



C I T Y O F
RENO
Memorandum

DATE: November 8, 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: November 20, 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, November 20, 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) – 20 November 2024

A.5 Approval of the Minutes

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 Dining Room Alcohol (New) Dahlia's Mexican Grill, Abdula Karim, 9570 South McCarran Boulevard, Unit 113. [Ward 1]

Summary:

This is an application (R163918Q-APP-2024) by Dahlia's Mexican Grill for dining room alcohol. The business is located at 9570 South McCarran Boulevard, Unit 113 in Ward 1 (Exhibit A) and the zoning designation is Special Planning District-Monte Vista Village (SPDMonte Vista Village). Planning comments note that a restaurant with or without a cocktail lounge is a permitted use with standard hours of operation from 6:00 a.m. to 11:00 p.m. Staff recommends that Council approve the privileged business license application.

- B.2** Staff Report (For Possible Action): Approval of Privileged Business License On-Premises Alcohol, AddOn Cabaret (New) Dtension Bar & Lounge, Jose Piceno, 248 West 1st Street. [Ward 1]

Summary:

This is an application (R163738Q-APP-2024) by Dtension Bar & Lounge for on-premises alcohol and cabaret activities. The business is located at 248 West 1st Street in Ward 1 (Exhibit A) and the zoning designation is Mixed-Use Downtown Riverwalk District (MD-RD). Planning comments note that a bar and lounge with alcohol service and accessory live entertainment is permitted, with restricted hours for indoor entertainment from 10:00 a.m. to 11:00 p.m. and outdoor entertainment from 10:00 a.m. to 10:00 p.m.; doors and windows must be kept closed after 9:00 p.m. Non-live entertainment operations are permitted 24 hours a day. Staff recommends that Council approve the privileged business license application.

- B.3** Staff Report (For Possible Action): Approval of Privileged Business License Package Alcohol (Change of Ownership) Fireside Market, Tejash Patel, 205 East 4th Street. [Ward 1]

Summary:

This is an application (R163936Q-APP-2024) by Fireside Market for a change of ownership. The business is located at 205 East 4th Street in Ward 1 (Exhibit A) and the zoning designation is Mixed-Use Downtown Entertainment District (MD-ED). Planning comments note that a convenience store with packaged alcohol sales is a permitted use, with standard hours of operation from 6:00 a.m. to 11:00 p.m. Staff recommends that Council approve the privileged business license application.

- B.4** Staff Report (For Possible Action): Approval of Privileged Business License Alcohol Catering (New) The River Walk Merchants Association, James Dunseath, 135 North Sierra Street, Unit C. [Ward 1]

Summary:

This is an application (R163827Q-APP-2024) by The River Walk Merchants Association for alcohol catering. The business does not require a servicing area; however, the association operates at 135 North Sierra Street, Unit C in Ward 1 (Exhibit A) and the zoning designation is Mixed-Use Downtown Riverwalk District (MD-RD). Northern Nevada Public Health (NNPH) has approved the applicant to pour beer and wine at the monthly wine walk and has also indicated that the business must receive prior approval from NNPH to serve or sell any additional food or drink or to expand operations. Staff recommends that Council approve the privileged business license application.

- B.5** Staff Report (For Possible Action): Approval of Privileged Business License Dining Room Wine and Beer (New) Golden Dragon, Long Thai, 2309 Kietzke Lane Unit 15. [Ward 3]

Summary:

This is an application (R163926Q-APP-2024) by Golden Dragon for dining room wine and beer. The business is located at 2309 Kietzke Lane, Unit 15 in Ward 3 (Exhibit A) and the zoning designation is General Commercial (GC). Planning comments note that a restaurant with alcohol service is an allowed use with standard hours of operation from 6:00 a.m. to 11:00 p.m. Staff recommends that Council approve the privileged business license application.

- B.6** Staff Report (For Possible Action): Approval of Privileged Business License Dining Room Wine and Beer (New) Los Chilaquiles Mexican Breakfast LLC, Miriam Perez Garcia, 3380 South McCarran Boulevard. [Ward 3]

Summary:

This is an application (R163777Q-APP-2024) by Los Chilaquiles Mexican Breakfast LLC for dining room wine and beer. The business is located at 3380 South McCarran Boulevard in Ward 3 (Exhibit A) and the zoning designation is General Commercial (GC). Planning comments note that a restaurant with alcohol service is an allowed use, with standard hours of operation from 6:00 a.m. to 11:00 p.m. Staff recommends that Council approve the privileged business license application.

