



MINUTES

Joint Regular Meeting

Reno City Council & Redevelopment Agency Board

Wednesday, July 31, 2019 • 10:00 AM

Reno City Council Chamber, One East First Street, Reno, NV 89501

Hillary Schieve, Mayor

Council Members:

Ward 1 – Jenny Brekhus

Ward 4 – Bonnie Weber

Ward 2 – Naomi Duerr

Ward 5 – Neoma Jardon

Ward 3 – Oscar Delgado

At-Large – Devon Reese

A Introductory Items

A.1 Pledge of Allegiance

A.2 Roll Call

Attendee Name	Title	Status	Arrived
Bonnie Weber	Councilmember	Present	9:39 AM
Devon Reese	Councilmember	Present	9:37 AM
Hillary Schieve	Mayor	Present	9:38 AM
Jenny Brekhus	Councilmember	Present	9:37 AM
Naomi Duerr	Councilmember	Present	9:39 AM
Oscar Delgado	Councilmember	Present	9:38 AM
Neoma Jardon	Councilmember	Present	9:38 AM
Dick Scott		Absent	

The meeting was called to order at 10:06 AM.

A.3 Public Comment

Gerry Mifsud 10:08 AM

Expressed concerns regarding the Senior Citizen Advisory Committee (SCAC) and the process for requesting funds.

Mark Markel 10:11 AM

Discussed the dangers of drinking and driving.

Nicole Lamboley 10:15 AM

Spoke in support of the Sustainability and Climate Action Plan, specifically access to healthy food.

Gordon Gossage 10:14 AM

Spoke regarding ideas for increasing the housing supply.

Geoffrey Brooks 10:18 AM

Spoke in support of Item D.7 Climate Action Plan.

MAYOR SCHIEVE PRESENT AT 10:20 AM.

Tim Fadda 10:21 AM

Spoke about concerns with the continued flooding on Lemmon Valley Drive and Swan Lake.

Tammy Holt-Still 10:24 AM

Representing Lemmon Valley / Swan Lake Recovery Community Committee, spoke about her concerns with the continued flooding on Lemmon Valley Drive and Swan Lake.

COUNCIL MEMBER JARDON ABSENT AT 10:24 AM.

COUNCIL MEMBER JARDON PRESENT AT 10:26 AM.

Dawn Duncan 10:28 AM

Expressed concern regarding underage partying in the South Reno BLM affecting Wild Horses.

David Von Seggern 10:34 AM

Speaking in support of item D.7 Climate Action Plan.

Cherie Jamason 10:38 AM

Spoke in support of Item D.7 Climate Action Plan.

Sam Dehne 10:38 AM

Presented his views on various issues.

COUNCIL MEMBER BREKHUS ABSENT AT 10:41 AM.

Pastor David Oberg 10:43 AM

Offered a blessing over the City Council meeting.

COUNCIL MEMBER BREKHUS PRESENT AT 10:43 AM.

Meghan Wolf 10:45 AM

Spoke in support of Item D.7 Climate Action Plan.

John Wynn 10:45 AM

Thanked Council for the support of their family in opening a low income housing complex in Reno.

Rebekah Stetson 10:47 AM

Spoke in support of Item D.7 Climate Action Plan.

Paul Lenart 10:48 AM

Spoke in support of Item D.7 Climate Action Plan.

Christi Cakiroglu

Spoke in support of Item D.7 Climate Action Plan.

Michael Collins 10:51 AM

Spoke in support of Item D.7 Climate Action Plan.

A.4 Approval of the Agenda (For Possible Action) - July 31, 2019.

L.5.1 will be heard before D.5 and D.6. H.2 and H.3 are time certain for 1:00 PM.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Naomi Duerr, Councilmember
SECONDER:	Neoma Jardon, Councilmember
AYES:	Weber, Reese, Schieve, Brekhus, Duerr, Delgado, Jardon

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.)

- B.1 Staff Report (For Possible Action): Ordinance Introduction - Bill No. _____ Case No. LDC19-00054 (Bella Vista Ranch Phase II PUD Amendment) Ordinance to amend Title 18, Chapter 18.08 of the Reno Municipal Code, entitled "Zoning," Section 18.08.102(b).1361, to change the text in the Planned Unit Development (PUD) Design Standards to: 1) convert ±16.4 acres from commercial only use to residential with a maximum density of 20 dwelling units per acre; 2) convert ±5 acres from residential to commercial only use; 3) reduce the density of the existing residential use from a maximum of 30 dwelling units per acre to a maximum of 20 dwelling units per acre; and 4) include updated text for: a) the "wild horse" section and related fencing standards; b) the affordable housing section; c) modified landscape requirements that reduce turf in common areas; d) a phasing and PUD completion time frame; and e) modified permitted commercial uses. The request allows for the development of 612 dwelling units, which is an increase of 37 dwelling units from the 575 dwelling units that are allowed. 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). The ±77.37 acre property is located southeast of the eastern terminus of South Meadows Parkway, north of the north terminus of Rio Wrangler Parkway and east of Steamboat Creek. **[Ward 3]** 1:22 PM

Recommendation: The Planning Commission recommends Council adopt the requested zoning text amendment by ordinance, subject to compliance with Condition A, which includes the changes to the PUD Design Guidelines.

Proposed Motion: I move to uphold the recommendation of the Planning Commission to approve the Minute Order attached hereto as Exhibit A; and refer Bill No. ____ for a second reading.

COUNCIL MEMBER BREKHUS PRESENT AT 1:22 PM.

Mayor Schieve asked if proper notice was given.

