



C I T Y O F
RENO
Memorandum

DATE: August 30, 2024
TO: Mayor and City Council
THROUGH: Jackie Bryant, Interim City Manager **Approved Electronically**
FROM: Lauren Morris, Agenda Manager
DEPT: City Manager's Office
SUBJECT: September 11, 2024, DRAFT Reno City Council Meeting Agenda

This memo is intended to provide an overview of the anticipated agenda for the Reno City Council meeting on Wednesday, September 11, 2024. This is a draft, and agenda items may be revised or removed prior to posting. Additional items not listed in this draft may also appear on the final agenda. The final agenda will be physically posted in compliance with Nevada Revised Statutes (NRS) 241.020(3) (notice of meetings) at Reno City Hall, 1 East First Street, Reno, Nevada 89501. In addition, the final agenda will be electronically posted in compliance with NRS 241.020(3) at Reno.gov, and NRS 232.2175 at notice.nv.gov/.

Reno City Council Meeting

A Introductory Items

A.1 Pledge of Allegiance

A.2 Roll Call

A.3 Public Comment

A.3.1 Public Comment

A.4 Approval of the Agenda (For Possible Action) – 11 September 2024

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 - Alcohol Catering (Change of Description) - The Par, Ken Foster, Christopher Galli, Adam Kincaid, Mike Sotiriadis, 1041 South Virginia Street. [Ward 1]

Summary:

This is an application (R161803Q-AMD-2024a) by Upshot Brewing Company LLC, located at 1041 South Virginia Street (Exhibit A), to add alcohol catering at The Par. The business is situated in Ward 1 and is zoned under Mixed-Use Midtown Commercial (MU-MC). The Planning Division has recommended approval and police background verifications for the applicants, Ken Foster, Christopher Galli, Adam Kincaid, and Mike Sotiriadis have been approved by the Police Department. Staff recommends Council approve the privileged business license for alcohol catering at The Par.

- B.2** Staff Report (For Possible Action): Approval of Privileged Business License - Dining Room Wine and Beer (Change of Ownership) - Denny's Restaurant, Gurpreet Arora, 1100 East Plumb Lane. [Ward 1]

Summary:

This is an application (R162646Q-APP-2024) by Nevadenn Inc for a change of ownership in Denny's Restaurant, located at 1100 East Plumb Lane (Exhibit A), and its existing business activities, which include dining room wine and beer. The business is situated in Ward 1 and is zoned under General Commercial (GC). The Planning Division has recommended approval of the application, noting that the business may operate 24 hours. Additionally, a police background check for the applicant, Gurpreet Arora, has been submitted. Staff recommends Council approve the change of ownership and the privileged business license for dining room wine and beer at Denny's Restaurant.

- B.3** Staff Report (For Possible Action): Approval of Privileged Business License - Secondhand Dealer (New) - Waggish & Co, Tina Reynoso, 243 California Avenue, Suite 1. [Ward 1]

Summary:

This is an application (R163254A-APP-2024) by Tina Reynoso for a new secondhand dealer license, located at 243 California Avenue, Suite 1 (Exhibit A). The business is situated in Ward 1 and is zoned under Mixed-Use Downtown Riverwalk District (MD-RD). The Planning Division has recommended approval of the application, noting that the business can operate from 6:00 a.m. to 11:00 p.m. Additionally, a police background check for the applicant, Tina Reynoso, has been

submitted and approved. Staff recommends Council approve the privileged business license for new secondhand dealer at Waggish & Co.

- B.4** Staff Report (For Possible Action): Approval of Privileged Business License - On-Premises Alcohol, Add-on Cabaret (New) - Le Roi, Guillermo Ibarra Acedo, 1303 East 4th Street. [Ward 3]

Summary:

This is an application (R163320Q-APP-2024) by Le Roi LLC, located at 1303 East 4th Street, for new on-premises alcohol and add-on cabaret licenses. The business, operating under the name Le Roi, is situated in Ward 3 and is zoned under Mixed-Use Urban (MU). The Planning Division has recommended approval of the application, noting that the business can operate 24 hours a day. Outdoor live entertainment activities are permitted between 10:00 a.m. and 10:00 p.m. and indoor live entertainment activities are permitted between 10:00 a.m. and 11:00 p.m. while doors and windows must be closed after 9:00 p.m. A police background check for the applicant, Guillermo Ibarra Acedo, has been submitted. Staff recommends Council approve the privileged business license for on-premises alcohol and add-on cabaret at Le Roi.

