



C I T Y O F
RENO
Memorandum

DATE: September 13, 2024

TO: Mayor and City Council

THROUGH: Jackie Bryant, Interim City Manager **Approved Electronically**

FROM: Tyler Shaw, Agenda Manager

DEPT: City Manager's Office

SUBJECT: September 25, 2024, DRAFT Reno City Council and Redevelopment Agency Board Meeting Agendas

This memo is intended to provide an overview of the anticipated agenda for the Reno City Council and Redevelopment Agency Board meeting on Wednesday, September 25, 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](https://www.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) – 25 September 2024

A.5 Approval of the Minutes

A.5.1 Reno City Council Regular 31 July 2024 (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 - On-Premises Alcohol (New) - Derby Barber and Supply, Vincent Gravallesse, 406 California Avenue, Suite 100.

Summary:

This is an application (R163463Q-APP-2024) by Derby Supply Company LLC for a new application in on-premises alcohol, located at 406 California Avenue, Unit 100, Reno, and its existing business activities, which include on-premises alcohol at Derby Barber and Supply. The business is situated in Ward 1 and is zoned under Mixed-Use Downtown Riverwalk District. 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., and a police background check for the applicant, Vincent Gravallesse, has been submitted. Staff recommends Council approve the privileged business license for new application, on-premises alcohol at Derby Barber and Supply.

- B.2** Staff Report (For Possible Action): Approval of Privileged Business License - On-Premises Alcohol, Package Wine and Beer, Add-on Cabaret (Change of Ownership) - Pignic Pub & Patio, Ajit Ahluwalia, Jasmeet Ahluwalia, 235 Flint Street

Summary:

This is an application (R163352Q-APP-2024) by Waliaji LLC for a change of ownership in Pignic Pub & Patio, located at 235 Flint Street (Exhibit A), and its existing business activities, which include on-premises alcohol, package wine and beer, add-on cabaret. 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 pursuant to LDC17- 00030 (Exhibit B) the business may operate from 6:00 a.m. to 12:00 a.m. Sunday through Thursday and 6:00 a.m. to 3:00 a.m. on Friday and Saturday. Outdoor operations, including acoustic music, shall be limited to no later than 10:00 p.m. and the deck shall be closed and cordoned off at 10:00 p.m. seven days a week; the patio and entry area may remain open during business hours. Outdoor amplified music is prohibited at all times and doors and windows shall be closed during any indoor event with amplified sound after 10:00 p.m. Police background checks for the applicants, Ajit Ahluwalia and Jasmeet Ahluwalia, have been submitted. Staff recommends Council approve the change of ownership and privileged business licenses for onpremises alcohol, package wine and beer, and add-on cabaret at Pignic Pub & Patio.

- B.3** Staff Report (For Possible Action): Approval of Privileged Business License - Dining Room Wine and Beer (New) - Round Table Pizza, Charles Chadwick, 115 East Moana Lane, Suite 103.

Summary:

This is an application (R163434Q-APP-2024) by Hawaiian BBQ Reno NW Inc, located at 115 East Moana Lane, Suite 103 (Exhibit A), for a dining room wine and beer license. The business, operating under the name Round Table Pizza, is situated in Ward 1 and is zoned under MixedUse Urban (MU). The Planning Division has recommended approval of the application, noting that the business can operate 24 hours a day. Additionally, a police background check for the applicant, Charles Chadwick, has been submitted. Staff recommends Council approve the privileged business license for dining room wine and beer at Round Table Pizza

- B.4** Staff Report (For Possible Action): Approval of Privileged Business License - On-Premises Alcohol (New) - 3rd Shot Pickleball - Reno LLC, William Ratcliff, 6895 Sierra Center Parkway, Unit A.

Summary:

This is an application (Record # R163522Q-APP-2024) by 3rd Shot Pickleball - Reno LLC for a new application in general business, food service, and on-premises alcohol, located at 6895 Sierra Center Parkway Unit A, Reno. The business is situated in Ward 2 and is zoned under Mixed-Use Suburban. 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. A police background check for the applicant, William Ratcliff, has been submitted. Staff recommends Council approve the privileged business license for new application, general business, food service, and on-premises alcohol at 3rd Shot Pickleball - Reno LLC.