City Clerk Turney stated that proper notice was given and three letters of opposition were received.

Council Member Delgado made the following disclosure:

"I live within the Bella Vista subdivision. On this matter I have sought guidance from the City Attorney's Office. Pursuant to NRS the law presumes that the independent judgment of a reasonable person in a public office or situation would not be materially affected by the public officer's significant pecuniary interests or the resulting benefit or detriment occurring to the public officer is not greater than that occurring to any other member of any general business profession, occupation, or group that is affected by the matter. While I have a significant pecuniary interest in

my home, the resulting benefit or detriment occurring to me and my family is not greater than that occurring to any other home owner that owns property within the Bella Vista subdivision. The independent judgment of a reasonable person in my situation would not be materially affected by this and will not impact my view so I will be able to vote on this matter."

COUNCIL MEMBER JARDON ABSENT AT 1:27 PM.

Randy Walter, representing Corona Cyan, gave a presentation to Council on the application.

COUNCIL MEMBER JARDON PRESENT AT 1:28 PM.

MAYOR SCHIEVE ABSENT AT 1:35 PM.

Brooklyn Oswald, City of Reno Associate Planner, presented the staff report.

MAYOR SCHIEVE PRESENT AT 1:45 PM.

Public Comment:

Tania Tavcar spoke in opposition of this item with concerns for wild horses.

Steve Wolgast spoke in opposition of this item; keep commercial close to residential for convenience.

Marty Wright spoke in opposition of this item with concerns for wild horses.

Louise Martin spoke in opposition of this item with concerns for wild horses.

COUNCIL MEMBER BREKHUS ABSENT AT 1:54 PM.

Dr. Patrick Colletti, representing Virginia Range Sanctuary, submitted comments in opposition of this item with concerns for wild horses but was not present to speak.

Andrew Marlen spoke in opposition of this item with concerns for wild horses.

Tracey Wilson expressed concern regarding the wild horses.

COUNCIL MEMBER JARDON ABSENT AT 2:01 PM.

COUNCIL MEMBER JARDON PRESENT AT 2:03 PM.

Terri Farley expressed concern regarding this item specifically for the wild horses.

Kimberly Rhodemyre spoke on behalf of the Upper Southeast Communities Coalition with concerns on this item.

COUNCIL MEMBER BREKHUS PRESENT AT 2:08 PM.

John Saludes spoke in opposition of this item with concerns for wild horses.

Valerie Truce spoke in opposition of this item and expressed concern regarding the reduced turf size for open space.

Tammy Holt-Still spoke in opposition of this item.

COUNCIL MEMBER JARDON ABSENT AT 2:16 PM.

Dr. Lori Ugohlk spoke in opposition of this item.

Comments in opposition were submitted by Lynette Freeman, Lori Mitchell, Jennifer Spade, Walter Stewart, and Phan Le but they did not wish to speak. Thirty-one online comments in opposition were also received.

Larry Loucero, representing the applicant, answered questions from Council regarding wild horse access to water.

Mr. Oswald answered questions from Council.

Brian Stewart, Regional Transportation Commission (RTC), answered questions on behalf of the RTC regarding compliance of the Southeast Connector within the wetlands.

Council Member Duerr suggested direction to the applicant to continue to evaluate access to water for wild horses, evaluate the possibility of a wild horse viewing area as part of the recreation plan, update hydrology and FEMA maps, check in with the CORE on wetland review requirements and the need for mercury analysis, look into green building standards, and evaluate the opportunity for regional storm water management.

It was moved by Council Member Delgado, seconded by Council Member Jardon, to continue this item to the October 23, 2019, Reno City Council meeting. Motion carried unanimously.

RESULT:	CONTINUED
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C Consent Agenda

Public Comment:

John McCann, Chair of Reno Bicycle Lands, expressed concerns for pedestrians and asked for more attention to cyclists.

Tammy Holt-Still, representing Lemmon Valley / Swan Lake Recovery Community Committee, expressed concern regarding Item C.13.

Sam Dehne presented his views on the consent agenda.

COUNCIL MEMBER JARDON ABSENT AT 11:03 AM.

COUNCIL MEMBER JARDON PRESENT AT 11:06 AM.

ITEMS C.1 THROUGH C.16 WERE APPROVED WITH ITEMS C.9, C.10, C.13 AND C.14 PULLED FOR DISCUSSION.

C.1 Approval of Privileged Business Licenses

C.1.a New - Alcohol

1. Subway Sandwiches 28429, Chirayu Patel, 2001 East Plumb Lane - Dining Wine and Beer (For Possible Action) [**Ward 3**]

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	Naomi Duerr, Councilmember
AYES:	Weber, Reese, Schieve, Brekhus, Duerr, Delgado, Jardon

C.1.b Change of Ownership - Alcohol

1. M Food Mart, Shashi Sharma, 500 Kietzke Lane - Packaged Liquor (For Possible Action) [**Ward 3**]

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	Naomi Duerr, Councilmember
AYES:	Weber, Reese, Schieve, Brekhus, Duerr, Delgado, Jardon

- C.2 Staff Report (For Possible Action): Approval of a Nevada State Manufacturer Liquor License for Ryan Gaumer and Gary Gaumer, REEB, Inc., doing business as (dba), Lead Dog Brewing Company, which is a change of business status from an LLC (REEB, LLC) to a Corporation (REEB, Inc), and if approved authorize the Mayor and Council to sign the Nevada State Liquor License Application. The business is located at 415 East Fourth Street, Reno, Nevada (APN 007-303-13).
[Ward 5] 10:54 AM

Recommendation: Staff recommends Council finds satisfactory evidence that the applicants are in good moral character and approve the Nevada State Manufacturer Liquor License and authorize the Mayor and Council to sign the license application with direction for the City Clerk to attest the license application.

