



C I T Y O F  
**RENO**  
Memorandum

---

**DATE:** October 11, 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:** October 23, 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 meetings on Wednesday, October 23, 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](http://Reno.gov), and NRS 232.2175 at [notice.nv.gov/](http://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) – 23 October 2024**

## **A.5 Approval of the Minutes**

**A.5.1** Reno City Council - Special - 19 September 2024 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 - OnPremises Alcohol (New) - Dotty's #220, Paula Graziano, 1296 East Plumb Lane, Unit IK. [Ward 1]

**Summary:**

This is an application (R163516Q-APP-2024) by Dotty's #220 for on-premises alcohol. The business is located at 1296 East Plumb Lane, Units I-K in Ward 1, and the zoning designation is General Commercial (GC). Planning comments note that the restaurant and bar with accessory restricted gaming is an allowed use limited to suites I-K only. The business is allowed to operate for 24 hours. A background check has been submitted to the Reno Police Department. Staff recommends that Council approve the privileged business license for on-premises alcohol for Dotty's #220.

**B.2** Staff Report (For Possible Action): Approval of Privileged Business License - Dining Room Wine and Beer (New) - Four Seasons, Ken Vong, 555 South Virginia Street, Unit 102-103. [Ward 1]

**Summary:**

This is an application (R163563Q-APP-2024) by Four Seasons for dining room wine and beer. The business is located at 555 South Virginia Street, Unit 102-103 in Ward 1, and the zoning designation is Mixed-Use Midtown Commercial (MU-MC). Planning comments note that the restaurant with alcohol service use is allowed to operate indoors for 24-hours. A background check has been submitted to the Reno Police Department. Staff recommends that Council approve the privileged business license for dining room wine and beer for Four Seasons.

**B.3** Staff Report (For Possible Action): Approval of Privileged Business License - Package Alcohol (Change of Ownership) - Keystone Market, Parminderjit Kaur, 975 West 2nd Street. [Ward 1]

**Summary:**

This is an application (R163699Q-APP-2024) by Keystone Market for a change of ownership for package alcohol. The business is located at 975 West 2nd Street in Ward 1 and the zoning designation is Mixed-Use Downtown Northwest Quadrant District (MD-NWQ). Planning comments note that the convenience store with accessory packaged alcohol is established in this location with no change in use. The business is allowed to operate between 6:00 a.m. and 11:00 p.m. A background check has been submitted to the Reno Police Department.

Staff recommends that Council approve the privileged business license for change of ownership for package alcohol for Keystone Market.

- B.4** Staff Report (For Possible Action): Approval of Privileged Business License - OnPremises Wine and Beer (New) - Chrome Coffee Works, Lorenzo Wallace, 131 Pine Street. [Ward 3]

**Summary:**

This is an application (R163761Q-APP-2024) by Chrome Coffee Works for on-premises wine and beer. The business is located at 131 Pine Street in Ward 3 and the zoning designation is Mixed-Use Downtown Riverwalk District (MD-RD). Planning comments note that the restaurant with alcohol service is a permitted use and allowed to operate for 24-hours indoors. Outdoor operations are limited to between 6:00 a.m. and 11:00 p.m. A background check has been submitted to the Reno Police Department. Staff recommends that Council approve the privileged business license for on-premises wine and beer for Chrome Coffee Works LLC.

- B.5** Staff Report (For Possible Action): Award of Contract to Professional Asbestos Removal Corporation for the abatement of asbestos containing material in the Reno Police Department building at 455 E. 2nd Street as a part of the Central Station project in an amount not to exceed \$552,227. (Redevelopment Agency #2) [Ward 3]

**Summary:**

The Reno Fire Department Central Station will be located on city-owned property at 455 East Second Street. The Reno Police Department (RPD) is vacating this site and moving to the new Public Safety Center (PSC) at 911 Kuenzli Street.

This contract is for the abatement of asbestos containing materials in the building. This work is needed to prepare the site for demolition of the building.

This project was advertised for two weeks, and bids were opened on September 30, 2024. Two bids were received, and Professional Asbestos Removal Corporation submitted the best bid pursuant to the requirements established in Nevada Revised Statutes (NRS) Chapter 338. Funding was allocated for this project in the Redevelopment Agency #2. This abatement work is scheduled to be complete by February 2025. Staff recommends Council award of the contract to Professional Asbestos Removal Corporation in an amount not to exceed \$552,227.