- B.5** Staff Report (For Possible Action): Approval of Privileged Business License – Restricted Gaming (New) – Sartini Gaming LLC dbat 7-Eleven Store 22461D, Lucas Gums, 1665 North Virginia Street.

Summary:

This is an application (R163590G-APP-2024) by Sartini Gaming LLC to operate four (4) slot machines inside 7-Eleven Store 22461D located at 1665 North Virginia Street (Exhibit A). The business is situated in Ward 5 and is zoned under Mixed-Use Urban (MU). The Planning Division has recommended approval of the application, noting that the business may operate 24 hours a day. Staff recommends Council approve the privileged business license for restricted gaming operated by Sartini Gaming LLC.

- B.6** Staff Report (For Possible Action): Award of Contract to F.W. Carson Co., for the 2024 Consolidated Sewer Rehabilitation Project in the amount of \$5,149,946.30. (Sewer Fund)

Summary:

The 2024 Consolidated Sewer Rehabilitation Project will rehabilitate sewer and storm drain at seven different locations in the Reno area. These areas were identified by Maintenance and Operations and Utility Services staff as high priority areas due to condition and/or capacity. This project will install approximately 1,750 feet of sanitary sewer pipe, remove storm drain-to-sewer cross connections, and install 39 manholes. Three bids were received and opened on August 23, 2024. F.W. Carson Co. submitted the best bid pursuant to the requirements established in Nevada Revised Statute (NRS) Chapter 338 in the not to exceed amount of \$5,149,943.30, which includes contingency. This project is included in the City's Capital Improvement Plan (CIP) budget for fiscal year (FY) 24. This work is scheduled to begin this fall and be complete by summer 2025. Staff recommends Council award the contract to F.W. Carson Co.

- B.7** Staff Report (For Possible Action): Approval of Consultant Agreement with Lumos & Associates, Inc. for construction administration services for the 2024 Consolidated Sewer Rehabilitation Project in an amount not to exceed \$537,480 (Sewer Fund)

Summary:

Engineering support and construction administration services play a critical part in making sure the City and general public receive a quality product. The consultant agreement with Lumos & Associates, Inc. will provide construction administration, inspection, testing, public notification verification, and preparation of record drawings for the 2024 Consolidated Sewer Rehabilitation Project. Lumos & Associates, Inc. provided design services for the project and have the background and history of providing forward-thinking solutions that are needed for a project with this type of scope and duration. This project will install approximately 1,750 feet of sanitary sewer pipe, remove storm drain-to-sewer cross connections, and install 39 manholes. Construction is scheduled to start fall of 2024 and be complete by summer 2025. Staff recommends Council approval of the consultant agreement with Lumos & Associates, Inc. for construction testing and inspection services for the 2024 Consolidated Sewer Rehabilitation Project, in an amount not to exceed \$537,480.

- B.8** Staff Report (For Possible Action): Award of Contract to Powerhouse Construction, Inc. for the Miguel Ribera Playground Improvements Project in an amount not to exceed \$549,885. (Community Development Block Grant, Parks Capital Maintenance Fund)

Summary:

Staff have determined that the playground structures at Miguel Ribera Park, located at 3925 Neil Road, are in poor condition and need to be replaced. The planned improvements include installing new playground equipment, safety surfacing, drainage enhancements, and a new shade structure. The project was advertised for three weeks, and bids were opened on August 29, 2024. Two bids were received, and Powerhouse Construction Inc. submitted the best bid pursuant

to the requirements established in Nevada Revised Statute (NRS) Chapter 338. This project is approved in the fiscal year 2024-2025 Capital Improvement Plan (CIP) and funding was allocated through a Community Development Block Grant (CDBG). The work is scheduled to be completed by the end of November 2024. Staff recommends awarding the contract to Powerhouse Construction, Inc. in the amount not to exceed \$549,885, which includes a project contingency for unforeseen issues during construction.

