



AGENDA

Regular Meeting

Reno City Council

Wednesday, October 25, 2023 • 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://links.reno.gov/3rzbiSA>

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

A Introductory Items

A.1 Pledge of Allegiance

A.2 Roll Call

A.3 Public Comment

A.4 Approval of the Agenda (For Possible Action) – 25 October 2023

A.5 Approval of the Minutes

A.5.1 Reno City Council - Regular - 27 September 2023 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 Privileged Business License – Change of Ownership Alcohol Manufacturing, Alcohol Manufacturer’s Package

Alcohol, On-Premises Wine and Beer – Nevada Sunset Winery, Kate MacDonald, 415 East 4th Street, Suite B. [Ward 3]

- B.2** Staff Report (For Possible Action): Approval of a Nevada State Liquor Manufacturer’s License Application for Kate MacDonald, Boyle MacDonald NV LLC dba Nevada Sunset Winery located at 415 East 4th Street, Suite B, Reno, Nevada and if approved, authorize the Mayor to sign the Nevada State Liquor License Application.
- B.3** Staff Report (For Possible Action): Approval of Privileged Business License – New Dining Room Wine and Beer – Bouchee Confections, Natalie Landsinger, 940 West Moana Lane, Suite 102. [Ward 2]
- B.4** Staff Report (For Possible Action): Approval of Privileged Business License – Change of Ownership On-Premises Wine and Beer – Ramen 4 Real, Yuehong Wang, 400 West 5th Street, Suite 105. [Ward 5]
- B.5** Staff Report (For Possible Action): Approval of Privileged Business License – Change of Ownership Non-Restricted Gaming – BetMGM, LLC dba Siri’s Casino, Adam Greenblatt, 237 North Virginia Street. [Ward 5]
- B.6** Staff Report (For Possible Action): Approval of Privileged Business License – New On-Premises Alcohol – Hammer & Nails Grooming, Thomas Nicholas, 4792 Caughlin Parkway, Suite 205. [Ward 1]
- B.7** Staff Report (For Possible Action): Approval of Privileged Business License – New On-Premises Wine and Beer – Hammer & Nails South Reno, Diaz Dixon, 13925 South Virginia Street, Suite 248. [Ward 2]
- B.8** Staff Report (For Possible Action): Approval of Privileged Business License – Supplemental Alcohol – Ijji2 Sushi and Japanese Steakhouse, Jie Yang, 4955 South Virginia Street. [Ward 2]
- B.9** Staff Report (For Possible Action): Acceptance of Donation from the Atlantis Casino Resort Spa for the costs associated with the purchase and installation of equipment and furnishings for the fitness center and multipurpose rooms at the Moana Springs Community Aquatics and Fitness Center in the amount of \$250,000. [Ward 2]
- B.10** Staff Report (For Possible Action): Resolution authorizing Finance Director to execute purchase orders and required contracts or Joinder contracts for the purchase of materials, equipment and independent services for the Moana Springs Community Aquatics and Fitness Center project pursuant to Chapter 332 of the Nevada Revised Statutes. (General Capital Fund) [Ward 2]