- B.7** Staff Report (For Possible Action): Approval of Privileged Business License On-Premises Alcohol, AddOn Cabaret (New) The Coyote, Nicholas Dismang, 340 Kietzke Lane. [Ward 3]

Summary:

This is an application (R163973Q-APP-2024) by The Coyote for on-premises alcohol and cabaret activity. The business is located at 340 Kietzke Lane in Ward

3 (Exhibit A) and the zoning designation is General Commercial (GC). Planning comments note that a bar with live entertainment and 24-hour operation is allowed per LDC18-00048 (Exhibit B). Staff recommends that Council approve the privileged business license application.

- B.8** Staff Report (For Possible Action): Approval of Investment Advisory Services Agreement with US Bank Asset Management (previously PFM Asset Management LLC) for Investment Advisory Services for five (5) years with three (3) oneyear extensions in an annual amount not to exceed \$160,000. (General Fund)

Summary:

The City of Reno has an investment portfolio with assets in excess of \$469 million as of June 30, 2024. It is best practice to invest the City's idle funds to provide for investment earnings. The City of Reno has been receiving Investment Advisory Services from PFM Asset Management LLC (PFMAM) for the past 5 years and has experienced returns on investment of 4-5% for fiscal year 2024. As of October 1, 2024, PFM Asset Management LLC will be merged with US Bank Asset Management (USBAM). This contract will allow the City to continue to have the same level of service and dedicated representatives while PFMAM merges with USBAM while reducing fees paid by the City substantially. The City paid \$263,000 in fees for Investment Advisory Services in Fiscal Year 2024 and this would be reduced to \$117,000 under the new contract resulting in a savings of \$146,000.

- B.9** Staff Report (For Possible Action): Approval of updated Interlocal Agreement between the City of Reno and the Board of Regents of the Nevada System of Higher Education, on behalf of the University Police DepartmentNorthern Command, for public safety dispatch services.

Summary:

This is a renewal and update to the Interlocal Agreement for public safety dispatch services between the City of Reno and the Nevada System of Higher Education (NSHE) on behalf of University Police Department-Northern Command (UPDNC). This updated agreement includes organizational name changes, revised contact information and removes language related to a previous consolidation of police services among NSHE sites. The renewal of this agreement is necessary for the City to continue providing vital public safety dispatch services for UPDNC.

- 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.)**

- D** **Department Items**

Development Services

- D.1** Staff Report (For Possible Action): Presentation and status update from Murphs Land Holdings LLC on the required one-year review of the Market Street Abandonment Development Agreement (DVA2300001). [Ward 3]

Summary:

On September 13, 2023, the Reno City Council adopted Ordinance No. 6660, approving the Market Street Abandonment Development Agreement. The agreement officially recorded and became effective on December 8, 2023. The agreement outlines coordination with the Regional Transportation Commission (RTC) Mill Street Capacity and Safety Project related to completion of the roadway construction and timelines to record the abandonment. The development agreement specifies that the developer shall appear before the City Council within one year of the effective date of the agreement to review compliance with the terms. There are no significant updates, as the RTC Mill Street project is still in the preliminary planning stages prior to construction. This agenda item is the required one-year review and update to Council.

- D.2** Staff Report (For Possible Action): Presentation and status update on the Jacobs Glow Plaza and Festival Area Conditional Use Permit (LDC22 00038) in accordance with the adopted conditions of approval for annual reports to City Council on the project's operations. [Ward 1]

Summary:

On May 11, 2022, the Reno City Council approved the Jacobs Glow Plaza and Festival Area Conditional Use Permit, allowing for an outdoor venue to hold festivals, concerts, recreation and events. The conditional use permit includes Condition #23, requiring the applicant to present an annual report of the project's operations to the City Council. This agenda item is the required annual report by the applicant to City Council.

Finance

- D.3** Staff Report (For Possible Action): Approval of the Amended Investment Policy for the City of Reno and the Redevelopment Agency of the City of Reno, Nevada.

Summary:

The City of Reno has revised its Investment Policy to ensure the effective management of public funds. The policy aims to safeguard the city's financial assets while adhering to statutory requirements, optimizing returns, and ensuring sufficient liquidity to meet the city's financial obligations. The Policy has been updated to reflect changes in Nevada Revised Statutes (NRS) and to limit risk in certain investment vehicles. The changes will not have an immediate impact to existing investments held by the City. The Policy was approved by the City's Financial Advisory Board (FAB) at their September 12, 2024 meeting.

