 101, Alcohol Manufacturing, On-Premises Wine and Beer
- B.5 Staff Report (For Possible Action): Approval of Privileged Business License – New Alcohol - Grab & Go, Gurpreet Kaur, 1801 West 4th Street, Package Alcohol
- B.6 Staff Report (For Possible Action): Approval of Privileged Business License – New Alcohol - Longboards Pizza - SR, Jason Fairman, 15325 Wedge Parkway, Suite A, Dining Room Wine and Beer
- B.7 Staff Report (For Possible Action): Approval of Privileged Business License – New Alcohol - Stay High Liquor & Smoke, Rekha Sharma, 2145 Sutro Street, Suite 9, Package Alcohol
- B.8 Staff Report (For Possible Action): Approval of Privileged Business License - Supplemental - Alcohol - Black Rabbit Mead, William Truce, 401 East 4th Street, On-Premises Alcohol
- B.9 Staff Report (For Possible Action): Acceptance of the Federal Emergency Management Agency (FEMA) Public Assistance Grant to reimburse the City of Reno for costs related to disinfection services at the Reno Public Safety Center and temperature screening at City Hall during the COVID-19 pandemic in the amount of \$43,667.39.
- B.10 Staff Report (For Possible Action): Acceptance of Nevada State Historic Preservation Office (SHPO) Historic Preservation Fund (HPF) Grant for Travel

to National Alliance of Preservation Commissions (NAPC) biennial conference FORUM in Cincinnati, Ohio on July 13-17, 2022.

- B.11 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. 22.
- B.12 Staff Report (For Possible Action): Award of Contract to Farr Construction Corporation dba Resource Development Company for the Edison Way and University Lift Stations Replacement Project in the amount of \$3,912,546. (Sewer Fund)
- B.13 Staff Report (For Possible Action): Approval of Consultant Agreement for Construction Management Services with Shaw Engineering, for the Edison Way and University Lift Stations Replacement Project in an amount not to exceed \$552,380. (Sewer Fund)
- B.14 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.15 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.16 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.17 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.18 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.19 Staff Report (For Possible Action): Resolution donating Council Discretionary

Funds to Bee City USA, an affiliate within the Xerces Society Bee City USA and Bee Campus USA network of organizations to support their programs that promote pollinator-friendly cities in the amount of \$500. (General Fund)

- B.20 Staff Report (For Possible Action): Approval of Second Amended and Restated Employment Agreement (Reno City Manager) with Douglas Thornley that includes a provision for the City to purchase six (6) months of Nevada Public Employees' Retirement System credit for each full year of service completed by Mr. Thornley after July 1, 2021.

**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: **Case No. LDC21-00034 (Canyon's Edge) Request for: 1) an amendment to the Master Plan land use designation from ±80.22 Unincorporated Transition (UT) to ±14 acres of Single-Family Neighborhood (SF) and ±66.22 acres of Parks, Greenways, and Open Space (PGOS) and; 2) a zoning map amendment from Unincorporated Transition 40 acres (UT-40) to the Canyons Planned Unit Development (PUD-Canyons). The ±80.22 acres site is located approximately 1,400 feet east of the eastern terminus of Mine Shaft Drive.** The ±80.22 project area consists of two parcels generally located 1,400 feet east of the eastern terminus of Mine Shaft Drive. The request is for an amendment to the Master Plan land use designation from ±80.22 acres of Unincorporated Transition (UT) to ±14 acres of Single-Family Neighborhood (SF) and ±66.22 acres of Parks, Greenways, and Open Space (PGOS) and a zoning map amendment from Unincorporated Transition 40 acres (UT-40) to the Canyons - Planned Unit Development (PUD-Canyons). This request will amend the approved Canyons PUD Handbook to allow an additional eight residential lots and approximately 80 acres of land identified as the Canyons Edge Village. The proposed changes would allow for a maximum of 79 residential dwelling units on ±160 acres of land in the overall PUD development. Staff and the Planning Commission recommend approval.
- C.2 Staff Report (For Possible Action: **Resolution to adopt an amendment to the land use plan of the City of Reno Master Plan from ±80.22 Unincorporated Transition (UT) to ±14 acres of Single-Family Neighborhood (SF) and ±66.22 acres of Parks, Greenways, and Open Space (PGOS). The ±80.22 acres site is located approximately 1,400 feet east of the eastern terminus of Mine Shaft Drive and further described in planning Case No. LDC21-00034 (Canyon's Edge). The adoption is contingent on the conformance review and Tier change by the Truckee Meadows Regional**