- B.11** Staff Report (For Possible Action): Acceptance of Truckee River Fund Grant for the construction of Lake Park Watershed Project (Floating Wetlands and Pollinator Revegetation Project) in the amount of \$30,832.
- B.12** Staff Report (For Possible Action): Approval of Settlement Participation Agreement in connection with the Masters Pharmaceuticals Settlement Agreement pursuant to The One Nevada Agreement on Allocation of Opioid Recoveries.
- B.13** Staff Report (For Possible Action): Approval of a five-month amendment to Qual-Econ U.S.A. Janitorial Services Contract to continue janitorial services in an amount not to exceed \$89,820. (General Fund)
- B.14** Staff Report (For Possible Action): Authorization to join the City of Henderson Contract #23614 to purchase Emergency Medical Supplies and Equipment from Boundtree Medical for the Reno Fire Department pursuant to NRS 332.195 (Joinder) in an amount not to exceed \$150,000. (General Fund)
- B.15** Staff Report (For Possible Action): Approval of proposal for installation of access control system for 14 City of Reno Fire Stations and one Maintenance building in an amount not to exceed \$343,302. (American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds)
- B.16** Staff Report (For Possible Action): Approval of Agreement with the Reno Initiative for Shelter and Equality, a 501(c)3 non-profit organization, to provide interventive, peer to peer led outreach in the amount of \$397,604. (American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds)
- B.17** Staff Report (For Possible Action); Approval of Agreement with the Karma Box Project, a 501(c)3 non-profit organization, to provide peer to peer outreach and community cleanup support in the amount of \$342,396. (American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds)
- B.18** Staff Report (For Possible Action): Approval of Agreement with the Children's Cabinet, a 501(c)3 non-profit organization, to support regional youth mental health coordination conducted via a Community Youth Mental Health Director in the amount of \$60,000. (American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds)
- B.19** Staff Report (For Possible Action): Approval of Agreement with Bristlecone, a 501(c)3 non-profit organization, to support the recovery center's capital campaign to expand services in the amount of \$200,000. (American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds)

- B.20** Staff Report (For Possible Action): Resolution Accepting Streets – North Valley Estates Unit 2, Phase 2, SIT20-00005 / FNL20-00005, including Sandy Valley Drive, McGill Drive, Osino Drive, and Valmy Drive. [Ward 4]
- B.21** Staff Report (For Possible Action): Acceptance of a Nevada State Historic Preservation Office (SHPO) Historic Preservation Fund (HPF) Subgrant to create a National Register Historic District nomination for the Lincoln/Victory/US 40 Highway (E. 4th Street) commercial corridor in the amount of \$30,000. [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. ANX23-00002 (Valley View Estates) Request for annexation of an ±80 acre site consisting of two parcels located approximately 350 feet southeast of the intersection of Claim Jumper Way and Tellurium Mine Drive, and directly east of the Truckee Meadows Water Authority (TMWA) reservoir tank. The subject site is adjacent to the City of Reno jurisdictional boundary, located within the Sphere of Influence and has a Master Plan land use designation of Unincorporated Transition (UT). [Ward 2]**
- C.2 Staff Report (For Possible Action): Case No. LDC23-00021 (Valley View Estates): Request for: 1) a Master Plan amendment from ±80 acres of Unincorporated Transition (UT) to ±17 acres of Single-Family Neighborhood (SF) and ±63 acres of Parks, Greenways, and Open Space (PGOS) and; 2) a zoning map amendment from ±69.6 acres of Unincorporated Transition – 40 acres (UT-40) and ±10.4 acres of Large Lot Residential 2.5 Acres (LLR-2.5) to ±80 acres of Planned Unit Development (PUD) Valley View Estates. The ±80 acre project site is located ±350 feet southeast of the intersection of Claim Jumper Way and Tellurium Mine Drive, and directly east of the Truckee Meadows Water Authority (TMWA) reservoir tank. [Ward 2]**
- C.3 Staff Report (For Possible Action): Case No. LDC23-00021 (Valley View Estates) Resolution to adopt an amendment to the land use plan of the City of Reno Master Plan from ±80 acres of Unincorporated Transition (UT) to ±17 acres of Single-Family Neighborhood (SF) and ±63 acres of Parks, Greenways, and Open Space (PGOS). The site consists of two parcels, and is located ±350 feet southeast of the intersection of Claim Jumper Way and**

Tellurium Mine Drive, and directly east of the Truckee Meadows Water Authority (TMWA) reservoir tank and further described in planning Case No. LDC23-00021. The adoption is contingent on the conformance review by the Truckee Meadows Regional Planning Agency. [Ward 2]