Proposed Motion: I move to approve staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	Naomi Duerr, Councilmember
AYES:	Weber, Reese, Schieve, Brekhus, Duerr, Delgado, Jardon

- C.3 Staff Report (For Possible Action): Approval to accept a private donation from the Truckee Meadows Parks Foundation to assist with improvements at the Biggest Little Dog Park located at Third and Sierra Streets in an amount up to \$40,000. 10:54 AM

Recommendation: Staff recommends that Council accept cash donations up to \$40,000 from the Truckee Meadows Parks Foundation to assist with improvements at the Biggest Little Dog Park.

Proposed Motion: I move to approve staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	Naomi Duerr, Councilmember
AYES:	Weber, Reese, Schieve, Brekhus, Duerr, Delgado, Jardon

- C.4 Staff Report (For Possible Action): Approval to purchase Crack Sealant Material and Specialty Asphaltic Materials by utilizing any joinder contracts, as allowed under NRS 332.195, or the City of Reno's competitive bid process in an amount not to exceed \$250,000. (Street Fund) 10:54 AM

Recommendation: Staff recommends Council approval to purchase Crack Sealant Material and Specialty Asphalt Materials by utilizing any joinder contracts, as allowed under NRS 332.195, or the City of Reno's Competitive Bid Process in an amount not to exceed \$250,000.

Proposed Motion: I move to approve staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	Naomi Duerr, Councilmember
AYES:	Weber, Reese, Schieve, Brekhus, Duerr, Delgado, Jardon

- C.5 Staff Report (For Possible Action): Approval to purchase aggregate, sand and salt by utilizing any joinder contracts, as allowed under NRS 332.195, or the City of Reno's Competitive Bid Process in an amount not to exceed \$120,000. (Street Fund) 10:54 AM

Recommendation: Staff recommends Council approval to purchase aggregate, sand and salt by utilizing any joinder contracts, as allowed under NRS 332.195, or the City of Reno's Competitive Bid Process in an amount not to exceed 120,000.

Proposed Motion: I move to approve staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	Naomi Duerr, Councilmember
AYES:	Weber, Reese, Schieve, Brekhus, Duerr, Delgado, Jardon

- C.6 Staff Report (For Possible Action): Approval to purchase reflective sign materials and Telespar sign posts by utilizing any joinder contracts, as allowed under NRS 332.195, or the City of Reno's Competitive Bid Process in an amount not to exceed \$100,000. (Street Fund) 10:54 AM

Recommendation: Staff recommends Council approval to purchase reflective sign materials and Telespar sign posts by utilizing any joinder contracts, as

allowed under NRS 332.195, or the City of Reno's Competitive Bid Process in an amount not to exceed \$100,000.

Proposed Motion: I move to approve staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	Naomi Duerr, Councilmember
AYES:	Weber, Reese, Schieve, Brekhus, Duerr, Delgado, Jardon

- C.7 Staff Report (For Possible Action): Approval to purchase sweeper brooms by utilizing any joinder contracts, as allowed under NRS 332.195, or the City of Reno's Competitive Bid Process in an amount not to exceed \$60,000. (Street Fund) 10:54 AM

Recommendation: Staff recommends Council approval to purchase sweeper brooms by utilizing any joinder contracts, as allowed under NRS 332.195, or the City of Reno's Competitive Bid Process in an amount not to exceed \$60,000.

Proposed Motion: I move to approve staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	Naomi Duerr, Councilmember
AYES:	Weber, Reese, Schieve, Brekhus, Duerr, Delgado, Jardon

- C.8 Staff Report (For Possible Action): Approval to purchase thermoplastic roadway marking materials, roadway marking paint and reflective glass beads by utilizing any joinder contracts, as allowed under NRS 332.195, or the City of Reno's Competitive Bid Process in an amount not to exceed \$275,000. (Street Fund) 10:54 AM

Recommendation: Staff recommends Council approval to purchase thermoplastic roadway marking materials, roadway marking paint and reflective glass beads utilizing any joinder contracts, as allowed under NRS 332.195, or the City of Reno's Competitive Bid Process in an amount not to exceed \$275,000.

Proposed Motion: I move to approve staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	Naomi Duerr, Councilmember
AYES:	Weber, Reese, Schieve, Brekhus, Duerr, Delgado, Jardon

C.9 Staff Report (For Possible Action): Approval of Contract (Amendment #3) with Volunteers of America, Greater Sacramento and Northern Nevada, for the operation of the Shelters at the Community Assistance Center (CAC) for July 1, 2019 - June 30, 2020 in an amount not to exceed \$2,691,087 for the fourth year of operation, of which \$890,960 is funded by the City of Reno's contributions. (Community Assistance Center Operations Fund) 11:29 AM

Recommendation: Staff recommends approval of the Contract (Amendment #3) between the City of Reno and Volunteers of America of Greater Sacramento and Northern Nevada for the Operation of the Shelters at the Community Assistance Center for July 1, 2019 - June 30, 2020 in an amount not to exceed \$2,691,087, approximately one third of which is funded by the City of Reno's contribution, and authorize the Mayor to sign.

Proposed Motion: I move to approve staff recommendation.

This item was pulled for discussion by Council Member Brekhus and heard with Item C.10.

City Manager Newby answered questions regarding extending the contract.