- B.9** Staff Report (For Possible Action): Approval of Contract Renewal with the Mountain West Series of Lockton Companies, LLC for consulting services for the City of Reno's Self-funded Health Plans for a one-year term in the amount of \$92,700.00. (Self-funded Medical Funds)

Summary:

The original agreement with Lockton Companies, LLC (“Lockton”) was executed on November 1, 2016 for the purpose of receiving consultation and assistance with administering the group health benefit plans with the goal of ensuring that the City of Reno offers the highest quality benefits that are cost-effective for employees and the City. The Lockton agreement was again extended through October 31, 2021 with the same terms as in the original agreement. Council approved another two-year extension on October 31, 2024. We are seeking to again extend the agreement for a one-year period through October 31, 2025 with no additional increase to costs for consultation/brokerage services.

- B.10** Staff Report (For Possible Action): Authorization to purchase one positive displacement blower package from Aerzen USA Corporation in the amount of \$124,400 for use at the Reno Stead Water Reclamation Facility pursuant to NRS 332.115(d). (Sewer Fund)

Summary:

Staff recommends Council approve the purchase one positive displacement blower package from Aerzen USA Corporation (Aerzen) in the amount of \$124,400 to replace a blower that recently suffered fire damage at the Reno Stead Water Reclamation Facility (RSWRF) pursuant to Nevada Revised Statutes (NRS) 332.115(d).

- B.11** Staff Report (For Possible Action): Approval and authorization for the City Manager, or designee, to bind and execute all documents related to securing the City’s annual liability insurance policies from October 1, 2024, through September 30, 2025, in an amount not to exceed \$x,xxx,xxx. (Risk Management Fund)

Summary:

As a standard business practice, the City’s Risk Management staff obtains liability insurance policies on an annual basis. The City’s liability insurance portfolio provides coverage for a variety of risks that include general liability, excess workers’ compensation, property, and cyber. Staff is requesting Council grant

authority to the City Manager, or designee, to bind the City's liability insurance policies upon receipt of final policy parameters and premiums from insurance carriers in an amount not to exceed \$x,xxx,xxx from the Risk Management Fund.

- B.12** Staff Report (For Possible Action): Approval of Agreement with the Children's Cabinet to reimburse the City of Reno for a portion of the cost of the City of Reno's Youth recreation programs, in compliance with the Nevada Department of Health and Human Services, Division of Welfare and Supportive Services, in the amount of \$207,187.50

Summary:

This agreement authorizes a financial reimbursement to the City of Reno from the Nevada Department of Health and Human Services, Division of Welfare and Supportive Services for a portion of the City's cost to provide full-day and partial-day supervision of youth in the City's before and after school recreation programs and full-day recreational camps. The amount of the reimbursement is estimated at \$207,187.50 for half a fiscal year from July 1, 2024, through December 31, 2024, paid through this agreement by the Children's Cabinet, who administers the State funds. Staff recommends Council authorize the Mayor to execute this agreement.

- B.13** Staff Report (For Possible Action): Acceptance of Grant Award from the Department of Veterans Affairs for the Grants for Adaptive Sports Programs for Disabled Veterans and Disabled Members of the Armed Forces Program for the Fit but not Forgotten (FBNF) and Military to the Mountains (M2M) Veteran Fitness Classes at Evelyn Mount Northeast Community Center (or alternate location) in an amount not to exceed \$24,120.

Summary:

The VA Sierra Nevada Health Care System (VASNHCS), in Reno provides primary and secondary care to a large geographical area that includes 20 counties in Northern Nevada and Northeastern California. Approximately 120,000 Veterans reside in this region, with Reno representing the largest urban area. The Reno campus does not have a pool or gymnasium onsite, and access to fitness equipment is limited to a supervised rehabilitation visit. For that reason, the Parks and Recreation Department applied for and received a grant from the Department of Veterans Affairs for the Grants for Adaptive Sports Programs for Disabled Veterans and Disabled Members of the Armed Forces Program to continue to provide the Fit but not Forgotten (FBNF) and Military to the Mountains (M2M) Veteran Fitness Classes at the Evelyn Mount Northeast Community Center (or alternate location) in the amount of \$24,120.