**Planning Agency.** The ±80.22 project area consists of two parcels generally located 1,400 feet east of the eastern terminus of Mine Shaft Drive. The request is for an amendment to the Master Plan land use designation from ±80.22 acres of Unincorporated Transition (UT) to ±14 acres of Single-Family Neighborhood (SF) and ±66.22 acres of Parks, Greenways, and Open Space (PGOS) and a zoning map amendment from Unincorporated Transition 40 acres (UT-40) to the Canyons - Planned Unit Development (PUD-Canyons). This request will amend the approved Canyons PUD Handbook to allow an additional eight residential lots and approximately 80 acres of land identified as the Canyons Edge Village. The proposed changes would allow for a maximum of 79 residential dwelling units on ±160 acres of land in the overall PUD development. Staff and the Planning Commission recommend approval.

- C.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 Unincorporated Transition 40 acres (UT-40) to the Canyons Planned Unit Development (PUD-Canyons). The ±80.22 acres site is located approximately 1,400 feet east of the eastern terminus of Mine Shaft Drive; together with matters which pertain to or are necessarily connected therewith. -**

## D Department Items

### Finance

- D.1 Staff Report (For Possible Action): Staff Report (For Possible Action): Resolution concerning the financing of sewerage projects for the City of Reno; directing the Director of Finance to apply for a loan from the State of Nevada's Clean Water State Revolving Loan Fund through the purchase of the City's general Obligation Sewer Bonds additionally secured by pledged revenues in the maximum principal amount of \$45,000,000; providing certain details in connection therewith; and providing the effective date hereof. (Sewer Fund)

### Public Works

- D.2 Staff Report (For Possible Action): Presentation, discussion and potential direction to staff regarding the purchase of two properties located at 9390 N. Virginia Street (APN: 570-271-07) and 9446 N. Virginia Street (APN: 570-271-05) to secure land for City Maintenance Yard to support satellite operations in the amount of \$2,870,000. (Sewer Enterprise Fund/Street Fund)

## **City Manager's Office**

- D.3 Staff Report (For Possible Action): Review, discussion and potential approval of request for an affordable housing fee reduction in accordance with Reno Municipal Code 1.08, consisting of \$1,342,192.50 in sewer connection fees and up to \$241,918.08 in building permit fees for the Copper Mesa Apartments located on a ±13.52 acre site situated north of Silver Lake Road and west of Red Rock Road.
- D.4 Staff Report (For Possible Action): Review, discussion and potential approval of request for an affordable housing fee reduction in accordance with Reno Municipal Code Chapter 1.08, consisting of \$1,166,319 in sewer connection fees and up to \$222,667.70 in building permit fees for the Pinyon Apartments located on a ±2.88 acre site situated south of Moana Lane and west of Neil Road.
- D.5 Staff Report (For Possible Action): Presentation, discussion, and potential direction to staff on ReIgnite Reno initiatives and the termination of the State's Declaration of Emergency related to COVID-19.

## **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**

- G.1 Staff Report (For Possible Action): Discussion and potential appointment of one individual to the Access Advisory Committee from the following pool of applicants, listed in alphabetical order: Nickolas Camit, LaShon Colter, Tracy Kimmons, Dora Martinez, or Lucas Stephenson.
- G.2 Staff Report (For Possible Action): Discussion and potential appointment of up to two individuals to the Ward 1 Neighborhood Advisory Board and/or two alternates from the following pool of applicants, listed in alphabetical order: Susan Burkhamer, Douglas Hunter, Rebecca Pairis, Justin Ross, Judith Rought, and/or William "Bill" Schrimpf.
- G.3 Staff Report (For Possible Action): Discussion and potential appointment of one Council Member as an alternate to the Community Development Block Grant (CDGB) Sub-Committee from the following pool of Council Members: Naomi Duerr, Bonnie Weber, Neoma Jardon, or Hillary Schieve.

## **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**

**L.3 Approval of the Agenda**

**L.4 Approval of Minutes**

L.4.1 Staff Report (For Possible Action): Reno City Council & Redevelopment Agency Board - Joint Regular - June 8, 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)**