Pat Cashell, Regional Director of the VOA, spoke at the Mayor's request regarding the need for the shelter.

Council Member Brekhus does not believe that if we turn down this contract that the shelter would have to close. The County is legally obligated to provide this function.

The Council upheld the staff recommendation with Council Member Brekhus voting nay.

RESULT:	APPROVED [6 TO 1]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	Oscar Delgado, Councilmember
AYES:	Weber, Reese, Schieve, Duerr, Delgado, Jardon
NAYS:	Jenny Brekhus

C.10 Staff Report (For Possible Action): Approval of Interlocal Cooperative Agreement for operation of the Community Assistance Center and other homeless services among the City of Reno, Washoe County and the City of Sparks in an amount not to exceed \$3,952,811 with the City of Reno's share being \$890,960. (Community Assistance Center Operations Fund) 11:08 AM

Recommendation: Staff recommends Council approve the Interlocal Cooperative Agreement for operation of the Community Assistance Center and other homeless services among the City of Reno, Washoe County and the City of Sparks, and authorize the Mayor to sign.

Proposed Motion: I move to approve staff recommendation.

This item was pulled for discussion by Council Member Brekhus and was heard with Item C.9.

Monica Cochran, City of Reno Management Analyst, presented the staff report information and answered questions from Council.

There was discussion regarding the transition process for the County to take this over.

Bill Thomas, Assistant City Manager, answered questions from Council.

Council Member Brekhus acknowledged the progress made so far but wished this had come to us with a path forward for what is going to happen at our other center. Opposition to this should not be identified as a lack of commitment to address this critical problem our community is facing. She does not believe that if we went in a different direction and did not adopt this interlocal that the shelter would be in a position to close but it would force people to the table, particularly the County who provides the majority of the funds.

The Council upheld the staff recommendation with Council Member Brekhus voting nay.

RESULT:	APPROVED [6 TO 1]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	Oscar Delgado, Councilmember
AYES:	Weber, Reese, Schieve, Duerr, Delgado, Jardon
NAYS:	Jenny Brekhus

C.11 **Resolution No. 8693:** Staff Report (For Possible Action): Resolution to reapportion the assessments for the City of Reno, Nevada 2002 Special Assessment District No. 4/Reapportionment No. 71 (Somerset Parkway). 10:54 AM

Recommendation: Staff recommends Council adopt the Resolution.

Proposed Motion: I move to adopt the Resolution.

Resolution No. 8693 was adopted.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	Naomi Duerr, Councilmember
AYES:	Weber, Reese, Schieve, Brekhus, Duerr, Delgado, Jardon

C.12 **Resolution No. 8694:** Staff Report (For Possible Action): Resolution to reapportion assessments for the City of Reno, Nevada 2002 Special Assessment District No. 3/Reapportionment No. 21 (Double R Boulevard). 10:54 AM

Recommendation: Staff recommends Council adopt the Resolution.

Proposed Motion: I move to adopt the Resolution.

Resolution No. 8694 was adopted.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	Naomi Duerr, Councilmember
AYES:	Weber, Reese, Schieve, Brekhus, Duerr, Delgado, Jardon

C.13 **Resolution No. 10028:** Staff Report (For Possible Action): Resolution concerning the financing of sewerage projects for the City of Reno; directing the City Clerk to notify the Washoe County Debt Management Commission of the City's proposal to issue General Obligation Sewer Bonds additionally secured by pledged revenues with a maximum principal amount not to exceed \$55,000,000; providing certain details in connection therewith; and providing the effective date thereof. (Sewer Fund) 11:41 AM

Recommendation: Staff recommends Council adopt the Resolution.

Proposed Motion: I move to adopt the Resolution.

This item was pulled for discussion by Council Member Brekhus.

COUNCIL MEMBER JARDON ABSENT AT 11:41 AM.

Deborah Lauchner, City Reno Finance Director, presented the staff report and answered questions from Council.

COUNCIL MEMBER JARDON PRESENT AT 11:42 AM.

Council Member Brekhus expressed concern that this would double the debt.

Mayor Schieve asked that this item be included on a future agenda after the broader discussion with North Valleys residents that is scheduled for next week.

This item was continued to August 14, 2019.

RESULT:	CONTINUED
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C.14 **Resolution No. 8695:** Staff Report (For Possible Action): Resolution endorsing the Vision Zero Truckee Meadows Task Force Action Plan and support of the goal to eliminate pedestrian deaths in Washoe County by the year 2030. 11:59 AM

Recommendation: Staff recommends Council adopt the Resolution.

Proposed Motion: I move to adopt the Resolution.

This item was pulled for discussion by Council Member Brekhus.

A representative from the Police Department presented the staff report.

Resolution No. 8695 was adopted.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jenny Brekhus, Councilmember
SECONDER:	Neoma Jardon, Councilmember
AYES:	Weber, Reese, Schieve, Brekhus, Duerr, Delgado, Jardon

C.15 **Resolution No. 8696:** Staff Report (For Possible Action): Resolution Accepting Streets - Northridge Unit 2 FNL18-00005, including portions of Beckwourth Drive and Scenic Ridge Drive. 10:54 AM

Recommendation: Staff recommends Council adopt the Resolution.

Proposed Motion: I move to adopt the Resolution.

Resolution No. 8696 was adopted.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	Naomi Duerr, Councilmember
AYES:	Weber, Reese, Schieve, Brekhus, Duerr, Delgado, Jardon

C.16 **Resolution No. 8697:** Staff Report (For Possible Action): Resolution donating Council Donation funds to the University of Nevada, Reno's International Club to offset costs associated with the November 8, 2019 Night of All Nations event promoting intercultural understanding and awareness in the amount of \$250. (General Fund) [Delgado] 10:54 AM

Recommendation: Staff recommends Council adopt the Resolution.