- B.14** Staff Report (For Possible Action): Acceptance of Grant Award 15PBJA-24-GG-00211- BRND from the U.S. Department of Justice (US DOJ), Bureau of Justice Assistance (BJA), Byrne Discretionary Community Project Grants to the City of Reno for use by the Reno Police Department in the amount of \$1,500,000 (Grant Funds).

Summary:

Staff recommends Council acceptance of Grant Award 15PBJA-24-GG-00211-BRND from the U.S. Department of Justice (US DOJ), Bureau of Justice Assistance (BJA), Byrne Discretionary Community Project Grants to the City of Reno for use by the Reno Police Department (RPD) in the amount of \$1,500,000. This grant award will fund wellness education, health and fitness equipment for the Public Safety Center, and physical and occupational therapy supports for RPD personnel

- B.15** Staff Report (For Possible Action): Authorization to Purchase fitness equipment and fitness supplies for the Reno Police Department from Commercial Fitness Equipment through the Joinder provision of NRS 332.195 and the Sourcewell Contract #052324 in an amount not to exceed \$250,000 contingent upon Council acceptance of the U.S. Department of Justice (US DOJ) grant award 15PBJA-24-GG-00211-BRND (Grant Funds).

Summary:

Staff recommends Council authorization to purchase fitness equipment and fitness supplies from Commercial Fitness Equipment in an amount not to exceed \$250,000 utilizing the Joinder provision in the Sourcewell Contract #052324 as allowed under NRS 332.195, contingent upon Council acceptance of the U.S. Department of Justice (US DOJ) grant award 15PBJA-24-GG00211-BRND. This grant award was provided by the US DOJ, Bureau of Justice Assistance (BJA), Byrne Discretionary Community Project Grants.

- B.16** Staff Report (For Possible Action): Acceptance of the Fiscal Year (FY) 2025 United We Stand (UWS) grant award #25-UWS-O1 of \$10,879.02 from Washoe County Local Emergency Planning Committee (LEPC) to support the partial cost of an unmanned aerial vehicle (UAV).

Summary:

RPD requests to accept the FY 2025 United We Stand (UWS) grant award #25-UWS-O1 of \$10,879.02 from Washoe County Local Emergency Planning Committee (LEPC) to support the partial cost of an unmanned aerial vehicle (UAV) to be used against potential terrorist threats.

- B.17** Staff Report (For Possible Action): Acceptance of Grant Award from the State of Nevada, Department of Public Safety, Office of Traffic Safety to the City of Reno Police Department for the 2024-25 Joining Forces Grant Program (JF-2025-RPD-00049) to support participation in statewide, multijurisdictional traffic enforcement events in the amount of \$76,500.00.

Summary:

The Joining Forces Grant provides funding for participation in statewide, multi-jurisdictional traffic enforcement events that are focused on reducing fatalities and serious injury crashes in Nevada, providing funding for enhanced enforcement of safety belt and child safety seat laws, speed enforcement, pedestrian safety,

reducing impaired driving through Selective Traffic Enforcement Programs (STEP), and saturation patrols and checkpoints. Staff recommends Council accept the 2024-25 Joining Forces Grant Award from the State of Nevada, Department of Public Safety, Office of Traffic Safety to the City of Reno Police Department (JF-2025-RPD-00049) in the amount of \$76,500.00 and authorize the Chief of Police, City Manager and/or Mayor to sign the necessary documents.

- B.18** Staff Report (For Possible Action): Acceptance of Grant Award TSEP-2025-RPD-00051 from the State of Nevada, Department of Public Safety, Office of Traffic Safety to the City of Reno Police Department to support enforcement of laws related to impaired driving in the amount of \$60,000.

Summary:

Staff recommends Council accept grant award TSEP-2025-RPD-00051 from the State of Nevada, Department of Public Safety, Office of Traffic Safety to the City of Reno Police Department to support enforcement of laws related to impaired driving in the amount of \$60,000.