Finance

D.4 Resolution No. ____ (For Possible Action): A Resolution concerning the City of Reno, Nevada, 2024 Special Assessment District No. 1 (Quilici Ranch), accepting a petition for the formation of the district and approving the form of development and financing agreement related to the district for the project located with the MortensenGarson Overlay District and includes assessor’s parcel numbers (APNs) 03819048, 23601104, 23602107, 236-02109, 23618103, 23619101, 23619102, 236 19103, 23619104, 23619105, 236-19106, 23619107, 236191 08, 23619109, 23619110, 23619111, 23619112, 236-19113, 23619114, 23619115, 23619116, 23619117, 23619118, 236 19119, 236-19120, 23619121, 23619122, 23619123, 236191 24, 23619201, 23619202, 236-19203, 23619204, 23619205, 23619206, 23619207, 23619208, 23619209, 236-19210, 236 19211, 23619212, 23619213, 23619214, 23619215, 236192 16, 236-20101, 23620102, 23620103, 23620104, 23620105, 23620201, 23620202, 236-20203, 23620204, 23620205, 236 20206, 23620207, 23620208, 23620209, 236-20210, 236202 11, and 23620212.

Summary:

Staff requests authorization from Council to continue with the formation of the 2024 Special Assessment District No.1 (Quilici Ranch) (“the District”), the levy of assessments on the property in the District, and the issuance of special assessment bonds to finance certain water infrastructure improvements that benefit the properties in the District. This resolution accepts the petition for the District and approves a Development and Financing Agreement for the District between the City and Toll North Reno, LLC, a Nevada liability company (the “Developer”). On the date hereof, the City Council is also considering the introduction of Creation, Assessment, and Bond Ordinances relating to the District.

Human Resources

D.5 Staff Report (For Possible Action): Presentation, discussion, and potential direction regarding the recruitment of a new City Manager, including a review and discussion by the recruiter, Bob Murray and Associates, about the resumes of the top candidates, listed in alphabetical order: XXXX, XXXX, XXXX, XXXX, and XXXX; and for Council to identify who will move forward in the selection process.

Summary:

Bob Murray & Associates was retained to conduct an executive recruitment for Reno’s next City Manager. On June 5, 2024, Council provided feedback to Gary Phillips, the principal recruiter, on the recruitment process and the desired qualities of the next City Manager. On August 14, 2024, Council approved the recruitment brochure and strategy and provided direction to Bob Murray on the recruitment process. Mr. Phillips will present the resumes of the top candidates for Council to identify the selected candidates who will move forward in the selection

process. Mr. Phillips is seeking direction on which candidates will move forward to the next phase.

Public Works

- D.6** Staff Report (For Possible Action): Discussion, selection of lighting fixture model, and award of contract to Titan Electrical Contracting, Inc. for the Truckee River Path Lighting Project in an amount not to exceed \$1,002,100. (ARPA Fund) [Ward 1]

Summary:

Council allocated \$2,770,373 of State and Local Fiscal Recovery Funds (SLFRF) for the Truckee River Vision Plan and the implementation of improvements. On June 5, 2024, the Council approved the purchase and contracts for improvements and designs along the Truckee River Corridor which included: a painting refresh of various railings and infrastructure along the Riverwalk and Truckee River from Virginia Street to Arlington Avenue, design of a cantilever path east of Lake Street, the widening of the existing path along Riverside Drive, and the safety lighting upgrades adjacent to the Truckee River. As a condition of the Council approval on June 5, 2024, the Council requested that staff bring back the final cost and location of the lighting upgrades adjacent to the Truckee River path from Booth Street along Riverside Drive to Arlington Avenue and east of Lake Street to the end of Fisherman's Park.

This item includes nearly two miles of lighting upgrades and approximately 123 new lighting fixtures along the Truckee River Path and addresses the first goal of the Truckee River Vision Plan established by stakeholders, public and Council, which is to provide consistent lighting throughout the corridor, particularly to address safety concerns through downtown and east of downtown.

Public Works staff coordinated with Maintenance and Operations and Parks Maintenance staff to identify the type of lighting upgrades and repairs needed to improve lighting levels and reduce vandalism along the Truckee River Path. To provide accurate project costs to present to Council, staff conducted a public bid in October 2024. Three bids were received and opened on October 22, 2024. Titan Electrical Contracting, Inc. submitted the best bid pursuant to the requirements D.6 Attachment: Staff Report established in Nevada Revised Statutes (NRS) Chapter 338.147 and Code of Federal Regulations. As with several other recent bids, the bid costs came in below the engineers estimate and all four segments are within the allocated amount.