Proposed Motion: I move to adopt the Resolution.

Resolution No. 8697 was adopted.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	Naomi Duerr, Councilmember
AYES:	Weber, Reese, Schieve, Brekhus, Duerr, Delgado, Jardon

D Department Items

Community Development

D.1 Staff Report (For Possible Action): Presentation, discussion, and potential recommendations on Zoning Code RENOVation Issue Sheet 2A (Development Standard Amendment Topics). 5:10 PM

Recommendation: Staff recommends Council review the staff and Planning Commission recommendations and provide policy level direction to the code drafting team.

Proposed Motion: I move to accept the Planning Commission recommendation.

Arlo Stockham, Community Development Director, presented the staff report with a presentation on the Zoning Code Update and the Reno Planning Commission's recommendations.

Public Comment:

Don Tetro stated comments were submitted through the Housing Task Force and expressed confusion about special use permits being required when the use is not being changed.

Melinda Smith would like to see less special use permits, not more.

Iris Jehle-Peppard asked that One Truckee River be considered as a stakeholder when amendment topics are addressed in the future.

Council Member Brekhus is in favor of keeping the special use permits for grading and cuts and fills, however she also believes there are other procedures we can look at that can take these technical issues where they need to go. She expressed support for incentives for affordable housing and urged Council to talk

to staff about incentive programs. She discussed the need to be careful with regard to sidewalks and consider subdivision typology. She agrees on the 125% on drainage hold back but in the North Valleys we have an area we need to examine to determine if we have that right. She expressed support for ramping down parking minimums.

Council Member Jardon suggested partnering with some of our regional partners to look at some more centralized parking facilities that can meet the needs of a neighborhood while loosening some of the parking requirements on specific developments. She expressed support for reducing or eliminating processes including special use permits that can be approved at the staff level.

Council Member Brekhus expressed support for the Planning Commission's recommendations and discussed wildland urban interface stating that our vulnerabilities need to be acknowledged and the interface should not be intensified.

Mr. Stockham stated the Fire Department is doing a lot on this and the Planning Commission requested a presentation on what they are implementing for wildland urban interface. It gets into landscape codes as well and is complex enough to not bundle it with this update but take it through a separate process that has Fire closely involved.

Mr. Stockham explained for Council Member Duerr that viewshed would be a topic for Site and Building Design. We are not intending through this update to propose viewshed standards, with the exception of the grading standards.

Council Member Duerr asked him to consider putting viewshed on the list. She asked that he also address the issue of taking the tops off of hills for development sites. She discussed the need to come up with a standard to step back multi-family from single-family housing so it is not so imposing. She expressed support for where the Planning Commission was going with sustainable development.

Council Member Brekhus discussed the need to get a handle on what we are doing with rockery walls.

It was moved by Council Member Duerr, seconded by Council Member Brekhus, to move forward with the Zoning Code Update. Motion carried.

Mr. Stockham asked if the Planning Commission changes should be include or not.

Council Members Duerr and Brekhus reiterated their support for the Planning Commission's recommendations.

Mayor Schieve asked that it be brought back so Council Members Reese and Weber can comment.

Mr. Stockham confirmed that staff can bring the Planning Commission changes back to the next meeting for discussion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Naomi Duerr, Councilmember
SECONDER:	Jenny Brekhus, Councilmember
AYES:	Reese, Schieve, Brekhus, Duerr, Delgado, Jardon
ABSENT:	Bonnie Weber

Finance

D.2 Staff Report (For Possible Action): Presentation, discussion, potential approval and potential direction to staff regarding the annual report of the Financial Advisory Board. 5:13 PM

Recommendation: The Financial Advisory Board recommends Council accept and approve this report or modify, as necessary, to assign other projects to the Board.

Proposed Motion: I move to approve the Financial Advisory Board's FY18/19 Annual Report and FY19/20 Work Plan.

This item was continued to a future meeting.

Public Works

D.3 Staff Report (For Possible Action): Authorization to award one or more contracts to the best bid in accordance with competitive bidding laws set forth in Chapter 338 of Nevada Revised Statutes (NRS) for flood mitigation and dewatering of Swan Lake by applying water to APN 079-332-37 in a total amount not to exceed \$3,000,000. (Sewer Fund) 5:13 PM - *Item Pulled*

Recommendation: Staff recommends Council authorization to award one or more contracts to the best bid in accordance with competitive bidding laws set forth in Chapter 338 of NRS in a total amount not to exceed \$3,000,000 and authorize the Mayor to sign the contracts.

Proposed Motion: I move to approve staff recommendation.

This item was pulled from the agenda.

City Manager's Office

D.4 **Resolution No. 8698:** Staff Report (For Possible Action): Resolution of Intent that it is in the best interest of the City to sell certain City owned real property known as Assessor Parcel Number 010-610-17, located at 265 Keystone Avenue, Reno, Nevada to be sold by public auction for a minimum price of \$1,715,000 and an agreement to develop it within 18-24 months in accordance with the provisions of NRS 268.059 – 268.062 and Title 15 of the Reno Municipal Code. **[Ward 1]** 4:46 PM

Recommendation: Staff recommends Council adopt the attached Resolution of Intent with the finding that it is in the best interest of the City to sell the subject property known as Assessor Parcel Number 010-610-17, located at 265 Keystone Avenue, Reno, Nevada, for a minimum price of \$1,715,000 and direct staff to notice and advertise a public auction in accordance with the provision of NRS 268.059 - 268.062 and Title 15 of the Reno Municipal Code.