- B.19** Staff Report (For Possible Action): Acceptance of Grant Award TSEP-2025-RPD-00052 from the State of Nevada, Department of Public Safety, Office of Traffic Safety to the City of Reno Police Department to support enforcement of laws related to pedestrian safety in the amount of \$90,000.

Summary:

Staff recommends Council accept the grant award from the State of Nevada, Department of Public Safety, Office of Traffic Safety to the City of Reno Police Department to support enforcement of laws related to pedestrian safety in the amount of \$90,000. An area of focus for this project will be conducting enforcement operations in school zones throughout the Washoe County School District to increase safety for students actively commuting to school.

- B.20** Staff Report (For Possible Action): Acceptance of Grant Award from the Washoe County Local Emergency Planning Committee (LEPC) through the Washoe County LEPC FY25 Operations, Planning, Training, & Equipment (OPTE) Grant to the Reno Fire Department, for HazMat suits, in an amount not to exceed \$16,620.76.

Summary:

The Reno Fire Department was awarded the Washoe County LEPC FY25 SERC Operations, Planning, Training, Exercise (OPTE) grant. This grant supports local hazardous materials emergency response plans and aims to further the response capabilities of first responders to hazardous materials incidents. Through this grant, the TRIAD Hazmat Team was awarded funds to purchase six new HazMat Encapsulating Suits to protect our first responders during regional Hazmat incidents. The program meets two goals in the City's Strategic Plan of Fiscal Sustainability and Public Safety. Staff recommends Council approve the acceptance of the grant in an amount not to exceed \$16,620.76.

- B.21** Staff Report (For Possible Action): Staff Report (For Possible Action): Acceptance of the FY 2023 Fire Prevention & Safety Grant (FP&S) award from the Department of Homeland Security (DHS), Federal Emergency Management Agency (FEMA) to the Reno Fire Department (RFD) in the amount of \$244,054.94 to conduct a wildfire risk assessment and develop a Community Wildfire Protection Plan (CWPP) and committing a 5% in kind cost match in the amount of \$12,202.75.

Summary:

The Fire Prevention & Safety (FP&S) Grant, administered by FEMA, supports fire departments in improving public and firefighter safety by funding fire prevention programs. The Reno Fire Department (RFD) was awarded FP&S funding to conduct a wildfire risk assessment and develop a city-wide Community Wildfire Protection Plan (CWPP). This project aligns with the City's priorities of fiscal responsibility and public safety. FEMA approved a total budget of \$256,257.69, with the grant award amounting to \$244,054.94. A 5% in kind cost match of \$12,202.75 will come from the department's FY24 operational funds. Staff recommends that the Council accept this grant award.

- B.22** Staff Report (For Possible Action): Approval of the acceptance of a donation of \$400 from Great Basin Credit Union for the City of Reno Wellness Week.

Summary:

Annually, the City of Reno hosts a Wellness Week for staff with the goal of helping employees engage in various wellness activities including biometric lab work, vaccine clinics, vendors, presentations and activities. Wellness Week usually takes place prior to the Benefits Open Enrollment period, which is runs from November 1-27. This year, Wellness Week will take place over a two-week time period, from October 1-11. Staff will host a kick-off day on October 1, which will offer biometric testing, vaccines, over twenty-five vendors, claims support, presentations, games, activities raffles, the Mammovan, and the grand re-opening of the City Hall Gym. Staff will be purchasing branded bags for employees to collect information and giveaways from vendors. Great Basin Credit Union desires to cosponsor these bags through a donation to the City of \$400.

- B.23** Staff Report (For Possible Action): Approval of the acceptance of a donation of \$400 from ARC Health & Wellness Center for the City of Reno Wellness Week.

Summary:

Annually, the City of Reno hosts a Wellness Week for staff with the goal of helping employees engage in various wellness activities including biometric lab work, vaccine clinics, vendors, presentations and activities. Wellness Week usually takes place prior to the Benefits Open Enrollment period, which is runs from November 1-27. This year, Wellness Week will take place over a two-week time period, from October 1-11. Staff will host a kick-off day on October 1, which will offer biometric testing, vaccines, over twenty-five vendors, claims support, presentations, games, activities raffles, the Mammovan, and the grand re-opening

of the City Hall Gym. Staff will be purchasing branded bags for employees to collect information and giveaways from vendors. ARC Health & Wellness desires to cosponsor these bags through a donation to the City of \$400.

