



# AGENDA

## Joint Regular Meeting

### Reno City Council & Redevelopment Agency Board

Wednesday, September 11, 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

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**Public Notice:** This agenda has been physically posted in compliance with NRS 241.020(3)(notice of meetings) at Reno City Hall – One East First Street, Washoe County Downtown Reno Library – 301 South Center Street, Evelyn Mount Northeast Community Center – 1301 Valley Road, McKinley Arts and Culture Center – 925 Riverside Drive, Reno Municipal Court – One South Sierra Street, Washoe County Administration Building – 1001 East Ninth Street and Reno-Sparks Convention and Visitors Authority – 4001 South Virginia Street, Suite G. In addition, this agenda has been electronically posted in compliance with NRS 241.020(3) at <http://www.reno.gov>, and NRS 232.2175 at <https://notice.nv.gov/>. To obtain further documentation regarding posting, please contact Ashley D. Turney, City Clerk, 1 East First Street, Reno, NV 89501, (775) 334-2030; [turneya@reno.gov](mailto:turneya@reno.gov).

**Accommodations:** Reasonable efforts will be made to assist and accommodate physically disabled persons attending the meeting. Please contact the City Clerk's Office at (775) 334-2030 in advance so that arrangements can be made.

**Supporting Material:** Staff reports and supporting material for the meeting are available at the City Clerk's Office, and on the City's website at <http://www.reno.gov/meetings>. Pursuant to NRS 241.020(6), supporting material is made available to the general public at the same time it is provided to the City Council.

**Order of Business:** The presiding officer shall determine the order of the agenda and all questions of parliamentary procedure at the meeting pursuant to the Rules of the Reno City Council (City Council Resolution No. 8478, adopted December 13, 2017). Items on the agenda may be taken out of order. The Reno City Council & Redevelopment Agency Board may combine two or more agenda items for consideration; remove an item from the agenda; or delay discussion relating to an item on the agenda at any time. See, NRS 241.020(2)(c)(6). Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.

**Council Recess:** The Reno City Council may recess at any time during the meeting at the discretion of the Mayor and/or to confer with counsel per NRS 241.015(3)(b)(2) and/or its management representatives per NRS 288.220(4), as necessary. Additional short breaks may be taken throughout the meeting as needed.

**Public Comment:** A person wishing to address the Reno City Council & Redevelopment Agency Board shall submit a "Request to Speak" form to the City Clerk. Public comment, whether on action items or general public comment, is limited to three (3) minutes per person. Unused time may not be reserved by the speaker, nor allocated to another speaker. No action may be taken on a matter raised under general public comment until the matter is included on an agenda as an item on which action may be taken.

On specific agenda items, the presiding officer may prohibit comment if the content of the comments is a topic that is not relevant to, or within the authority of, the City Council, or if the content is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering with the rights of other speakers. Any person making willfully disruptive remarks while addressing the Reno City Council & Redevelopment Agency Board or while attending the Reno City Council & Redevelopment Agency Board meeting may be removed from the room by the presiding officer, and the person may be barred from further audience before the Reno City Council & Redevelopment Agency Board during that session of the Reno City Council & Redevelopment Agency Board. See, Nevada Attorney General Opinion No. 00-047 (April 27, 2001); Nevada Open Meeting Law Manual, § 8.05.

In addition, any person willfully disrupting the meeting may be removed from the room by the presiding officer. See, NRS 241.030(4)(a); RMC §§ 8.12.024, 8.12.027. Examples of disruptive conduct include, without limitation, yelling, stamping of feet, whistles, applause, heckling, name calling, use of profanity, personal attacks, physical intimidation, threatening use of physical force, assault, battery, or any other acts intended to impede the meeting or infringe on the rights of the Reno City Council & Redevelopment Agency Board, city staff, or meeting participants.

**Watch Meetings:** Certain Reno City Council & Redevelopment Agency Board meetings are streamed online when Reno City Council & Redevelopment Agency Board is in session in Council Chamber at [www.reno.gov/meetings](http://www.reno.gov/meetings) and broadcast on Charter Channel 194.

**Social Media:** Follow @cityofreno for real-time updates on Twitter. Connect with the City of Reno on Facebook at [www.facebook.com/cityofreno](http://www.facebook.com/cityofreno).