- B.5** Staff Report (For Possible Action): Approval of Privileged Business License - On-Premises Alcohol (Change of Ownership) - Atlas Landing, Stephen Stewart, 772 South Virginia Street. [Ward 3]

Summary:

This is an application (R163421Q-APP-2024) by Stephen Stewart for a change of ownership in Atlas Landing, located at 772 South Virginia Street (Exhibit A), and its existing business activities, which include on-premises alcohol. The business is situated in Ward 3 and is zoned under Mixed-Use Midtown Commercial (MU-MC). The Planning Division has recommended approval of the application, noting that the business can operate 24 hours due to its location and the nature of its use within this zone. Additionally, a police background check for the applicant, Stephen Stewart, has been submitted. Staff recommends Council approve the change of ownership and the privileged business license for on-premises alcohol at Atlas Landing.

- B.6** Staff Report (For Possible Action): Approval of Privileged Business License - Dining Room Alcohol (Change of Description) - Noodleboxkitchen, Peerapol Damnernpholkul, 490 South Center Street. [Ward 3]

Summary:

This is an application (R159264Q-AMD-2024a) by Noodleboxkitchen LLC, located at 490 South Center Street (Exhibit A), to upgrade from dining room wine and beer to dining room alcohol at Noodleboxkitchen. The business is situated in Ward 3 and is zoned under Mixed-Use Downtown Riverwalk District (MD-RD). The Planning Division has recommended approval of the application and a police background check for the applicant, Peerapol Damnernpholkul, has been submitted. Staff recommends Council approve the privileged business license for dining room alcohol at Noodleboxkitchen.

- B.7** Staff Report (For Possible Action): Approval of Privileged Business License - Secondhand Dealer (New) - SecondHands Ltd, Sarah Ramos, Rebekah Krum, Home-Based. [Ward 4]

Summary:

This is an application (R162942A-APP-2024) by SecondHands Ltd for a new home-based secondhand dealer license, located in Ward 4. Police background checks for the applicants, Sarah Ramos and Rebekah Krum have been submitted. Staff recommends Council approve the privileged business license application for a secondhand dealer.

- B.8** Staff Report (For Possible Action): Approval of a Nevada State Liquor Wholesaler License Application for NV Distributors LLC, Alex McGinley, 405 Western Road, Suite 56 and if approved, authorize the Mayor to sign the Nevada State Liquor License Application. [Ward 4]

Summary:

This is an application (R163545Q-APP-2024) by NV Distributors LLC, located at 405 Western Road, Suite 56, for a change of address to their existing Nevada State Liquor Wholesaler license. Nevada Revised Statutes (“NRS”) requires Council to review applications submitted for state licenses that will operate within the City. Based upon a background investigation conducted by the Reno Police Department (“RPD”), Council must find satisfactory evidence that the applicant is of good moral character in order to approve. Staff recommends that Council find satisfactory evidence that the applicant, Alex McGinley, is of good moral character and approve the state license application for NV Distributors LLC “NV Distributors” and authorize the Mayor to sign the application.

- B.9** Staff Report (For Possible Action): Award of contract to Granite Construction Company for Old Virginia Street Repairs in an amount not to exceed \$895,795. (Street Fund) [Ward 2]

Summary:

Old Virginia Road, just north of Damonte Ranch Parkway, has rapidly deteriorated over the past few years and has become a top priority for repairs. This section, stretching from Damonte Ranch Parkway north to the Vintage at the Crossings development at 11565 Old Virginia Road, poses significant safety hazards. These hazards include an increased risk of accidents due to potholes, cracks, and uneven surfaces that can cause vehicles and motorcycles to lose control. If left unaddressed, the road's condition will continue to worsen, increasing the risk of accidents, higher repair costs, and continued disruption for residents. This project will remove the existing roadway materials, place new asphalt, and install new pavement striping. On August 22, 2024, Granite Construction Company submitted the best bid pursuant to the requirements established in Nevada Revised Statutes (NRS) Chapter 338.147. Staff recommends Council award the contract to Granite Construction Company in an amount not to exceed \$895,795 which includes a contingency. The project is included in the fiscal year (FY) 24/25 Capital Improvement Plan (CIP) and funds are available in the Street Fund. The work is anticipated to be completed in the fall of 2024.

- B.10** Staff Report (For Possible Action): Award of contract to Q&D Construction, LLC for the Idlewild Pool Deck Replacement Project in an amount not to exceed \$974,000. (American Rescue Plan Act [ARPA] Fund, Parks Capital Maintenance Fund) [Ward 1]

Summary:

The Idlewild Pool facility, located at 1805 Idlewild Drive, is prioritized for substantial repairs following Council's approval of \$1M in funding from the American Rescue Plan Act (ARPA). This funding will cover the replacement of the reinforced concrete pool deck, re-routing deck drains to sanitary sewer, and updating the pool to meet current building standards. This project was advertised for bids for three weeks. On August 15, 2024, Q&D Construction, LLC. submitted the best bid pursuant to the requirements established in Nevada Revised Statutes (NRS) Chapter 338.147. Staff recommends Council award the contract to Q&D Construction, LLC in an amount not to exceed \$974,000, which includes a contingency. The project is anticipated to be complete and open to the public in the spring of 2025.