- B.24** Resolution No. _____ (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 project identified as “Skyline Flats” (the development of 402 affordable housing units located on Dandini Blvd.) and providing other details in connection therewith.

Summary:

The State of Nevada Department of Business and Industry is designated as the issuer of tax exempt housing revenue bonds in Nevada by the Internal Revenue Service. Each year, the City of Reno is allocated a portion of the State’s bond capacity, referring to this program as the Private Activity Bond Volume Cap (Volume Cap). While the City of Reno has already allocated their allotted amount of Volume Cap for this year, per the Nevada Administrative Code (NAC) 319.7115, the State can issue 100 percent of the tax-exempt bonds for a housing project if the Director of the Department of Business and Industry receives a letter indicating support of a project from the local government, and the Division has sufficient Volume Cap to provide the project. Dominion Development & Acquisitions, LLC is seeking an amount not to exceed \$90.6 million in tax-exempt bonds to finance the development of Skyline Flats Apartments, a 402-unit apartment complex for low-income individuals and families on Dandini Blvd. in Reno. Dominion is requesting the City of Reno provide the State of Nevada a letter of support from the governing body. Dominion is also requesting that the State Department of Business and Industry fully fund the Volume Cap needed for this project since the City of Reno’s Volume Cap has already been allocated for the year.

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): Discussion and potential direction to staff regarding submission of the Consolidated Annual Performance and Evaluation Report (CAPER) for Housing and Urban Development (HUD) Grant Programs for Program Year 2023 for the City of Reno and Washoe County HOME Consortium to HUD.

Summary:

The Consolidated Annual Performance and Evaluation Report (CAPER) provides an overview of the expenditure of U.S. Department of Housing and Urban Development’s (HUD) Community Development Block Grant (CDBG), Home Investment Partnerships Act (HOME), and Emergency Solutions Grant (ESG) funding, and the jurisdictions’ community development and affordable housing

accomplishments for the 2023 Program Year (PY), defined by the local government as FY24. Staff is seeking Council approval before submission to HUD.

- C.2** 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 \$1,465,059 in sewer connection fees for the Stoker by Vintage Apartments, 500 Stoker Ave., Reno.

Summary:

Reno Municipal Code (RMC) Chapter 1.08 provides a process for affordable housing projects to request a reduction or subsidization of building permit fees and sewer connection fees, if they meet certain affordability criteria, and subject to Council approval. Stoker by Vintage is an affordable project which proposes to low-income seniors at or below 60% AMI. The location of the project, located at 500 Stoker Ave., will provide 180 units of affordable housing. All 180 resident units at the property will be restricted to seniors earning at or below 60% of area median income (AMI). The affordable housing project is eligible for the 85 percent fee reduction and is requesting a reduction of sewer connection fees in the amount of \$1,560,906; however, staff is recommending approving this request at a reduced amount totaling \$1,465,059, due to a lack of funding. Staff recommends Council approve the request for a subsidization of up to \$1,465,059 in sewer connection fees, in accordance with RMC Chapter 1.08.

- C.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 up to \$21,120 in building permit fees and up to \$451,186 in sewer connection fees for the Line Drive Apartments located at 700 Line Drive, Reno.

Summary:

Reno Municipal Code (RMC) Chapter 1.08 provides a process for affordable housing projects to request a reduction or subsidization of building permit fees and sewer connection fees, if they meet certain affordability criteria, and subject to Council approval. Line Drive Apartments is an affordable project which proposes to serve veterans, persons experiencing homelessness or at risk of homelessness, and extremely and very low-income adults with physical and/or cognitive disabilities. The location of the project, located at 700 Line Drive, will provide 50 units of affordable housing. All 50 resident units at the subject property will be restricted to individuals earning at or below 30% of area median income (AMI). The affordable housing project is eligible for the 100 percent fee reduction and is requesting a reduction of both building permit fees and sewer connection fees. Staff recommends Council approve the request for a subsidization of up to \$21,120 in building permit fees and \$451,186 in sewer connection fees, in accordance with RMC Chapter 1.08.