**SPECIAL NOTICE**

**Reno Redevelopment Agency Board:** Members of the Reno City Council also serve as the Redevelopment Agency Board and during this meeting, may convene as this board as indicated on this agenda.

**A Introductory Items**

**A.1 Pledge of Allegiance**

**A.2 Roll Call**

**A.3 Public Comment (This item is for either public comment on any action item or for any general public comment.)**

**A.4 Approval of the Agenda (For Possible Action) - September 11, 2019.**

**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 Approval of Privileged Business Licenses**

**B.1.a New - Alcohol**

1. Blush & Bone, Sarah Lashelle, 660 Tahoe Street - On Premise Wine and Beer Bar (For Possible Action) [**Ward 1**]
2. Battle Born Beer, Jeff Pickett, 360 East Fifth Street - Liquor Manufacturers Package Alcohol License, Brew Pub and Beer Bar (For Possible Action) [**Ward 5**]

**B.1.b New - Gaming**

1. Sartini Gaming LLC db at Duds N Suds of Reno, Sean T. Higgins, 2900 Clear Acre Lane, Suite O - 8 Slots (For Possible Action) [**Ward 4**]
2. Sartini Gaming LLC db at Duds N Suds of Reno, Sean T. Higgins, 5890 South Virginia Street, Suite 4C - 8 Slots (For Possible Action) [**Ward 3**]

**B.1.c Supplemental - Alcohol**

1. Morrey Distributing Company, John J. Morrey, 1850 East Lincoln Way - Wholesale Liquor (For Possible Action) [**Not in City**]

- B.2 Staff Report (For Possible Action): Approval of Change Order #1 to K7 Construction, Inc. for National Bowling Stadium (NBS) Fourth Floor Remodel for the replacement of the HVAC controls for the National Bowling Stadium (NBS) facility and the installation of new LED lighting on the fourth floor of the NBS in an amount not to exceed \$460,000 (two-thirds majority voting requirement). (Capital Projects Room Surcharge Fund) [**Ward 5**]**

- B.3 Staff Report (For Possible Action): Approval of Interlocal Reimbursement Agreement with the Regional Transportation Commission (RTC) for enhancements to be installed with the Virginia Street Bus RAPID Transit Project in the amount of \$222,600. (Room Tax Fund)
- B.4 Staff Report (For Possible Action): Approval of an Interlocal Reimbursement Agreement with the Regional Transportation Commission (RTC) for conduit installed with the Virginia Street Bus RAPID Transit Project in the amount of \$65,997. (General Capital Fund)
- B.5 Staff Report (For Possible Action): Approval to purchase nine pieces of equipment from various vendors utilizing the State of Nevada Vehicle Contract, national Sourcewell contract in accordance with NRS 332.195 (1)(Joinder provision), in an amount not to exceed \$821,000. (General Fund, Street Fund, and Sewer Enterprise Fund)
- B.6 Staff Report (For Possible Action): Approval of the Fleet Buy Program for FY 20 to include the purchase of 35 pieces of equipment pursuant to Chapter 332 of the Nevada Revised Statutes joinder, competitive bidding provisions, and the City Purchasing Policy in an amount not to exceed \$3,888,000. (Fleet Management Fund)
- B.7 Staff Report (For Possible Action): Approval of Agreement on Management of Water Quality Settlement Agreement Water Rights and Truckee River Operating Agreement (TROA) 1.E.4. Water Rights between Reno, Sparks and Washoe County.
- B.8 Staff Report (For Possible Action): Approval of Change Order #1 to the Truckee Meadows Water Reclamation Facility (TMWRF) Digester 2 Cover Rehabilitation Project construction contract with Farr Construction Corporation dba Resource Development Company for an amount not to exceed \$170,000 with the City of Reno's share being \$116,671. (Sewer Fund)
- B.9 Staff Report (For Possible Action): Approval of Agreement for Professional Consulting Services with PFM Asset Management LLC for assistance with the drafting and evaluating of banking services request for proposal process in an amount not to exceed \$50,000. (General Fund)
- B.10 Staff Report (For Possible Action): Approval of Debt Collection Services with Valley Collection Service, LLC to collect for bad debt and past due accounts.