- B.11** Staff Report (For Possible Action): Acceptance of Affidavit of Special Assessment District Lien Sale, which was to be held on July 23, 2024, but was cancelled due to all delinquent assessments being paid current.

Summary:

On June 5, 2024, Council approved Resolution No. 9281 directing the Deputy City Treasurer (Finance Director) to give notice of the sale of properties subject to the lien of a delinquent assessment. A certified notice of sale was mailed on June 27, 2024, to all owners and recorded parties of interest. A notice of sale was published in the local paper (Reno Gazette-Journal) for three consecutive weeks. The publication occurred on Wednesday, July 3, 2024; Thursday, July 11, 2024; and Friday, July 19, 2024. The sale scheduled for July 23, 2024, was cancelled due to all delinquent assessments being paid current prior to the sale.

- B.12** Resolution No. _____ (For Possible Action): Resolution establishing a Ward 6 Neighborhood Advisory Board (NAB), making functional changes for the efficient administration of the NABs, and repealing Resolution No. 8342 to bring all rules concerning NABs into one resolution.

Summary:

Ordinance No. 6659, adopted by Council in 2023, transitions the City of Reno from five wards to six. When the results of the 2024 general election are declared, the adopted six-ward map will go into full effect. To ensure that each ward has an active and functional Neighborhood Advisory Board (NAB), staff recommends Council adopt the proposed resolution which provides for the creation of a Ward 6 NAB and makes other functional and administrative changes necessary for the efficient management of the NAB program.

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. ABN24-00003 (Stevenson Street Abandonment) - Request for the abandonment of the right-of-way totaling ±32,000 square feet of Stevenson Street located between West First Street and West Second Street. The proposed abandonment area is bordered by Mixed-Use Downtown Powning District (MD-PD) zoning with a Master Plan land use designations of Downtown Mixed-Use (DT-MU). [Ward 1]

Summary:

The applicant is requesting the abandonment of a ±32,000 square foot portion of Stevenson Street, between West First Street and West Second Street (Exhibit A & B). If abandoned, the site will be redeveloped into a private parking area with one-way through access, providing sixty-eight (68) parking spaces for both public and private use (Exhibit C). Twenty-two (22) of the parking spaces will be paid public parking and the remaining spaces will be utilized for the adjacent developments. The applicant will fund all improvements to the street including signage,

landscaping, islands, trees, and amenities. Abandonment of this block will increase the number of public parking spaces, improve the streetscape environment, and enhance safety and connectivity in the area near Wingfield Park. Staff analysis focused on traffic, access, and circulation; public parking; landscaping; public services; public benefit; utilities; and financial and legal implications. Staff recommends approval of the abandonment subject to conditions.

- C.2** Ordinance Introduction – Bill No. ____ (For Possible Action): Case No. LDC24-00063 (Calvary Chapel Zone Change) - Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±2.16-acre site located on the east side of Edison Way, ±728 feet south of its intersection with Mill Street, from Industrial Commercial (IC) to Mixed Employment (ME). [Ward 3]

Summary:

The ±2.16-acre site consists of a single parcel located east of Edison Way, south of its intersection with Mill Street (220 Edison Way). This is a request for a zone change from Industrial Commercial (IC) to Mixed Employment (ME). The ME zone is a conforming district within the existing Mixed Employment Master Plan land use designation. Key issues include: 1) compatibility of the proposed zoning with surrounding zoning and land uses and 2) conformance with the Master Plan. Staff and the Planning Commission recommend Council approve the requested zoning map amendment.

- C.3** Staff Report (For Possible Action): Discussion and potential approval of the Collective Bargaining Agreement between the City of Reno and the Reno Firefighters Local 731 International Association of Firefighters (IAFF Local 731) for the period from July 1, 2024, through June 30, 2025, to cost \$3,327,000 for fiscal year (FY) 24/25.

Summary:

The City of Reno and the Reno Firefighters Local 731 International Association of Firefighters (IAFF Local 731) have reached a tentative agreement on a Collective Bargaining Agreement (CBA) for the one-year period from July 1, 2024, through June 30, 2025. The IAFF Local 731 membership has approved the CBA. Staff recommends Council review and approve the agreement.

D Department Items

Finance

- D.1** Staff Report (For Possible Action): Presentation, discussion, and adoption of the City of Reno's Formal Plan for compliance with Title VI of the Civil Rights Act of 1964.

