



AGENDA

Joint Regular Meeting

Reno City Council & Redevelopment Agency Board

Wednesday, December 14, 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 - Meghan Ebert
Ward 2 - Naomi Duerr Ward 5 - Kathleen Taylor
Ward 3 - Miguel Martinez 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_KvzE8IWMS-00Ju855ZK3TQ

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 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) – 14 December 2022

A.5 Approval of the Minutes

A.5.1 Reno City Council - Special - August 12, 2022 11:00 AM (For

Possible Action)

A.5.2 Reno City Council - Special - August 25, 2022 12:00 PM (For Possible Action)

A.5.3 Reno City Council - Regular - October 26, 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 Staff Report (For Possible Action): Approval of Consultant Agreement for Professional Engineering Services with Lumos and Associates for the North Dakota and Dermody Sanitary Sewer Lift Station project in an amount not to exceed \$323,039. (Sewer Fund) [Ward 2, 3]**
- B.2 Staff Report (For Possible Action): Approval of the use of additional funds from Residential Construction Tax District 1 for the Mayors Park Phase 3 Improvement Project in an amount not to exceed \$1,300,000. (Residential Construction Tax District 1 Fund) [Ward 4]**
- B.3 Staff Report (For Possible Action): Award of Contract to Powerhouse Construction, Inc. for the Mayors Park Phase 3 Project in an amount not to exceed \$1,878,275. (American Rescue Plan Act Fund and Residential Construction Tax Fund - District 1) [Ward 4]**
- B.4 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, supporting the affordable housing development known as Altitude by Vintage (three existing multi-family tax credit properties, Southridge, Skyline, and Skyview, with a collective of 293 units) and providing other details in connection therewith. [Ward 1]**
- B.5 Staff Report (For Possible Action): Approval of the Amended Investment Policy for the City of Reno and the Redevelopment Agency of the City of Reno, Nevada.**
- B.6 Staff Report (For Possible Action): Resolution granting 12 Arts & Culture Event Grants for 2023: \$5,005 to Artown; \$4,186 to Arts for All Nevada; \$5,249 to The Board of Regents, Nevada System of Higher Education on behalf of the University of Nevada, Reno Latino Research Center; \$5,005 to Good Luck Macbeth; \$5,075 to High Desert Harmony Chorus; \$5,600 to the Holland Project; \$1,931 to Lake Tahoe Shakespeare Festival; \$5,110 to Latino Arte and Culture; \$5,793 to Nevada Humanities; \$4,953**

to Northern Nevada Bluegrass Association; \$5,460 to Pioneer Center for the Performing Arts; and \$5,040 to Reno Jazz Orchestra; all to provide arts and cultural programs, events, and services in Reno in the total amount of \$58,407. (General Fund)

B.7 Staff Report (For Possible Action): Resolution granting 14 Arts and Culture Project Grants for 2023: \$5,093 to A.V.A. Ballet Theatre; \$5,513 to Arts for All Nevada; \$5,740 to The Holland Project; \$5,250 to Lake Tahoe Shakespeare Festival; \$5,390 to Nevada Gay Men's Chorus; \$4,970 to Northern Nevada Rural Concert Initiative; \$5,600 to Note-Able Music Therapy Services; \$5,723 to Pioneer Center for the Performing Arts; \$5,898 to Reno Bike Project on behalf of KWNK Community Radio; \$5,635 to Reno Chamber Orchestra; \$5,320 to Reno Jazz Orchestra; \$5,425 to Reno Little Theater; \$5,320 to Reno Philharmonic Association; \$5,390 to Sierra Nevada Ballet; all to provide Arts and Cultural programs, events, and services in Reno in the total amount of \$76,265 (Room Tax)

B.8 Staff Report (For Possible Action): Resolution granting 6 Art Belongs Here Neighborhood Public Art Grants for public art projects: \$12,000 to Truckee Meadows Parks Foundation; \$12,000 to Be the Change Project; \$12,000 to the Downtown Reno Partnership with Nevada Neon Project; \$3,521 to Custom Ink; \$10,992 to The Holland Project; and \$7,328 to Friends of Lake Park; to create public art projects in neighborhoods, parks, and public right-of-way in the total amount of \$57,841. (Grant Funded and Room Tax)

B.9 Staff Report (For Possible Action): Approval to reimburse the Reno-Sparks Convention and Visitors Authority (RSCVA) for capital expenditures at the National Bowling Stadium (NBS) in an amount not to exceed \$203,036.61 (two-thirds majority voting requirement). (Capital Projects Room Surcharge Fund) [Ward 3]

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. LDC23-00001 (Panther Valley Flex Park Master Plan and Zoning Map Amendments) Request for: 1) a Master Plan amendment from Suburban-Mixed Use (SMU) to Industrial (I), and; 2) a zoning map amendment from General Commercial (GC) to Industrial Commercial (IC). The ±4.41 acre site consists of three parcels, and is located directly north of the intersection of Panther Drive and U.S. Highway 395; together with matters which pertain to or are necessarily connected

therewith. [Ward 4]