- B.11 Staff Report (For Possible Action): Approval of Contract for one year of continued maintenance services with Tiburon, Inc., for the Tiburon Public Safety Computer Software Package in an amount not to exceed \$447,435. (General Fund)
- B.12 Staff Report (For Possible Action): Approval of Award of Contract for RFQ #2020-02 for the National Endowment for the Arts (NEA) Our Town Grant Community Engagement Consultant to Forecast Public Art beginning September 12, 2019 and ending December 31, 2020, in the amount of \$20,000 for the term of the contract, based on the Reno Arts and Culture Commission's recommendation. (General Fund)
- B.13 Staff Report (For Possible Action): Resolution of the Reno City Council creating the North Valleys Water Management Subcommittee.
- This item was continued from the August 26, 2019 City Council meeting.*
- B.14 Staff Report (For Possible Action): Resolution Accepting Streets – Damonte Ranch Village 9B, FNL17-00023, including Autumn Sage Drive, a portion of Silver Maple Drive, and a portion of Wildflower Drive. **[Ward 2]**
- B.15 Staff Report (For Possible Action): Resolution Accepting Streets – Bella Vista Ranch Village D, Unit 3, FNL17-00018, including Clovis Point Drive. **[Ward 3]**
- B.16 Staff Report (For Possible Action): Resolution of the City Council of the City of Reno, Nevada, to be provided to the director of the Nevada Department of Business and Industry, supporting the new construction of an affordable housing complex identified as the Sanctuary Senior Apartments (approximately 208 units located at 301 Gentry Way); together with other matters properly relating thereto. **[Ward 1]**
- B.17 Staff Report (For Possible Action): Resolution of the City Council of the City of Reno, Nevada, to be provided to the director of the Nevada Department of Business and Industry, supporting the affordable housing complex identified as Silver Terrace (approximately 126 units located at 1611 Wedekind Road); together with other matters properly relating thereto. **[Ward 4]**
- B.18 Staff Report (For Possible Action): Resolution donating Reno Access Advisory Committee funds to Canine Companions for Independence to support DogFest Reno to be held September 21, 2019 at Dick Taylor Park in the amount of \$910. (General Fund)

- B.19 Staff Report (For Possible Action): Resolution donating Council Donation Funds to Canine Companions for Independence to support Dogfest Reno to be held September 21 at Dick Taylor Park from Councilmember Reese (\$500) and Councilmember Jardon (\$500) in the total amount of \$1,000. (General Fund)  
**[Reese, Jardon]**

**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.1 265 Keystone Avenue**

- C.1.1 Staff Report (For Possible Action): Second Public Auction of and potential acceptance of highest bid by Resolution for the sale of certain City owned real property known as Assessor Parcel Number 010-610-17, located at 265 Keystone Avenue, Reno, Nevada. **[Ward 1]**

- C.1.2 Staff Report (For Possible Action): Resolution of acceptance of bid to sell certain City owned real property identified as Assessor Parcel Number 010-610-17 located at 265 Keystone Avenue, Reno, Nevada. **[Ward 1]**

**C.2 Issuance of Medium Term Obligations and Notes**

- C.2.1 Staff Report (For Possible Action): Public Hearing regarding the issuance of Medium-Term Obligations to fund the Fire Apparatus Replacement Program in an amount not to exceed \$6,500,000.

- C.2.2 Staff Report (For Possible Action): Resolution to adopt an Authorization Resolution for the issuance of Medium-Term Obligations to fund the Fire Apparatus Replacement Program in an amount not to exceed \$6,500,000. (two-thirds majority voting requirement)

- C.3 Staff Report (For Possible Action): Discussion and potential approval of Collective Bargaining Agreement between the City of Reno and Reno Administrative Professional Group, Administrative Unit, for the period July 1, 2019 through June 30, 2022.

- C.4 Staff Report (For Possible Action): Discussion and potential approval of the Reno Police Supervisory/Administrative Employees, Deputy Chief Unit (RPSAE-DC) Tentative Agreement on a Collective Bargaining Agreement (CBA) for the three-year period of July 1, 2019 to June 30, 2022.