- B.6** Staff Report (For Possible Action): Award of Contract to Sierra Nevada Construction, Inc. for the McAlinden ADA Concrete Replacement Project in an amount not to exceed \$223,007. (RCT District 1) [Ward 4]

**Summary:**

McAlinden Park, located at approximately 12000 Mt. Charleston Street, is prioritized by the Parks and Recreation Department for substantial concrete repairs. The existing concrete walkway and stairs are in poor condition and do not

meet current ADA standards. This project will reconstruct the existing concrete walkways and will improve the stairs to meet current ADA standards. This project was advertised for bids for three weeks. On September 19, 2024, Sierra Nevada Construction, Inc. submitted the lowest responsive and responsible bid pursuant to the requirements established in Nevada Revised Statutes (NRS) Chapter 338.147. This project is approved in the fiscal year 2024-2025 Capital Improvement Plan (CIP) and funding was allocated through Residential Construction Tax (RCT) District 1. Staff recommends Council award the contract to Sierra Nevada Construction, Inc. in an amount not to exceed \$223,007. The project is anticipated to be complete in the Spring of 2025.

- B.7** Staff Report (For Possible Action): Approval of Change Order #1 to the Contract with Spanish Springs Construction Inc. for the Reno Tennis Courts 1, 2, 5, 6, 11 & 12 Rehabilitation (Contract #ARPAPW10), extending the contract for an additional 45 working days and increasing the contract by \$450,000 for a revised total project cost of \$2,056,290. (ARPA Fund) [Ward 1]

**Summary:**

The Reno Tennis Center, located at 2601 Plumas Street, is prioritized for substantial upgrades and repairs following Council's approval of \$2.3 million in funding in State and Local Fiscal Recovery Funds (SLFRF) received through the American Rescue Plan Act (ARPA). Phase 1 of this project covered the replacement of four courts, which was completed in fall 2023.

Phase 2 of this project, as approved by council on July 31, 2024 included: resurfacing four courts with new acrylic coating, replacing two courts, adding new Americans with Disabilities Act (ADA) accessible ramps, making fence repairs, installing a new gate, replacing the asphalt walkway between the courts, and installing new electrical conduit for future lighting. The future lighting was included in the original bid as bid alternates two and three but was removed from the recommended award due to funding constraints.

The reallocation of an additional \$450,000 in SLFRF funds at the September 25, 2024 Council meeting will fund new lighting for courts 9, 10, 13, and 14, as well as light upgrades for courts 1, 2, 5, and 6. Staff recommends that the Council approve Change Order #1 in the amount of \$450,000 to Spanish Springs Construction Inc. The approved change order will increase the total project amount to not exceed \$2,056,290.

- B.8** Staff Report (For Possible Action): Approval of an Amendment to the Contract with Nuvoda, LLC for rental of pilot testing equipment and limited technical support for the Truckee Meadows Water Reclamation Facility Mobile Organic Biofilm Pilot Project for an additional \$108,000 for a total contract amount not to exceed \$379,700 with Reno's share being \$260,588.11. (Sewer Fund)

**Summary:**

The attached amendment with Nuvoda, LLC (Nuvoda) to increase the contract

amount provides an additional 6-month rental of the Mobile Organic Biofilm (MOB) pilot screening/pumping skid, MOB aerobic granular sludge (AGS) media, and associated limited technical support for use at the Truckee Meadows Water Reclamation Facility (TMWRF), to further evaluate system performance during cold weather. Both Reno and Sparks City Councils approved the MOB Pilot Project at the TMWRF in June 2023 to evaluate the efficacy of the MOB aerobic granular sludge (AGS) system for enhanced treatment at TMWRF. Staff recommends Council approve Amendment #1 to the Contract with Nuvoda for rental of pilot testing equipment and limited technical support for the TMWRF MOB Pilot Project for an additional \$108,000 for a total contract amount not to exceed \$379,700 (Reno's share being \$260,588.11 from the Sewer Fund).

- B.9** Staff Report (For Possible Action): Approval of an Amendment to the Agreement with Jacobs Engineering Group, Inc. to extend Pilot Assistance Services for the Truckee Meadows Water Reclamation Facility Mobile Organic Biofilm Pilot Project for an additional \$42,500 and to extend the contract expiration date, for a total agreement amount not to exceed \$239,746 with Reno's share being \$164,537.68. (Sewer Fund)

**Summary:**

The attached amendment with Jacobs Engineering Group, Inc. (Jacobs) will provide an additional 6 months of pilot assistance services for the Nuvoda, LLC (Nuvoda) Mobile Organic Biofilm (MOB) Pilot Project at the Truckee Meadows Water Reclamation Facility (TMWRF), to further evaluate system performance during cold weather. Both Reno and Sparks City Councils approved the MOB Pilot Project at the TMWRF in June 2023 to evaluate the efficacy of the MOB aerobic granular sludge (AGS) system for enhanced treatment at TMWRF. Staff recommends Council approve an Amendment to the Consulting Agreement with Jacobs to extend Pilot Assistance Services for the TMWRF MOB Pilot Project for an additional \$42,500 for a total agreement amount not to exceed \$239,746 (Reno's share being \$164,537.68 from the Sewer Fund).