D Department Items

Parks and Recreation

- D.1** Resolution No. _____ (For Possible Action): Resolution to designate all City of Reno owned and/or controlled property located adjacent to the Truckee River, between Booth Street and Center Street, as a City of Reno Park pursuant to RMC Sec. 8.23.010.

Summary:

The Truckee River is an integral and iconic part of Reno's downtown. Located along the river are several parks connected by the Tahoe Pyramid Trail which are maintained by the Parks and Recreation Department. The Truckee River frontage and path from Booth Street to University/Center Street provides for the contiguous connection of Reno controlled properties. To provide for consistency in maintenance, enhanced user experience, and regulation, staff is requesting Council designate by resolution all land that is owned, operated, or is within the City of Reno right-of-way along the Truckee River corridor, between Booth Street and Center Street, as a City of Reno park.

Police Department

- D.2** Staff Report (For Possible Action): Approval of Contract for joint agreement between the City of Reno, City of Sparks and Technical Medical, LLC., for phlebotomy services and court testimony for the Reno Police Department (RPD) in an amount not to exceed \$172,584. (General Fund)

Summary:

The Reno Police Department is responsible for investigating DUI offenses and gathering necessary evidence for prosecution, including blood samples. According to Nevada Revised Statutes (NRS) 652.210, these samples must be drawn by qualified medical professionals, such as licensed physicians, certified paramedics, or certified phlebotomists.

In past years NaphCare, Inc provided these services to the Reno Police Department, through the Washoe County Sheriffs Office. NaphCare, Inc. Was contracted through the Washoe County Sheriff's Office to perform phlebotomy services for the region to determine the concentration of blood alcohol (NRS 484C.020) for arrests involving DUI drivers, under NRS 484C.160. As of July 1, 2024, NaphCare, Inc., elected to discontinue phlebotomy services for any agency booked completing DUI related arrests and contracted solely with the Washoe County Sheriff's Office.

The proposed joint contract with Technical Medical, LLC, will enable the Reno Police Department to continue obtaining blood alcohol samples essential for prosecuting DUI cases under NRS 484C.110-130. This contract ensures compliance with NRS 652.210, which mandates that blood samples be taken by qualified personnel, thereby minimizing contamination and procedural errors. Additionally, Technical Medical will enhance operational efficiency by allowing

officers to quickly obtain blood samples during peak hours, enabling them to return to patrol duties promptly. The company's professionals will also be available to testify in court, supporting the integrity and reliability of the evidence.

Public Works

- D.3** 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.

City Manager's Office

- D.4** Sky Tavern presentation on nonprofit summer and winter sports training, competitions, recreation, and events.

Summary:

NO STAFF REPORT

- D.5** Staff Report (For Possible Action): Presentation, discussion, and potential direction to staff regarding the allocation of \$1,391,010 in State Local Fiscal Recovery Funds received through the American Rescue Plan Act to enhance community recreation, address safety needs, and provide continuity of services as a priority for fund allocation by December 31, 2024.

Summary:

Council previously allocated \$2,000,000 from the American Rescue Plan Act (ARPA) Coronavirus State and Local Fiscal Recovery Fund (SLFRF) to the Pembroke Flat Field project. At the August 28, 2024 Council meeting, Council discussed this project, estimated development and maintenance costs, and future needs. Council approved funding for a final construction design for the Pembroke Fields in advance of possible future development and funding opportunities. As a result, \$1,391,010 ARPA funds remain and staff recommends the reallocation of the funds to enhance community recreation, address safety needs, and provide continuity of services.

- D.6** Staff Report (For Possible Action): Presentation, discussion and potential direction to staff regarding the disposition of property located at 1940 East Fourth Street (APN 008-381-43), Reno, Nevada in response to a Letter of Interest by Hooten Real Estate LLC.