Proposed Motion: I move to adopt the Resolution.

Lori Miles, City of Reno Property Agent, presented the staff report and answered questions from Council.

AFTER A RECESS TO ADDRESS TECHNICAL DIFFICULTIES, COUNCIL MEMBER WEBER WAS ABSENT.

It was moved by Council Member Brekhus, seconded by Council Member Jardon, to adopt Resolution No. 8698 and request notice for public auction set for September 14, 2019. Motion carried.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jenny Brekhus, Councilmember
SECONDER:	Neoma Jardon, Councilmember
AYES:	Reese, Schieve, Brekhus, Duerr, Delgado, Jardon
ABSENT:	Bonnie Weber

D.5 **Resolution No. 8699:** Staff Report (For Possible Action): Resolution of the City of Reno determining that it is in the best interest of the public to enter into a Disposition and Development Agreement to convey City owned property located at 0 Chism Street (Assessor Parcel Number 010-610-16), Reno, Nevada, for full appraised value of \$470,000, to the adjacent property owner Oscar Enterprises, LLC, a Nevada Limited Liability Company pursuant to NRS 268.063; together with other matters properly relating thereto. **[Ward 1]** 3:51 PM

Recommendation: Staff recommends Council adopt the Resolution and authorize the Mayor to sign any and all Deeds to transfer the property and the Disposition and Development Agreement and authorize the City Manager, or designee, to deliver and sign all escrow closing documents associated with the sale of the City owned property located at 0 Chism Street also known as Assessor Parcel Number 010-610-16.

Proposed Motion: I move to adopt the Resolution.

Lori Miles, City of Reno Property Agent, presented the staff report and answered questions from Council.

Resolution No. 8699 was adopted.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jenny Brekhus, Councilmember
SECONDER:	Neoma Jardon, Councilmember
AYES:	Weber, Reese, Schieve, Brekhus, Duerr, Delgado, Jardon

D.6 **Resolution No. 8700:** Staff Report (For Possible Action): Potential adoption of City Resolution of a proposed option agreement giving Jacobs Entertainment Inc., or its assignee, an option for two years to purchase property owned by the City located at 0 West Second Street (APN 011-026-03), Reno, Nevada. The proposed option fee is \$10,000 for the first year and \$15,000 for the second year (to be applied to purchase price), and if the option is exercised, the proposed purchase price of the property would be the appraised value of the property at the time the option is exercised and, the Buyer must present a redevelopment or economic development that meets the requirements and qualifications pursuant to NRS 268.0632; together with other matters properly relating thereto. **[Ward 1] 3:54 PM**

Recommendation: Staff recommends Council adopt the Resolution, approve the proposed option agreement and authorize the City Manager to finalize negotiations for the agreement and for the Mayor to sign it.

Proposed Motion: I move to adopt the Resolution.

Mayor Schieve made the following disclosure:

"I have a personal, non-business relationship with Jessica Sferrazza. I understand she has been retained by the applicant as a consultant on the project. On this matter I have sought guidance from the City Attorney. I do not have any commitments, financial ties, or obligations to her."

Lori Miles, City of Reno Property Agent, presented the staff report and answered questions from Council.

Garrett Gordon, Jacobs Entertainment, gave a presentation and answered questions from Council.

Council Member Brekhus urged Council to use this property for public good, particularly to solve the need we have for affordable new units in our central area.

Public Comment:

Father Chuck Durante spoke in opposition unless the needs of the church are incorporated into the development plan.

Darryl Bermender questioned whether or not there is an opportunity for the public to bid on the property.

Monica Bermender discussed parking issues at the neighboring church.

Father Durante answered questions from Council.

Council Member Brekhus will not support the motion and stated she is not sure the developer has demonstrated an ability to be a catalyst to revitalizing our downtown.

Resolution No. 8700 was adopted with the church located directly across the street to have the option to continue using the property for parking. Council Member Brekhus voted nay.

RESULT:	ADOPTED [6 TO 1]
MOVER:	Naomi Duerr, Councilmember
SECONDER:	Neoma Jardon, Councilmember
AYES:	Weber, Reese, Schieve, Duerr, Delgado, Jardon
NAYS:	Jenny Brekhus

D.7 Staff Report (For Possible Action): Presentation, discussion and potential adoption of the City of Reno Sustainability and Climate Action Plan.
12:11 PM

Recommendation: Staff recommends adoption of the City of Reno Sustainability & Climate Action Plan.

Proposed Motion: I move to approve staff recommendation.

Public Comment:

Steve Wolgust spoke in support of this item.

COUNCIL MEMBER DELGADO ABSENT AT 12:15 PM.

COUNCIL MEMBER BREKHUS ABSENT AT 12:15 PM.

Nancy McCormick spoke in support of this item.

Morgan Greenwood and Dan Johnson submitted comments in favor but did not wish to speak.

Kevin Carman, representing Climate and Sustainability Advisory Committee, submitted comments in favor but was not present to speak.

The City Clerk's Office received 21 letters and/or online public comments in support of this item.

Lynne Barker, City of Reno Sustainability Manager, gave a presentation to Council and answered questions.

COUNCIL MEMBER BREKHUS PRESENT AT 12:17 PM.

COUNCIL MEMBER DELGADO PRESENT AT 12:25 PM.

COUNCIL MEMBER JARDON ABSENT AT 12:30 PM.

COUNCIL MEMBER JARDON PRESENT AT 12:32 PM.