- B.10** Staff Report (For Possible Action): Approval of an Amendment to the Agreement with University of Nevada, Reno for Investigation of Mobile Organic Biofilm Process at Pilot Scale and Modeling Simulations for the Truckee Meadows Water Reclamation Facility Mobile Organic Biofilm Pilot Project for an additional \$43,475 and to extend the expiration date, for a total agreement amount not to exceed \$193,087 with Reno's share being \$132,515.61. (Sewer Fund)

**Summary:**

The attached amendment with the University of Nevada, Reno (UNR) will provide an additional 6 months of pilot assistance services, including targeted sampling services, uptake testing, and collection of raw sample data, for the Nuvoda, LLC (Nuvoda) Mobile Organic Biofilm (MOB) Pilot Project at the Truckee Meadows Water Reclamation Facility (TMWRF), to further evaluate system performance during cold weather. Both Reno and Sparks City Councils approved the MOB Pilot Project at the TMWRF in June 2023 to evaluate the

efficacy of the MOB aerobic granular sludge (AGS) system for enhanced treatment at TMWRF. Staff recommends Council approve the Amendment to the Agreement with UNR for Investigation of Mobile Organic Biofilm Process at Pilot Scale and Modeling Simulations during the TMWRF MOB Pilot Project for an additional \$43,475 for a total agreement amount not to exceed \$193,087. (Reno's share being \$132,515.61 from the Sewer Fund)

- B.11** Staff Report (For Possible Action): Approval of Consultant Agreement with J-U-B Engineers Inc. for construction administration services for the Lower Idlewild Pond Rehabilitation Project in an amount not to exceed \$220,000. (Parks Capital Maintenance Fund) [Ward 1]

**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 J-U-B Engineers, Inc. will provide construction administration, inspection, testing, and preparation of record drawings for the Lower Idlewild Pond Rehabilitation Project. J-U-B Engineers, Inc. provided design services for the project and has the background and history of providing forward-thinking solutions that are needed for a project with this type of scope and duration. The project includes the rehabilitation of the lower Idlewild Pond with a new High-Density Polyethylene (HDPE) liner, concrete wall installation near a portion of failing asphalt parking area, and rehabilitation of the historic rock wall surrounding the pond. Construction is scheduled to start this fall and complete in the spring of 2025. Staff recommends Council approval of the consultant agreement with J-U-B Engineers, Inc. for construction administration services for the Lower Idlewild Pond Rehabilitation Project in an amount not to exceed \$220,000.

- B.12** Staff Report (For Possible Action): Approval of Consultant Agreement with Lumos & Associates, Inc. for design services for the Maestro Drive and Summit Ridge Sewer Capacity Project in an amount not to exceed \$188,270. (Sewer Fund) [Ward 1, 2]

**Summary:**

The sewer mains at Maestro Drive and Summit Ridge have been identified as high-priority areas due to significant capacity issues. The scope of work involves relocating and upsizing approximately 2,200 linear feet of sewer main, which will significantly enhance the overall performance and reliability of the sewer system. This work is identified in the FY25 Capital Improvement Plan. Under this consultant agreement, Lumos & Associates will undertake various tasks including engineering design, developing improvement plans, permitting, specifications, geotechnical investigations, survey, and bidding documents. Staff recommends that Council approve the consultant agreement with Lumos & Associates, Inc. to provide engineering design services for the Maestro Drive and Summit Ridge Sewer Capacity Project in an amount not to exceed \$188,270.

- B.13** Staff Report (For Possible Action): Approval of Consultant Agreement with Odyssey Engineering, Inc. for the design services of the Pembroke Flat Fields project in the amount not to exceed \$385,200. (ARPA funds) [Ward 3]

**Summary:**

The City of Reno is working to decrease the flat field amenity gap for residents by supporting the development of flat fields at the City-owned Pembroke property. At the direction of City Council, staff advertised a Request for Qualifications (RFQ) to design, build, and operate a sustainable multi-use flat field complex at the Pembroke site, resulting in only one bid which was not selected to move forward. Council directed staff to move the project to final design to get the project to achieve a 'ready for implementation status and to create documents that will provide accurate cost estimates and support funding efforts. Staff selected Odyssey Engineering, Inc. as a consultant from the City of Reno's Civil Site Design unranked list of consultants from the 2024 to 2026 statement of qualifications (SOQ) to proceed with the final design and construction documents for the Pembroke Project in an amount not to exceed \$385,200.