Staff recommends awarding this contract for lighting upgrades. The ARPA funds are required to be awarded to a project before December 31, 2024. Staff recommends Council select the traditional bell style or modern round style light fixture and award the contract to Titan Electrical Contracting, Inc. in an amount not to exceed \$1,002,100 for the Truckee River Path Lighting project, which includes \$250,000 in project contingency for unforeseen issues during

construction.

Construction is anticipated to begin in December 2024.

City Manager's Office

- D.7** Presentation and update on behavioral health initiatives of regional significance in Washoe County with an emphasis on a best practice behavioral health Crisis Response System (NonAction Item) – Washoe County Behavioral Health Administrator

Summary: NO STAFF REPORT

- D.8** 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 Downtown Reno Partnership ("DRP") for revitalization and beautification efforts in downtown Reno, in the amount of \$70,000. (ARPA Fund) [Schieve]

Summary:

Mayor Schieve would like to allocate \$70,000 from the American Rescue Plan Act SLFRF allocation plan adopted by Council at the August 25, 2021 meeting to the Downtown Reno Partnership (DRP). This funding, drawn from council-specific allocations, will assist the DRP in enhancing the downtown area's safety, economic vitality, activation, and visual appeal through a variety of targeted projects.

- D.9** Staff Report (For Possible Action): Presentation, discussion, and potential direction to staff regarding the allocation of \$400,000 in State Local Fiscal Recovery Funds received through the American Rescue Plan Act to enhance downtown Reno for the following projects: (1) Revenue replacement for the purchase of 188 Bigbelly element single-station trash cans for placement in the Business Improvement District (\$300,000) and (2) Revitalization and beautification efforts in downtown Reno to be executed by the Downtown Reno Partnership (\$100,000). (ARPA Fund)

Summary:

On March 11, 2021, President Biden signed the American Rescue Plan Act (ARPA) of 2021, establishing the Coronavirus State and Local Fiscal Recovery Fund (SLFRF). The City of Reno received \$51,519,997 from the SLFRF and began allocating funds to critical projects on August 25, 2021. To date, the City has allocated funding to 60 projects, which have either begun or completed their activities. All SLFRF funds must be allocated and contracted to specific projects by December 31, 2024.

Currently, \$400,000 remains available for allocation to new or existing projects that can meet the December 31, 2024, contracting deadline. Staff seeks direction

on allocating these funds for downtown Reno enhancements through two specific projects: (1) revenue replacement for the purchase of 188 Bigbelly Element single-station trash cans for the Business Improvement District (BID) (\$300,000) and (2) revitalization and beautification efforts led by the Downtown Reno Partnership (DRP) (\$100,000).

- D.10** Staff Report (For Possible Action): Approval of Subrecipient Agreement with Downtown Reno Partnership for Award of American Rescue Plan Act (ARPA) and Local Fiscal Recovery Funds (SLFRF) to support the revitalization and beautification efforts in downtown Reno, in an amount not to exceed \$170,000. (ARPA Fund)

Summary:

On March 11, 2021, President Biden signed the American Rescue Plan Act (ARPA) establishing the Coronavirus State and Local Fiscal Recovery Fund (SLFRF). The City of Reno received \$51,519,997 from the SLFRF and began allocating funds to critical projects on August 25, 2021, following initial acceptance of the funds. Since acceptance, Council adopted seven priority categories based on community input, Council direction, Treasury requirements, and the City of Reno master and strategic plans. Staff is seeking approval of the subrecipient agreement for a project with the Downtown Reno Partnership (DRP) to enhance the downtown area's safety, economic vitality, activation, and visual appeal through a variety of targeted projects in an amount not to exceed \$170,000.