- C.5 Staff Report (For Possible Action): Discussion and potential approval of the Reno Police Supervisory/Administrative Employees, Sergeant Unit (RPSAE-SGT) Tentative Agreement on a Collective Bargaining Agreement (CBA) for the three-year period of July 1, 2019 to June 30, 2022.

- C.6 Staff Report (For Possible Action): Discussion and potential approval of the Reno Police Supervisory/Administrative Employees, Lieutenant's Unit (RPSAE-LT) Tentative Agreement on a Collective Bargaining Agreement (CBA) for the three-year period of July 1, 2019 to June 30, 2022.

## **D Department Items**

### **City Attorney's Office**

- D.1 Presentation, discussion and potential direction to staff regarding the Order on Stipulation filed on August 26, 2019 in NPLC Investment Company, LLC v. City of Reno, Case No. CV19-00383, and specifically, the limited remand of the Daybreak Project to City Council for possible review and approval. (For Possible Action)

### **Community Development**

- D.2 Staff Report (For Possible Action): Presentation, discussion, and potential direction to staff on Zoning Code RENOVation Issue Sheet 3A (Administration and Procedures) which may include review of development review process improvements, new tools for design alternatives and flexibility, project approval and findings, planned unit developments and specific plan districts, the code update process and meeting schedule, and other matters properly related thereto.
- D.3 Staff Report (For Possible Action): Presentation, discussion and potential direction to staff regarding the North Valley Flood Control Basin Inspection Program.
- D.4 Staff Report (For Possible Action): Discussion and potential approval of a privileged retail marijuana store license for Andrew Jolley, Nevada Organic Remedies, LLC., doing business as (dba), The Source Reno, 5270 Longley Lane, Suite 103, Reno, Nevada. **[Ward 2]**
- D.5 Staff Report (For Possible Action): Discussion and potential approval of a privileged retail marijuana store license for Mitchell Donald Britten, Cheyenne Medical, LLC., doing business as (dba), Thrive Cannabis Marketplace, 7300 South Virginia Street, Suite B, Reno, Nevada. **[Ward 2]**

**Finance**

- D.6 Staff Report (For Possible Action): Discussion and potential direction to staff to adopt a notice of hearing and intention to authorize the issuance of Medium-Term Obligations in an amount not to exceed \$15 million to fund the tenant improvements to the City's Public Safety Center and to authorize entering into consultant agreements for design and construction management and facility maintenance services.

**Public Works**

- D.7 Staff Report (For Possible Action): Presentation, discussion and potential direction to staff on the use of the flow shave for sewer capacity as it relates to the Sewer Capacity Allocation Program for the Reno Stead Water Reclamation Facility. **[Ward 4]**

**City Manager's Office**

- D.8 Overview of the Sierra Nevada Job Corps Center programs and opportunities - Mark Huntley, Business and Community Liaison, Sierra Nevada Job Corps.
- D.9 Staff Report (For Possible Action): Presentation, discussion and potential approval of agreement for purchase of sculpture titled "Reciprocity" by artist Hunter Brown intended to be installed in the Virginia Street Bus RAPID Transit Project (also known as the Midtown Public Art Project), in the amount of \$60,000. (Room Tax and National Endowment for the Arts Art Works Grant Funds)

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

**F Ordinances - Adoption**

- F.1 Staff Report (For Possible Action): **Ordinance Adoption - Bill No. 7099 Case No. TXT19-00002 (Changeable/Digital Sign Standards - NRS Requirements)** Ordinance to amend Reno Municipal Code Title 18, "Annexation and Land Development," Chapter 18.16 "Signs," Section 18.16.701 "Permanent On-Premises Sign Regulations By Zoning District," and Section 18.16.702 "Additional Regulations For Animated Signs," in order to enable digital representation of material regulated by Nevada Revised Statutes; together with other matters properly relating thereto.