- B.14** Staff Report (For Possible Action): Approval of Opioid Funding allocation, including an Agreement with NewRocket for Phase 2 of the Direct Resource Outreach and Placement Service (DROPS) mobile application for unsheltered outreach, in an amount not to exceed \$250,000. (Opioid Funds)

**Summary:**

The City of Reno was selected to develop a prototype application to support outreach management, data collection, and communications with the unsheltered community in the fall of 2023. In collaboration with ServiceNow, NewRocket, City staff, and community experts, the mobile application DROPS (Direct Resource Outreach & Placement Service) was developed pro bono. Phase 1 of the application was launched in June 2024 and is currently used by Clean and Safe staff and contracted outreach workers. DROPS is transforming the way outreach workers engage with unsheltered individuals and provide resources in real-time. Phase 2 of the application will further elevate this tool, help make more informed decisions in the field, and create two-way communications. Staff recommends approval of an agreement to further develop this application and find real solutions to addressing this community challenge in an amount not to exceed \$250,000.

- B.15** Staff Report (For Possible Action): Authorization to Purchase 188 Bigbelly Element Single Station trash cans for placement in the Business Improvement District utilizing joinder/cooperative purchasing agreements in accordance with Nevada Revised Statutes NRS 332.195(1), and the City's Purchasing Policy, in an amount not to exceed \$298,614.00. (General Fund)

**Summary:**

This item seeks authorization for the purchase of 188 Bigbelly Element Single Station trash cans for installation within the Business Improvement District of the

Downtown core area. The trash cans will replace 94 existing units and add 94 new units, supporting the City's ongoing efforts to enhance public spaces and improve trash management in Downtown. The funding for this purchase is included as part of the first quarter budget augmentation. The procurement will be conducted through joinder/cooperative purchasing agreements, in compliance with NRS 332.195(1) and the City's Purchasing Policy, ensuring competitive pricing and cost-effectiveness.

- B.16** Staff Report (For Possible Action): Acceptance of the SLCGP (State and Local Cybersecurity Grant Program) Award from the State of Nevada to the City of Reno for use by the Department of Information Technology in the amount of \$144,854.24 for Network Routers.

**Summary:**

Staff recommends Council acceptance of Grant Award from the State of Nevada to the City of Reno for use by the Department of Information Technology (DoIT) in the amount of \$144,854.24 with no match.

- B.17** Staff Report (For Possible Action): Acceptance of the SLCGP (State and Local Cybersecurity Grant Program) Award from the State of Nevada to the City of Reno for use by the Department of Information Technology in the amount of \$182,348.39 for Network Switches.

**Summary:**

Staff recommends Council acceptance of Grant Award from the State of Nevada to the City of Reno for use by the Department of Information Technology (DoIT) in the amount of \$182,348.39 with no match.

- B.18** Staff Report (For Possible Action): Acceptance of Grant Award from the U.S. Department of Housing and Urban Development under the FY2024 Economic Development Initiative Community Project Funding Grant for The City of Reno California Building Historic Rehabilitation and Facility Upgrades in the amount of \$870,000. [Ward 1]

**Summary:**

Congress approved grants for Economic Development Initiative (EDI) Community Project Funding (CPF) as part of the Consolidated Appropriations Act, 2024, (Public Law 118-42). Congress awards grants to communities under the EDI for the purpose of supporting housing, homelessness prevention, workforce training, public facilities, parks, resilience planning, and other critical infrastructure projects and services. Under this initiative, Senator Catherine Cortez Masto and Senator Jacky Rosen earmarked \$870,000 for the City of Reno California Building Historic Rehabilitation and Facility Upgrades. These CPF awards are administered by the U.S. Department of Housing and Urban Development (HUD). The funds are subject to the rules and spending categories outlined in the federal legislation and by the United States Department of Treasury. On March 8, 2024, the HUD Office of Economic Development,



Congressional Grants Division (CGD) officially approved the City of Reno’s grant application for this project and issued an award letter for Council approval. Staff recommends Council accept these funds for the expenditure to complete the California Building's historic rehabilitation and facility upgrades.

- B.19** Resolution No. \_\_\_\_ (For Possible Action): Resolution adopting the Truckee Meadows Regional Trails Plan developed by the Truckee Meadows Park Foundation's Trails Coordinator.