COUNCIL MEMBER REESE ABSENT REMOTELY AT 12:50 PM.

COUNCIL MEMBER REESE PRESENT REMOTELY AT 12:52 PM.

The Council upheld the staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Naomi Duerr, Councilmember
SECONDER:	Jenny Brekhus, Councilmember
AYES:	Weber, Reese, Schieve, Brekhus, Duerr, Delgado, Jardon

E Ordinances - Introduction

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) 5:56 PM

Council Member Brekhus reported that the Regional Planning Agency Executive Director is resigning.

Council Member Brekhus reported there are two items that may take a bit of time for

analysis of certificate of appropriateness at the HRC next week. Ward 1 members want the ability to put those items on the NAB agenda.

Council Member Delgado provided a Health District update.

Council Member Duerr reported on the creation of a Regional Planning Governing Board subcommittee to look at the siting of schools. She also reported that in addition to the Regional Planning Agency Director, another Regional Planning staff member is resigning.

Council Member Duerr reported on upcoming agenda items for the Flood Management Authority Board.

H.2 Business Recognition Program Honoree, honoring a local business who is a vital partner and contributor to our community. 12:58 PM

COUNCIL MEMBER BREKHUS ABSENT AT 12:59 PM.

Council Member Jardon presented an award to Doughboy Donuts.

H.3 Recognition of a City Superhero, honoring a citizen who contributes to creating a community people are proud to call home. 1:11 PM

Council Member Jardon presented an award to Grant Denton, the City of Reno Super Hero.

I Public Hearings - 6:00 PM (Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.)

- I.1 Staff Report (For Possible Action): Case No. LDC19-00051 (Nailed It Restaurant) Appeal of the Planning Commission's denial of a 1) a special use permit to: a) establish a restaurant with alcohol service in the Neighborhood Commercial zoning district; b) establish a non-residential use ($\pm 1,560$ square foot restaurant with alcohol service) adjacent to residentially zoned property; c) allow up to 50 percent of required off-street parking to be substituted for on-street parking; and d) allow the use to extend operating hours beyond 6:00 a.m. to 11:00 p.m.; and 2) a variance to allow off-street parking to be located off-site on a parcel approximately ± 400 feet south of the subject site. The $\pm 8,000$ square foot site is located on the southwest corner of the West Sixth Street and Elgin Avenue intersection (585 Elgin Avenue) in the Neighborhood Commercial (NC) zoning district. The site has a Master Plan land use designation of Suburban Mixed-Use (SMU). The appeal was brought by Lillian Del Piero. The City Council may affirm, modify, or reverse the decision of the Planning Commission. If the decision is reversed, the Council may directly approve the request or remand back to the Planning Commission. **[Ward 5]** 6:05 PM

Recommendation: Staff recommends Council review the letter of appeal and Planning Commission action and affirm, modify, or reverse the Planning Commission's decision. If the decision is reversed, Council may directly approve the variance and special use permit.

Motion to Affirm Planning Commission Decision
(denying the appeal and denying the special use permit and denying the variance)

Special Use Permit: In regard to the appeal of LDC19-00051 (Nailed It Restaurant), based on this Council's review of the staff report, the record on appeal, and information presented at the public hearing for this appeal, I move to AFFIRM the denial of the special use permit and DENY the appeal, based on the inability to make findings ____*. The City Clerk is instructed to prepare and file an order.

Variance In regard to the appeal of LDC19-00051 (Nailed It Restaurant), based on this Council's review of the staff report, the record on appeal, and information presented at the public hearing for this appeal, and I move to AFFIRM the denial of the variance by the Planning Commission and DENY the appeal, based on the inability to make findings ____*. The City Clerk is instructed to prepare and file an order

*List the variance findings that cannot be made.

Motion to Modify Planning Commission Decision

(partially upholding the appeal and amending the special use permit and amending the variance)

Special Use Permit In regards to the appeal of LDC19-00051 (Nailed It Restaurant), based on this Council's review of the staff report, the record on appeal, and information presented at the public hearing, I move to MODIFY the decision of the Planning Commission as follows ____** and, as modified, I can make all of the required findings as listed in the staff report and I move to APPROVE the special use permit subject to conditions stated in the Staff Report. The City Clerk is instructed to prepare and file an order.

Variance In regards to the appeal of LDC19-00051 (Nailed It Restaurant), based on this Council's review of the staff report, the record on appeal, and information presented at the public hearing, I move to MODIFY the decision of the Planning Commission as follows ____** and, as modified, I can make all of the required findings as listed in the staff report and I move to APPROVE the variance subject to conditions stated in the Staff Report. The City Clerk is instructed to prepare and file an order.

**Modifications to the conditions of approval outlined in the Planning Commission staff report are: [List modifications]

Motion to Reverse Planning Commission Decision
(upholding the appeal and approving the special use permit and approving the variance)

Special Use Permit In regards to the appeal of LDC19-00051 (Nailed It Restaurant), based on this Council's review of the staff report, the record on appeal, and information presented at the public hearing, and based on my ability to make the required findings, I move to REVERSE the denial of the special use permit by the Planning Commission and to directly APPROVE the special use permit, subject to the conditions stated in the staff report. The City Clerk is instructed to prepare and file an order.

Variance In regards to the appeal of LDC19-00051 (Nailed It Restaurant), based on this Council's review of the staff report, the record on appeal, and information presented at the public hearing, and based on my ability to make the required findings, I move to REVERSE the denial of the variance by the Planning Commission and to directly APPROVE the variance, subject to the conditions stated in the staff report. The City Clerk is instructed to prepare and file an order.