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 creating the City of Reno, Nevada, 2024 Special Assessment District No. 1 (Quilici Ranch); Ordering a water project within the City of Reno, Nevada; and providing other matters related thereto related to the district for the project located with the MortensenGarson Overlay District and includes assessor's parcel numbers (APNs) 03819048, 236011 04, 236021-07, 23602109, 23618103, 23619101, 23619102, 23619103, 23619104, 236191-05, 23619106, 23619107, 236 19108, 23619109, 23619110, 23619111, 236191-12, 236191 13, 23619114, 23619115, 23619116, 23619117, 23619118, 236191-19, 23619120, 23619121, 23619122, 23619123, 236 19124, 23619201, 236192-02, 23619203, 23619204, 236192 05, 23619206, 23619207, 23619208, 236192-09, 23619210, 23619211, 23619212, 23619213, 23619214, 23619215, 236 192-16, 23620101, 23620102, 23620103, 23620104, 236201 05, 23620201, 236202-02, 23620203, 23620204, 23620205, 23620206, 23620207, 23620208, 236202-09, 23620210, 236 20211, and 23620212. [Ward 5]

Summary:

This ordinance is the next step in the issuance of assessment bonds to be issued to help fund the expansions of TMWA water infrastructure system which will benefit properties in the District. This ordinance creates the District and orders the TMWA water projects be acquired with bond proceeds, if bonds are issued.

- E.2** Ordinance Introduction – Bill No. ____ (For Possible Action): An Ordinance concerning the City of Reno, Nevada, 2024 Special Assessment District No. 1 (Quilici Ranch) and assessing the cost of local improvements against the assessable property benefited by the local improvements; and providing other matters related thereto related to the district for the project located with the MortensenGarson Overlay District and includes assessor’s parcel numbers (APNs) 03819048, 236011 04, 236021-07, 23602109, 23618103, 23619101, 23619102, 23619103, 23619104, 236191-05, 23619106, 23619107, 236 19108, 23619109, 23619110, 23619111, 236191-12, 236191 13, 23619114, 23619115, 23619116, 23619117, 23619118, 236191-19, 23619120, 23619121, 23619122, 23619123, 236 19124, 23619201, 236192-02, 23619203, 23619204, 236192 05, 23619206, 23619207, 23619208, 236192-09, 23619210, 23619211, 23619212, 23619213, 23619214, 23619215, 236 192-16, 23620101, 23620102, 23620103, 23620104, 236201 05, 23620201, 236202-02, 23620203, 23620204, 23620205, 23620206, 23620207, 23620208, 236202-09, 23620210, 236 20211, and 23620212. [Ward 5]

Summary:

This ordinance is the next step in the issuance of assessment bonds to be issued to help fund the expansions of TMWA water infrastructure system which will benefit properties in the District. This ordinance levies assessments against the benefited properties in the District to fund these projects.

- E.3** Ordinance Introduction – Bill No. ____ (For Possible Action): An Ordinance authorizing the issuance and sale by the City of Reno of its 2024 Special Assessment District No. 1 (Quilici Ranch) Local Improvement Bonds, Series 2025; Approving the form of certain documents with respect to such bonds; Ratifying action taken by City Officers toward the issuance of such bonds; and providing other matters related thereto. [Ward 5]

Summary:

This ordinance authorizes the issuance of the City of Reno, Nevada, 2024 Special Assessment District No. 1 (Quilici Ranch) Local Improvement Bonds, Series 2025 (the “Bonds”) to fund the expansions of TMWA water infrastructure system (the “Project”) for the 2024 Special Assessment District No. 1 (Quilici Ranch) (the “District”) and approves certain documents needed for the issuance of the Bonds.

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)

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) – 20 November 2024

A.5 Approval of Minutes

A.5.1 Redevelopment Agency Board - Regular
- 25 September 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

Finance

C.1 Staff Report (For Possible Action): Approval of the Amended Investment Policy for the City of Reno and the Redevelopment Agency of the City of Reno, Nevada.

Summary:

The City of Reno has revised its Investment Policy to ensure the effective management of public funds. The policy aims to safeguard the city's financial assets while adhering to statutory requirements, optimizing returns, and ensuring sufficient liquidity to meet the city's financial obligations. The Policy has been updated to reflect changes in Nevada Revised Statutes (NRS) and to limit risk in certain investment vehicles. The changes will not have an immediate impact to existing investments held by the City. The Policy was approved by the City's Financial Advisory Board (FAB) at their September 12, 2024 meeting.

City Managers Office

C.2 Resolution No. ____ (For Possible Action): Resolution amending the bylaws of the Redevelopment Agency Advisory Board (RAAB).

Summary:

Staff is seeking to amend the bylaws of the Redevelopment Agency Advisory Board (RAAB). The updated bylaws incorporate recommendations approved by Council, enhance transparency, ensure compliance with Nevada Open Meeting Law, and improve the RAAB's operational efficiency.

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)