**Summary:**

On March 9, 2022 Council allocated \$50,000 of American Rescue Plan Act (ARPA) State and Local Fiscal Recovery Fund (SLFRF) funds to support a Trails Coordinator position for the Truckee Meadows Parks Foundation. The Trails Coordinator filled the critical role of a dedicated staff member to coordinate the implementation of the Truckee Meadows Regional Trails Plan. In combination with the Plan and Report, the Regional Trails Plan will enable the City of Reno to participate in an organized and integrated approach to management of existing trails and creation of new trails as well as serve as a focal point for all to check in with a collective vision for a connected regional trail system. The plan's objective is to establish the framework leading to meaningful new projects that meet the goals of this regional trails plan. Adoption of the Regional Trails Plan is a recommendation identified in the Parks, Recreation and Open Space (PROS) Master Plan. At its August meeting, the Recreation and Parks Commission supported the plan and recommended it move forward for Council adoption. Staff recommends Council approval of the resolution adopting the Truckee Meadows Regional Trails Plan.

- B.20** Resolution No. \_\_\_\_ (For Possible Action): Resolution pertaining to the issuance of bonds for the purpose of refinancing certain outstanding bonds of the City; Authorizing the Director of Finance to arrange for the sale of bonds; and providing other matters pertaining thereto.

**Summary:**

A Resolution pertaining to the issuance of the City of Reno, Nevada, General Obligation (Limited Tax) Capital Improvement Refunding Bonds (Additionally Secured by Pledged Revenues) Series 2024 (the "2024 Bonds") for the purpose of refinancing certain outstanding bonds of the City (City of Reno, Nevada, General Obligation (Limited Tax) Capital Improvement Refunding Bonds (Additionally Secured by Pledged Revenues) Series 2013A) for the purpose of reducing interest costs and effecting other economies and authorizing the Director of Finance to arrange for the sale of the 2024 Bonds; together with other matters properly relating thereto. The 2024 Bonds will not extend the final maturity date of the 2013 Bonds of June 1, 2032.

- B.21** Resolution No. \_\_\_\_ (For Possible Action): Resolution approving Major Fund Designations for Fiscal Year 23/24 required by Governmental Accounting Standards Board for the City of Reno’s Annual Comprehensive Financial

Report (ACFR).

**Summary:**

Each fiscal year the Finance Department identifies the funds to be designated as "major" for financial reporting purposes. Governmental Accounting Standards Board (GASB) Statement No. 34 requires funds meeting certain criteria be designated as major, but also gives Council the authority to designate additional funds as major for reporting consistency issues. Staff recommends Council adopt the attached resolution establishing the General Fund, the Streets Special Revenue Fund, the 2007 Sales Tax Increment Bond Debt Fund, the City of Reno Capital Project Fund, the Sanitary Sewer Enterprise Fund and the Building Permit Enterprise Funds as "major" funds for Fiscal Year 23/24.

- B.22** Resolution No. \_\_\_\_\_ (For Possible Action): Resolution establishing regular Reno City Council meeting dates for the period from January 1, 2025, through December 31, 2025; together with other matters properly relating thereto.

**Summary:**

This Resolution establishes the dates for regular meetings of the Reno City Council for the period from January 1, 2025, through December 31, 2025, and sets the meeting commencement time at 10:00 a.m. The regular meetings are set on the second and fourth Wednesday of each month unless a different date and time is specifically designated otherwise in the Resolution. Adoption of the Resolution provides for public notice of the recommended schedule for upcoming regular meetings of Council. Staff recommends Council adopt the Resolution, which by its terms will be effective from January 1, 2025, through December 31, 2025.

- B.23** Staff Report (For Possible Action): Approval of the allocation of Ward Specific American Rescue Plan Act (ARPA) State and Local Fiscal Recovery Funds (SLFRF) to the City of Reno's Parks and Recreation Department for improvements to the Northwest Park in the amount of \$2,057.43. [Reese]

**Summary:**

Councilmember Reese would like to allocate \$2,057.43 from the American Rescue Plan Act SLFRF allocation plan adopted by Council at the August 25, 2021, Council meeting to the City of Reno's Parks and Recreation Department. These funds will be used for improvements to the Northwest Park located at 2775 Apollo Way, Reno, NV 89503. This amount will be drawn from ward-specific allocated funds.

- B.24** Staff Report (For Possible Action): Approval of the allocation of Ward Specific American Rescue Plan Act (ARPA) State and Local Fiscal Recovery Funds (SLFRF) to the City of Reno's Parks and Recreation Department for the partial cost of a covered bench at Dorothy McAlinden Park, in the amount of \$3,880. (ARPA Fund) [Ebert]

**Summary:**

Councilmember Ebert would like to allocate \$3,880 from the American Rescue Plan Act SLFRF allocation plan adopted by Council at the August 25, 2021, Council meeting to the City of Reno's Parks and Recreation Department. These funds will be used for the partial cost of a covered bench at Dorothy McAlinden Park located at 14000 Stead Blvd. Reno, NV. This amount will be drawn from ward specific allocated funds.