Mayor Schieve asked if proper notice was given.

City Clerk Turney stated that proper notice was given and one letter in opposition of the appeal was received.

Legal Counsel confirmed that there are no issues on standing.

AnnMarie Lain, City of Reno Assistant Planner, presented the staff report explaining the nature of the appeal.

Derek Wilson, Rubicon Design Group, presented the appellant's case.

Council Member Jardon stated she is not inclined to extend the hours of operation at this time.

Mr. Wilson confirmed that the property owner recognizes the concern and is prepared to drop the extended hours of operation request.

Council Member Brekhus discussed a previous ITE study that was used to demonstrate there was allowance for parking offsite and asked why the decision was made this time to instead use the variance process. Variances have a narrow legal test and I don't feel it meets that.

Mr. Wilson explained for Council Member Duerr how the applicant plans to communicate where offsite parking is available to their patrons.

Council Member Brekhus expressed concerns regarding the potential for this to turn into a bar and suggested a condition that says all patrons must be served food with alcohol.

There was discussion regarding the inability to enforce a requirement that all orders include food.

Public Comment:

Roger Lewis expressed concerns regarding noise and parking on 6th Street.

Fabio Casagrande expressed concerns regarding the potential negative impacts of parking on 6th Street, noise, odors, hours with special use permits, and loitering on back patio abutting residential units.

Janice Cosma spoke in opposition of this request and expressed concerns regarding parking and other issues.

COUNCIL MEMBER BREKHUS ABSENT AT 6:47 PM.
COUNCIL MEMBER BREKHUS PRESENT AT 6:49 PM.

COUNCIL MEMBER WEBER PRESENT AT 6:58 PM.

Council Member Jardon summarized discussion including the addition of a condition to report back to City Council in a year; the signage owners will provide will state not only where their parking is but where they don't want people to park as well; the fence will be raised if needed.

It was moved by Council Member Jardon, seconded by Council Member Delgado, to reverse the denial of the special use permit by the Planning Commission and approve the special use permit subject to items as discussed today, with no modification to the hours of operation, and to include the conditions set by the Planning Commission. Motion carried with Council Member Brekhus voting nay.

It was moved by Council Member Jardon, seconded by Council Member Delgado, to reverse the denial of the variance by the Planning Commission and approve the variance, subject to conditions in the staff report; I can make findings.

Council Member Brekhus stated she is having a difficult time making the hardship findings and the irregularity of the property findings.

Motion carried with Council Member Brekhus voting nay.

RESULT:	APPROVED [6 TO 1]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	Oscar Delgado, Councilmember
AYES:	Weber, Reese, Schieve, Duerr, Delgado, Jardon
NAYS:	Jenny Brekhus

J Public Comment

None

K Adjournment (For Possible Action)

The meeting was adjourned at 7:06 p.m.

L REDEVELOPMENT AGENCY BOARD

L.1 Roll Call

A RECESS WAS CALLED AND UPON RECONVENING COUNCIL/BOARD MEMBERS REESE AND WEBER WERE ABSENT.

L.2 Public Comment

None

L.3 Approval of the Agenda (For Possible Action) - July 31, 2019.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Oscar Delgado, Councilmember
SECONDER:	Neoma Jardon, Councilmember
AYES:	Schieve, Brekhus, Duerr, Delgado, Jardon
ABSENT:	Bonnie Weber, Devon Reese

L.4 Approval of Minutes (For Possible Action)

L.4.1 Reno City Council & Redevelopment Agency Board - Joint Regular - Apr 24, 2019 10:00 AM (For Possible Action)

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Oscar Delgado, Councilmember
SECONDER:	Naomi Duerr, Councilmember
AYES:	Schieve, Brekhus, Duerr, Delgado, Jardon
ABSENT:	Bonnie Weber, Devon Reese

L.5 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.)

L.5.1 **Resolution No. 241:** Staff Report (For Possible Action): Resolution of the City of Reno Redevelopment Agency authorizing the return of the following properties, APN 010-610-02, 010-610-03, 010-610-16 (0 Chism Street), 011-640-02 (290 Keystone Avenue), 011-026-03 (0 West Second Street), and 007-303-12 (495 East Fourth Street), to the City of Reno that had been pledged by the City as collateral for an Agency loan to finance the Fire Station No. 1 Relocation Loan that has been paid off. The conveyance to the City is authorized pursuant to NRS 279.470 and NRS 279.472; together with other matters properly relating thereto.

Recommendation: Staff recommends Council adopt the Resolution.

Proposed Motion: I move to adopt the Resolution.

Mayor Schieve asked if proper notice was given.

City Clerk Turney stated that proper notice was given and no correspondence was

received.

There were no requests to speak under public comment for this item.

Lori Miles, City of Reno Property Agent, presented the staff report and answered questions from Council.

COUNCIL MEMBER WEBER PRESENT.

COUNCIL MEMBER REESE PRESENT.

Redevelopment Agency Resolution No. 241 was adopted.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Naomi Duerr, Councilmember
SECONDER:	Neoma Jardon, Councilmember
AYES:	Weber, Reese, Schieve, Brekhus, Duerr, Delgado, Jardon

- L.6 Redevelopment Agency Board Comments, including announcements regarding City boards and commissions, activities of local charitable organizations and upcoming local community events. (Non-Action Item)

None

L.7 Public Comment

None

L.8 Adjournment (For Possible Action)

The meeting was adjourned.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	Oscar Delgado, Councilmember
AYES:	Weber, Reese, Schieve, Brekhus, Duerr, Delgado, Jardon