- C.2 Staff Report (For Possible Action): **Case No. LDC23-00001 (Panther Valley Flex Park Master Plan and Zoning Map Amendments) Resolution to adopt an amendment to the land use plan of the City of Reno Master Plan from ±4.41 acres of Suburban Mixed-Use (SMU) to Industrial (I). The site consists of three parcels, and is located directly north of the intersection of Panther Drive and U.S. Highway 395 and further described in planning Case No. LDC23-00001. The adoption is contingent on the conformance review by the Truckee Meadows Regional Planning Agency.** [Ward 4]
- C.3 Staff Report (For Possible Action): **Case No. LDC23-00001 (Panther Valley Flex Park Master Plan and Zoning Map Amendments) Ordinance Introduction - Bill No. _____ Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled "Zoning," rezoning a ±4.41 acre site located directly north of the intersection of Panther Drive and U.S. Highway 395 from General Commercial (GC) to Industrial Commercial (IC); together with matters which pertain to or are necessarily connected therewith.** [Ward 4]
- C.4 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. _____ Case No. ANX23-00001 (1045 Hoge Road Annexation) Ordinance annexing to and making part of the City of Reno certain specifically described territory of one parcel being ±3 acres of property located northwest of Hoge road ±660 feet west of its intersection with Mason Road. The subject site is located within of the City of Reno Sphere of Influence and the Truckee Meadows Service Area (TMSA). The subject site has a zoning designation of Unincorporated Transition – 5 acres (UT-5) and a Master Plan designation of Unincorporation Transition (UT). Together with other matters which pertain to or are necessarily connected therewith.** [Ward 4]
- C.5 Staff Report (For Possible Action): **Case No. LDC23-00002 (1045 Hoge Road Master Plan and Zoning Map Amendments) Request for 1) a Master Plan amendment from Unincorporated Transition (UT) to Single-Family Neighborhood (SF), and; 2) a zoning map amendment from Unincorporated Transition – 5 acres (UT-5) to Single-Family Residential – 3 units per acre (SF-3). The ±3 acre site is located northwest of Hoge Road ±670 feet west of its intersection with Mason Road; together with matters which pertain to or are necessarily connected therewith.** [Ward 4]

- C.6 Staff Report (For Possible Action): **Case No. LDC23-00002 (1045 Hoge Road Master Plan and Zoning Map Amendments) Resolution to adopt an amendment to the land use plan of the City of Reno Master Plan from ±3 acres of Unincorporated Transition (UT) to Single-Family Neighborhood (SF). The site is located northwest of Hoge Road ±670 feet west of its intersection with Mason Road and further described in planning Case No. LDC23-00002. The adoption is contingent on the conformance review by the Truckee Meadows Regional Planning Agency. [Ward 4]**
- C.7 Staff Report (For Possible Action): **Case No. LDC23-00002 (1045 Hoge Road Master Plan and Zoning Map Amendments) Ordinance Introduction – Bill No. _____ Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±3 acre site located northwest of Hoge Road ±670 feet west of its intersection with Mason Road from Unincorporated Transition - 5 acres (UT-5) to Single-Family Residential – 3 units per acre (SF-3); together with matters which pertain to or are necessarily connected therewith. [Ward 4]**
- C.8 Staff Report (For Possible Action): **Ordinance Introduction – Bill No. _____ Case No. LDC23-00005 (Highland Zoning Map Amendment) Ordinance for a zoning map amendment from ±112.6 acres of Planned Unit Development (PUD) to ±48.31 acres of Multi-Family Residential (MF-14), ±44.39 acres of Parks, Greenways and Open Space (PGOS), ±16.17 acres of Multi-Family Residential (MF-30), and ±3.73 acres of General Commercial (GC). The ±112.6 acre subject site has ±1,981.32’ of frontage on Lemmon Drive, ±476.82’ of frontage on Sky Vista Parkway, and ±732.1’ of frontage on Vista Knoll Parkway with a Master Plan land use designation of Suburban Mixed-Use (SMU) and Special Planning Area (SPA). [Ward 4]**
- C.9 Staff Report (For Possible Action): **Ordinance Introduction – Bill No. _____ Case No. LDC22-00050 (Sierra Senior Care PUD Amendment) Request for an amendment to the Sierra Senior Care Planned Unit Development (PUD) zoning district design standards handbook to allow for 96 multi-family dwelling units on the vacant northern ±3.26 acre portion of the PUD. To accommodate the proposed use, various additions to design standards are proposed including: building architecture, setbacks, lighting, landscaping, parking, etc. The ±5.09 acre PUD is generally located north of the terminus of Beck Street and south of Mountain View Drive. The**

site has a Master Plan land use designation of Multi-Family Neighborhood (MF). [Ward 1]

D Department Items

Finance

- D.1 Staff Report (For Possible Action): Acceptance of the Opinion and Findings of the Annual Comprehensive Financial Report (ACFR) for the fiscal year ending June 30, 2022, containing the Single Audit Report and Auditor's Opinion, Auditor's Required Communications Letter and approval of the Plan of Corrective Action.

Utility Services

- D.2 Staff Report (For Possible Action): Presentation, discussion and potential direction to staff regarding the Stormwater Utility proposed rates and program elements.

City Manager's Office

- D.3 Staff Report (For Possible Action): City Council to determine if Lakemill Maxi Mart's privileged business license to sell package alcohol should be renewed based upon the decision of an Administrative Hearing Officer's order issued on October 25, 2022. [Ward 3]
- D.4 Staff Report (For Possible Action): City Council to determine if Wrightway Market's privileged business license to sell package alcohol should be renewed based upon the decision of an Administrative Hearing Officer's order issued on November 15, 2022. [Ward 3]

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. (NonAction 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 (For Possible Action) – 14 December 2022**
 - L.4 Approval of Minutes**
 - L.4.1 Staff Report (For Possible Action): Reno City Council - Joint - August 24, 2022 10:00 AM (For Possible Action)
 - L.5 Department Items**
 - L.5.1 Staff Report (For Possible Action): Approval of the Amended Investment Policy for the City of Reno and the Redevelopment Agency of the City of Reno, Nevada.
 - 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)**