**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** Ordinance Introduction – Bill No. \_\_\_\_\_ (For Possible Action): Case No. LDC24-00031 (Bella Vista Ranch Phase II PUD Amendment) A request has been made for an amendment to the Bella Vista Ranch Phase II Planned Unit Development (PUD) handbook to: a) reduce the amount of nonresidential from ±178,600 sq. ft. to ±117,612 square feet; b) increase the maximum dwelling units from ±575 units to ±609 units; and c) modify the allowed land uses, design standards, development standards, and street design standards. The ±77.37 acre site is located southeast of the eastern terminus of South Meadows Parkway, north of the northern terminus of Rio Wrangler Parkway and east of Steamboat Creek within the Bella Vista Ranch Phase II PUD zoning district. The site is located within Bella Vista Ranch Phase II PUD zoning district and has a Master Plan land use designation of Special Planning Area (SPA). [Ward 3]

**Summary:**

The request is to update the Bella Vista Ranch Phase II Planned Unit Development (PUD) Handbook. Updates include allowing residential uses in the previously designated commercial area, decreasing the maximum square footage of allowed nonresidential, increasing the number of allowed residential by 34 units, and eliminating outdated code standards and development standards that are no longer consistent with Reno Municipal Code (RMC). Key issues related to the request are: 1) compatibility of the proposed zoning and development standards with surrounding land uses, 2) conformance with current code, and 3) protection of natural resources. Staff can make all the findings and recommends approval of the PUD amendment. The Planning Commission could make all the findings and recommends approval of the zoning map amendment.

- 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 ±2.16acre 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): Case No. ABN24-00003 (Stevenson Street Abandonment) Request for the abandonment of the rightofway 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 (MDPD) zoning with a Master Plan land use designations of Downtown Mixed-Use (DTMU). [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 both public and utilized for the adjacent developments. The applicant will fund all improvements to the street including signage, landscaping, islands, trees, and amenities. All improvements will be completed prior to recordation of the order of abandonment. 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.

**D Department Items**

**Development Services**

- D.1** Staff Report (For Possible Action): Presentation, discussion and potential direction to staff regarding short term, midterm and longterm solutions to address noise complaints. [Ward 1, 2, 3, 4, 5, At-large]

**Summary:**

At the August 28, 2024, City Council meeting, Planning staff presented an update on the Title 18 Zoning Code Clean-Up. The discussion included concerns expressed by residents living in the downtown area related to elevated noise from several different sources including crowds, bars, night clubs, outdoor concerts, stereos, vehicles/motorcycles, and generally intoxicated individuals. Public

commenters also expressed noise concerns from the broader City, outside of downtown, citing excessive noise from vehicles and motorcycles. Staff has prepared an update for the Council on what steps have been initiated to address the noise concerns, and a series of next steps that can be taken to continue progressing the conversation. Staff recommends Council review the information and provide direction on short term, mid-term and long-term solutions to address noise complaints.

## **Finance**

- D.2** Staff Report (For Possible Action): Financial update presentation and discussion; resolution to augment the budget of the City of Reno, Nevada, for FY24/25; and approval of budget revisions for the period of July 1, 2024, through September 30, 2024.

### **Summary:**

This item includes a financial update and the first quarter augmentation for FY25. As we progress through the fiscal year, it is prudent for the City to review revenues and expenditures to ensure City operations are on track to stay within the approved budget. This report will review the General Fund 23/24 fiscal year (FY) end (unaudited) as compared to the budget FY 23/24 amounts which were used as a basis for developing the FY 24/25 budget. This report will also discuss the status of General Fund revenues and expenditures for FY 24/25. The City adopts an annual budget each year. The annual budget is the plan for City services for the fiscal year. As we proceed through the fiscal year, the plan changes and evolves requiring resources to be reallocated or added through budget augmentations. Budget augmentations must be adopted by resolution, and information forwarded to the Nevada Department of Taxation for approval. Augmentations of appropriations of a fund which receives ad valorem taxes must be noticed in the local newspaper prior to Council approval. The Augmentations to the General Fund and Street Fund were noticed as required.

## **Fire Department**

- D.3** Presentation and discussion on collaborative efforts to improve fire services in the region and potential approval of an interlocal agreement between the City of Reno and the Reno-Tahoe Airport Authority (RTAA) for the provision of comprehensive fire protection services at the Reno-Tahoe International Airport.

### **Summary:**

Staff will provide a presentation on ongoing regional efforts to collaboratively improve fire services, including providing information on the recently executed memorandum of understanding with Truckee Meadows Fire Protection District regarding automatic aid. This MOU will help support community safety by improving response times and resource allocation within each jurisdiction, a key focus area regional policy makers have directed staff to work on.