- F.2 Staff Report (For Possible Action): **Ordinance Adoption - Bill No. 7096 Case No. LDC19-00062 (Vassar Street Zone Change)** Request for a zoning map amendment from ±3.0 acres of Industrial Business (IB) and ±0.96 acres of Mixed Use/Mill Street Transit Oriented Development Corridor (MU/MSTC) zoning districts to ±3.96 acres of Industrial Commercial (IC); together with other matters properly relating thereto. The ±3.96 acre site consists of two parcels generally located northwest of the intersection of Terminal Way and Vassar Street (2445 and 2555 Vassar Street). **[Ward 3]**
- F.3 Staff Report (For Possible Action): **Ordinance Adoption - Bill No. 7097 Case No. TXT19-00003 (Title 18 General Revisions)** Ordinance to amend Reno Municipal Code Title 18, “Annexation and Land Development” in Chapters 18.08 “Zoning,” 18.12 “Residential Site and Building Standards” and 18.24 “Rules of Measurement” specifically: (1) Section 18.08.301 (a) (Nonresidential and Mixed Use Base Zoning Districts) regarding required setbacks; (2) Section 18.12.302 (c) (Residential Site and Building Design Standards) regarding single family design standards in multifamily zoning districts; (3) Section 18.12.1102 and Table 18.12-8 (Off-street Parking Requirements) regarding parking requirements for condominiums; (4) Section 18.12.1103 (b) (Allowances for on-street parking) regarding substitution of on-street parking for off-street parking; (5) Section 18.12.1103 (d) (Compact Spaces for off-street parking) regarding number of required parking spaces that can be compact spaces; (6) Section 18.12.1108 (Tandem Parking) regarding when tandem parking is allowed; (7) Section 18.12.1205 (e) (Parking Area Landscaping and Screening Requirements) regarding width of separation required between two parking lots; and (8) Section 18.24.203.4940 (definition of “Tandem”) regarding number of vehicles that can be placed end to end to meet the definition of Tandem.
- F.4 Staff Report (For Possible Action): **Ordinance Adoption - Bill No. 7098** Ordinance amending Reno Municipal Code Title 2, "Administration," Chapter 2.08, “Boards and Commissions,” Article VIII, "Youth City Council" by amending Section 2.08.485 “Composition of Membership” to change the age of appointees and reduce the number of appointees of the Youth City Council; together with other matters properly relating thereto.



**G City Clerk****G.1 Citizen Appointments to Boards and Commissions**

G.1.1 Staff Report (For Possible Action): Discussion and potential appointment of one individual to the Reno Arts and Culture Commission from the following pool of applicants, listed in alphabetical order: Julia Auzmendi, Sam Baugh, Scott Benton, McClure Cronin, Grace Davis, James Dodge, Elisabeth Genasci, Toni Harris, Jennifer Hildebrand, April Pendergraft or Paul Quade.

G.1.2 Staff Report (For Possible Action): Discussion and potential reappointment and/or appointment of up to three individuals to the Ward 1 Neighborhood Advisory Board from the following pool of applicants, listed in alphabetical order: Bryce Alan Bell, Susan Burkhamer, James Dodge, Aubrey Etopio, Donna Graves, Dana Kilroy, Victoria Perry, Paul Quade, Geraldine Taylor, and/or Ronda Theisen.

*This item was continued from the August 26, 2019 City Council meeting.*

**G.2 Elected Official Appointments to Boards and Commissions**

G.2.1 Staff Report (For Possible Action): Council Appointments from the following pool of Mayor and Council Members: Jenny Brekhus, Oscar Delgado, Naomi Duerr, Neoma Jardon, Devon Reese, Hillary Schieve, and/or Bonnie Weber, to three openings for the following Public Bodies including Boards, Commissions, Districts, Subcommittees and other Public Groups: North Valleys Water Management Subcommittee.

*This item was continued from the August 26, 2019 City Council meeting.*

**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.)****K Adjournment (For Possible Action)**

**L REDEVELOPMENT AGENCY BOARD****L.1 Roll Call****L.2 Public Comment (This item is for either public comment on any action item or for any general public comment.)****L.3 Approval of the Agenda (For Possible Action) - September 11, 2019.**

L.4 Staff Report (For Possible Action): Presentation on RDA Area Nos. 1 and 2, and discussion and potential direction to staff regarding extending the plan period for Redevelopment Area No. 1 by an additional 15 years and refunding the 2007 Redevelopment Bonds.

L.5 Redevelopment Agency Board Comments, including announcements regarding City boards and commissions, activities of local charitable organizations and upcoming local community events. (Non-Action Item)

**L.6 Public Comment (This item is for either public comment on any action item or for any general public comment.)****L.7 Adjournment (For Possible Action)**