- C.4 Staff Report (For Possible Action): Case No. LDC23-00021 (Valley View Estates) Ordinance Introduction - Bill No. _____ Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled "Zoning," rezoning a ±80.0 acre site consisting of two parcels located ±350 feet southeast of the intersection of Claim Jumper Way and Tellurium Mine Drive, and directly east of the Truckee Meadows Water Authority (TMWA) reservoir tank from ±69.6 acres of Unincorporated Transition – 40 acres (UT-40) and ±10.4 acres of Large Lot Residential 2.5 Acres (LLR-2.5) to ±80.0 acres of Planned Unit Development (PUD) Valley View Estates; together with matters which pertain to or are necessarily connected therewith. [Ward 2]**
- C.5 Staff Report (For Possible Action): Case No. ABN24-00001 (Old Town Road Abandonment) Request for the abandonment of a ±23,888 square foot portion of Old Town Road located between South Boomtown Garson Road and the intersection of Old Town Road/Blue Heron Circle. The abandonment area is located adjacent to a parcel that is zoned Public Facilities (PF) and has Master Plan land use designations of Suburban Mixed-Use (SMU) and Public/Quasi-Public (PQP). [Ward 5]**
- C.6 Staff Report (For Possible Action): Ordinance Introduction - Bill No. _____ Case No. ANX24-00001 (Pembroke Drive Annexation) Ordinance annexing to and making part of the City of Reno certain specifically described territory of three parcels being ±112.4 acres of property located north of Pembroke Drive, ±796 feet from its intersection with South McCarran Boulevard. The site is adjacent to the City of Reno jurisdictional boundary, located within the Sphere of Influence, and has a Master Plan land use designation of Public/Quasi-Public (PQP). Upon annexation, the site will have the Parks, Greenways, and Open Space (PGOS) zoning designation; together with other matters which pertain to or are necessarily connected therewith. [Ward 3]**
- C.7 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 up to \$41,294 in building permit fees and up to \$910,529 in sewer connection fees for the Sutro Senior Sanctuary (North) located at 839 Sutro Street, Reno. [Ward 3]

- C.8 **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 up to \$23,183 in building permit fees and up to \$538,161 in sewer connection fees for the Sutro Senior Sanctuary (South) located at 696 Sutro Street, Reno. [Ward 3]**

D Department Items

City Attorney

- D.1 Staff Report (For Possible Action): Discussion and possible direction to the City Attorney's Office to appeal the Second Judicial District Court's Order Granting in Part and Denying in Part Plaintiff's Second Amended Petition for Writ of Mandamus and/or Prohibition in Scenic Nevada, Inc. v. City of Reno, Reno Real Estate Development, LLC and Reno Property Manager, LLC, Case No. CV21-02086 (Sept. 22, 2023).

Public Works

- D.2 Staff Report (For Possible Action): Presentation, discussion and potential approval of an agreement with Dig Studio, Professional Consultant, to provide a cohesive plan of the Truckee River corridor and adjacent land within unincorporated Washoe County and the City of Reno from the California state line to the border of Sparks, NV in the amount of \$329,627 in State and Local Fiscal Relief Funds received through the American Rescue Plan Act on May 19, 2021. [Ward 5]
- D.3 Staff Report (For Possible Action): Presentation, discussion and potential approval of Geothermal Lease Agreement with Avalon Geothermal to drill a well at 240 West Moana Lane, Reno Nevada and to use the geothermal resource within the Public Utility Commission approved Service Territory, and direction to staff and legal to finalize the easement terms for the underground pipe and Heat Service Agreement and authorize the City Manager to sign the easement and Heat Service Agreement. [Ward 2]

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.)

I.1 Staff Report (For Possible Action): Case No. LDC23-00062 (Viewpoint Apartments Access Road MSPR) Appeal of the Planning Commission's decision to approve a request for a major site plan review to allow for grading resulting in cuts deeper than 20 feet and fills greater than ten feet in height for the development of an access road to a previously approved 432 unit apartment complex (LDC22-00084). The ±97.97 acre site is located in the Multi-Family Residential – 14 units per acre (MF-14) zoning district directly west of the intersection of Summit Ridge Drive and Summit Ridge Court. The site has Master Plan land use designations of Mixed Neighborhood (MX) and Parks, Greenways, and Open Space (PGOS). An appeal was filed by Dave Snelgrove of CFA, Inc. on behalf of their client Montebello II, LP. City Council may affirm, modify, or reverse the decision of the Planning Commission. [Ward 1]

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)