As another step in these collaborative efforts, Council is being asked to approve an interlocal agreement (ILA) with the Reno-Tahoe Airport Authority. The proposed ILA will formalize the transfer of fire protection responsibilities from the Reno-Tahoe Airport Fire Department to the Reno Fire Department. This agreement represents a significant change in fire services at the airport, including airport rescue firefighting (ARFF), structural firefighting, and hazardous materials response. The agreement also includes provisions for inspection and dispatch services, with the City of Reno providing these services while utilizing the RTAA's existing fire station and equipment.

This partnership enhances fire protection services at the airport and aligns with both parties' operational, organizational, and financial goals, while ensuring compliance with FAA regulations. The agreement outlines a five-year initial term with automatic renewals, subject to cost-reimbursement mechanisms and was approved by the Reno-Tahoe Airport Authority at their September, 12, 2024 board meeting.

## **Public Works**

- D.4** Staff Report (For Possible Action): Acceptance of Donation from the Community Health Alliance for construction costs on the Neil Road Facility Remodel and Expansion Project in the amount of \$400,000 [Ward 3]

### **Summary:**

The Neil Road facility is currently leased to Community Health Alliance (CHA) to provide critical healthcare services to a traditionally underserved community. The scope of this project is to remodel the existing 5,120 square foot facility and expand it with an additional 4,000 square feet of space. This will allow CHA to expand the services available to the community at this facility.

The construction contract award for K7 Construction, also on this meeting agenda, is for \$4,871,900. This cost along with the design, permitting, utility improvements and various other costs puts the total project cost at \$5,400,000. This is above the \$5 million that Council allocated to the Neil Road Remodel and Expansion Project. Per the memorandum of understanding entered into on July 31, 2024 the Community Health Alliance will donate \$400,000 to fund the construction cost gap for construction of the Neil Road Remodel and Expansion Project.

- D.5** Staff Report (For Possible Action): Award of Contract to K7 Construction Inc. for the Neil Road Facility Remodel and Expansion Project in an amount not to exceed \$4,871,900. (ARPA Fund, Community Health Alliance Donation) [Ward 3]

### **Summary:**

The Neil Road facility is currently leased to Community Health Alliance (CHA)

to provide critical healthcare services to a traditionally underserved community. The scope of this project is to remodel the existing 5,120 square foot facility and expand it with an additional 4,000 square feet of space. This will allow CHA to expand the services available to the community at this facility.

At the July 31, 2024 Council meeting, Council approved a memorandum of understanding (MOU) to outline the project obligations of both the City and CHA for the Neil Road Facility Remodel and Expansion Project and the terms of a new lease between the City and CHA. The MOU identifies the City's obligation to deliver the project through the design-bid-build process and the commitment for CHA's to cover the project funding gap over the City's allocated \$5,000,000 APRA funds at the time of bid award. The total project costs are anticipated to be \$5,400,000. Therefore, a \$400,000 Community Health Alliance Donation is also on this agenda along with a new lease agreement.

CHA will be responsible for the costs of all furniture, fixtures, and equipment for the expansion and remodel of this facility. These costs are not included in the total project costs of \$5,400,000 and will be purchased separately by CHA and are estimated to be \$900,000.

The design for this project was completed in August 2024. Staff conducted a public bid for the project September 2024. Three bids were received and opened on October 1, 2024. K7 Construction Inc. submitted the best bid pursuant to the requirements established in Nevada Revised Statutes (NRS) Chapter 338.147. The ARPA funds are required to be awarded to a project before December 31, 2024.

Staff recommends Council award the contract to K7 Construction Inc. for the Neil Road Facility Remodel and Expansion project in an amount not to exceed \$4,871,900. Construction is anticipated to begin in December 2024 and is expected to take 18 months to complete.

- D.6** Staff Report (For Possible Action): Approval of a long-term lease agreement between the City of Reno and Community Health Alliance for the Neil Road Family Services Center located at 3915 Neil Road, Reno, Nevada.

**Summary:**

Council is requested to approve a new long-term lease agreement between the City of Reno and Community Health Alliance (CHA) for the use of the facilities located at 3915 Neil Road. The Neil Road Family Services Center involves leasing portions of the property to private, non-profit organizations that provide social services to the community. CHA is a private, non-profit organization that provides critical healthcare services to a traditionally underserved community. This lease is pursuant to NRS 268.053 and incorporates the items based on the memorandum of understanding (MOU) to remodel and expand this facility and the term sheet approved at the July 31, 2024 City Council meeting and includes a new term of twenty (20) years with two (2) five year options to extend; rent to be \$1 per year with CHA paying all utilities, the day-to-day maintenance, including

repairs. City is responsible for capital improvements, HVAC and mechanical systems and the roof. Staff recommends the approval of the lease agreement.