Summary:

In June of 2024, the Nevada Department of Transportation (NDOT) identified the need for the City of Reno to formally adopt a plan that outlines non-discrimination efforts within the city to be compliant with Title VI of The Civil Rights Act of 1964 and maintain eligibility for federal funding. The Title VI Compliance Plan for the City aims to not only maintain compliance for federally funded projects but also enshrine the City's commitment to equitable access to government services, programs, and projects for all individuals and communities.

Public Works

- D.2** Staff Report (For Possible Action): Presentation, discussion, and potential approval of the Truckee River Vision Plan prepared by Dig Studio with regard to the 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 including direction to staff to pursue project opportunities outlined in the implementation plan including but not limited to safety, water and ecological systems, mobility and connectivity, parks and open space, land use and design, and public art.

Summary:

On March 8, 2023, Council approved \$3M in State and Local Fiscal Recovery Funds (SLFRF) received through the American Rescue Plan Act (ARPA) to invest in the Truckee River Experience. On July 12, 2023, the City of Reno and Washoe County released the Truckee River Plan request for qualifications (RFQ) for a consultant to develop a cohesive plan for the Truckee River. The scope included land use and design, micromobility and connectivity, parks and open space, and safety and sustainability.

Dig Studio was the selected 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, Nevada. Council approved a contract in the amount of \$329,627 in SLFRF received through ARPA on May 19, 2021.

Through extensive review of previous plans, on-site analysis of the corridor, and over 30,000 points of engagement with stakeholders and the public, Dig has completed the Truckee River Vision Plan.

Plan Overview:

- Truckee River Vision Statement:
 - The Truckee River Corridor will be a safe, clean, and vibrant source of joy and inspiration for the Reno and Washoe County community.
 - The river will serve as the heartbeat of the region, providing equitable access to all for recreation and enjoyment, ecological benefits to humans and wildlife alike, and acting as the front door to neighborhoods.
- What We Heard
 - 89 percent of participants ranked “Parks & Open Space” as extremely important.
 - The top three reasons people do not use the river are cleanliness and aesthetics, safety concerns, and lack of trail connectivity.
- Truckee River Vision Plan Goals
 - Goal 1: Encourage a clean and safe river
 - Goal 2: Build a connected river
 - Goal 3: Implement a cohesive plan for consistency in design and maintenance
 - Goal 4: Celebrate the river as a recreational asset
 - Goal 5: Prioritize the ecological function of the river
- Recommendations by Category
 - Safety, water, and ecological systems
 - Mobility and connectivity
 - Parks and open space
 - Land use and design
 - Public art
- Implementation plan with the level of priority, funding, and partnership recommendations, and estimated budget.

City Manager’s Office

D.3 Staff Report (For Possible Action): Discussion and direction under Article 3.1(B), Extension Terms: Termination, of the Amended and Restated Exclusive Franchise Agreements between Refuse, Inc. and Reno Disposal Company, Inc. (Collectively Contractor), and the City of Reno.

Summary:

In accordance with Article 3.1(B) of the following agreements between Refuse, Inc. and Reno Disposal Company, Inc. (Collectively Contractor), and the City of Reno, the City of Reno must provide written notice of termination not less than five (5) years prior to the expiration of the initial term and extension term:

- Amended and Restated Exclusive Area Franchise Agreement Commercial Solid Waste and Recyclable Materials
- Amended and Restated Exclusive Franchise Agreement Residential Solid Waste and Recyclable Materials
- Amended and Restated Disposal Agreement Solid Waste and Recyclable Materials

Contractor is also known as Waste Management.

The initial term expiration is November 7, 2029; therefore, the notice of termination must be provided to the Contractor by November 7, 2024. Council can authorize the Notice of Termination or take no action and the agreements will automatically extend until November 7, 2034, in accordance with the same provision.

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** Ordinance Adoption - Bill No. 7276 (For Possible Action): LDC24-00050 (The Canyons PUD Amendment) - Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled "Zoning," to change the text in the planned unit development (PUD) handbook to: a) increase the number of residential units from 81 to 126; b) reduce the number of land use categories and villages; c) modify the allowed uses within each land category; d) make changes to various environmental standards including grading, feral horse management, and open space requirements; and e) make changes to other development standards including site, building, and roadway design, among other modifications; together with other matters properly relating thereto. [Ward 3]

Summary:

The ±161.23-acre site consists of four parcels located generally east of the terminus of Mine Shaft Drive. The attached ordinance is a zoning map amendment modifying The Canyons Planned Unit Development (PUD) handbook. Staff recommends adoption of the attached ordinance.

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.)

J.1 Public Comment

K Adjournment (For Possible Action)