Summary:

Staff requests direction regarding a Letter of Interest received by Hooten Real Estate LLC (Hooten) to purchase the land they are currently leasing (APN 008-381-43) from the City and Redevelopment Agency. The City of Reno Management Policy covering the Disposition of City Owned Real Property (eff. 06-25-19), Section IX. C. requires Council to determine if and how the property should be disposed.

- D.7** Resolution No. _____ (For Possible Action): Adoption of a Resolution determining that is in the best interest of the public to sell properties located at 315 and 335 Record Street, Assessor's Parcel Numbers (APNs) 007-313-27, 007-313-28, 007-313-30, 007-314-14, 008-350-10 [Portion], & Portion of Record Street to be abandoned [No Parcel Number], which consists of five parcels totaling approximately 2.4± acres, under NRS 268.063 without first offering it to the public. Two appraisals were conducted, setting a Fair Market Value of the properties at \$3,375,000.

Summary:

Council has selected, through a Request for Proposal (RFP) process, to dispose of the properties formerly known as the Community Assistance Center located at 315 and 355 Record Street. The proposal selected was Ulysses Development Group, LLC which proposed building 136 units of affordable housing on the sites. Per NRS 268.063 the City may sell real property for the purpose of economic development without first offering it to the public and for less than fair market value if Council by resolution determines that it is in the best interest of the public to do so. The proposed project meets the definition of Economic Development under NRS 268.063(4)(a)(4). Per NRS 268.059, before Council may sell a property, it must obtain two independent appraisals or obtain one appraisal and then hold a public hearing on the matter of Fair Market Value. Staff received two appraisals on the properties which determined the Fair Market Value to be \$3,375,000.

D.8 Staff Report (For Possible Action): Approval of an Exclusive Negotiating Agreement with Ulysses Development Group for the sale of properties located at 315 and 335 Record Street for \$3,400,000 for an affordable housing development.

Summary:

The Exclusive Negotiating Agreement with Ulysses Development Group outlines the terms that would be included in a Disposition and Development Agreement (DDA) for the sale of properties located at 315 and 335 Record Street, Assessor's Parcel Numbers (APNs) 007-313-27, 007-313-28, 007-313-30, 007-314-14, 008-350-10 [Portion], & Portion of Record Street to be abandoned [No Parcel Number], which consists of five parcels totaling approximately 2.4± acres. The purchase price of the project is \$3,400,000, which will be financed by a seller note with 2% interest annually for a term of 15 years. Based on the summarized terms and conditions, and without any material changes to the terms, staff recommends Council authorize the City Manager to finalize the DDA and for the City Manager and Mayor execute all documents.

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.)

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)

City of Reno Redevelopment Agency Board

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) – 25 September 2024

A.5 Approval of the Minutes

A.5.1 Redevelopment Agency Board - Regular 31 July, 2024 10:00 AM (For Possible Action)

B 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 Department Items

City Manager's Office

C.1 Staff Report (For Possible Action): Presentation, discussion and potential direction to staff regarding the disposition of property located at 1940 East Fourth Street (APN 00838143), Reno, Nevada in response to a Letter of Interest by Hooten Real Estate LLC. [Ward 3]

Summary:

Staff requests direction regarding a Letter of Interest received by Hooten Real Estate LLC (Hooten) to purchase the land they are currently leasing (APN 008-381-43) from the City and Redevelopment Agency. The City of Reno Management Policy covering the Disposition of City Owned Real Property (eff. 06-25-19), Section IX. C. requires the Redevelopment Agency Board to determine if and how the property should be disposed.

D Ordinances Introduction (Other Ordinance, Introduction items may be found under the following agenda sections: Public Hearings, and/or Standard Department Items)

E Ordinances - Adoption

F Mayor and Council

F.1 Redevelopment Agency Board Comments, including announcements regarding City boards and commissions, activities of local charitable organizations and upcoming local community events. (NonAction Item)

G **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.)**

H **Public Comment (This item is for either public comment on any action item or for a ny general public comment.)**

H.1 Public Comment

I **Adjournment (For Possible Action)**