### **City Manager's Office**

- D.7** Executive Update from the Reno Tahoe International Airport (NonAction Item) - Reno Tahoe Airport Authority President/CEO Daren Griffin.

Summary: NO STAFF REPORT

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

- E.1** Ordinance Introduction – Bill No. \_\_\_\_\_ (For Possible Action): An Ordinance Authorizing the Issuance by the City of Reno, Nevada of its General Obligation (Limited Tax) Capital Improvement Refunding Bonds (Additionally Secured By Pledged Revenues), Series 2024 in the Maximum Aggregate Principal Amount of \$26,000,000 for the Purpose of Refunding Certain Outstanding Obligations of the City; and Providing Other Matters Relating Thereto.

**Summary:**

The outstanding City of Reno, Nevada, General Obligation (Limited Tax) Capital Improvement Refunding Bonds (Additionally Secured by Pledged Revenues), Series 2013A (the "2013 Bonds") are proposed to be refinanced for interest rate savings. This is a request to adopt an ordinance authorizing the issuance by the City of Reno, Nevada of its General Obligation (Limited Tax) Capital Improvement Refunding Bonds (Additionally Secured by Pledged Revenues), Series 2024, and providing other matters relating thereto. Staff recommends Council refer Bill No. \_\_\_\_ for a second reading and adoption.

**F** **Ordinances – Adoption**

**G** **City Clerk**

- G.1** Staff Report (For Possible Action): Discussion and potential reappointment/appointment of up to seven individuals to the Urban Forestry Commission from the following pool of applicants, listed in alphabetical order: Megan Dettenmaier, Debe (Deborah) Fennell, Scott Gescheider, Gary Jentink (Reappointment), John Pruyn, and Constance "Connie" Taylor.

**Summary:**

There are currently seven vacancies on the Urban Forestry Commission. Applications have been received from Megan Dettenmaier, Debe (Deborah) Fennell, Scott Gescheider, Gary Jentink (Reappointment), John Pruyn, and



Constance “Connie” Taylor.

The term of appointment will be from October 1, 2024, through September 30, 2027.

**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)**

**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) – 23 October 2024**

**A.5 Approval of Minutes**

**A.5.1** Redevelopment Agency Board -  
Regular 14 August 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**

### **Public Works**

- C.1** Staff Report (For Possible Action): Award of Contract to Professional Asbestos Removal Corporation for the abatement of asbestos containing material in the Reno Police Department building at 455 E. 2nd Street as a part of the Central Station project in an amount not to exceed \$552,227. (Redevelopment Agency #2) [Ward 3]

**Summary:**

The Reno Fire Department Central Station will be located on city-owned property at 455 East Second Street. The Reno Police Department (RPD) is vacating this site and moving to the new Public Safety Center (PSC) at 911 Kuenzli Street.

This contract is for the abatement of asbestos containing materials in the building. This work is needed to prepare the site for demolition of the building.

This project was advertised for two weeks, and bids were opened on September 30, 2024. Two bids were received, and Professional Asbestos Removal Corporation submitted the best bid pursuant to the requirements established in Nevada Revised Statutes (NRS) Chapter 338. Funding was allocated for this project in the Redevelopment Agency #2. This abatement work is scheduled to be complete by February 2025. Staff recommends Council award of the contract to Professional Asbestos Removal Corporation in an amount not to exceed \$552,227.

### **City Managers Office**

- C.2** Staff Report (For Possible Action): Presentation, discussion, and potential direction on proposed amendments to the Redevelopment Agency Advisory Board (RAAB) bylaws.

**Summary:**

Staff seeks Board direction on amendments to the Redevelopment Agency Advisory Board (RAAB) bylaws. These amendments aim to improve board operations, ensure compliance with state law, and enhance transparency and public participation.

- C.3** Staff Report (For Possible Action): Presentation, discussion, and consideration of a Catalyst Project application for Tax Increment Financing (TIF) by Power Sports Development, LLC for the Grand Sierra Resort arena development project. [Ward 3]

**Summary:**

Power Sports Development, LLC has submitted a Catalyst Project application for tax increment financing (TIF) to support their proposed \$1 billion arena

development project at the Grand Sierra Resort (GSR). The project plan includes a 10,000 seat arena, satellite ice rink, parking garage, 800 new hotel rooms, and 300 affordable housing units on the 140 acre site (APN 012-211-28). The project is being pursued as a "Catalyst Project" through the Reno Redevelopment Agency's new participation program. City staff has reviewed the application and determined that it meets the necessary criteria to proceed to review and negotiation of a participation agreement.

**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)**