



AGENDA

Regular Meeting

Reno City Council

TELECONFERENCE MEETING

Wednesday, February 10, 2021 • 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

Public Comment: No action may be taken on a matter raised under general public comment until the matter is included on a subsequent agenda as an action item.

Pursuant to Section 2 of the Governor's Emergency Directive 006 on Public Meetings, those wishing to submit public comment may do so through the [online public comment form found at www.Reno.gov/PublicComment](http://www.Reno.gov/PublicComment), by sending an [email to CityClerk@reno.gov](mailto:CityClerk@reno.gov), or by leaving a voicemail at 775-393-4499. Public comment is limited to three (3) minutes per person. Comments received prior to 4:00 p.m. on the day preceding the meeting will be transcribed, provided to City Council for review, and entered into the record. Comments received after 4:00 pm on the day preceding the meeting will be provided to City Council for review prior to adjournment, and entered into the record.

Members of the public may also view the meeting virtually by pre-registering using the following link:

https://zoom.us/webinar/register/WN_76OEDZFRRE-LspHw6bpaPA

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.

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

Supporting Material: Pursuant to Section 5 of Directive 006, the requirement contained in NRS 241.020(3)(c) that physical locations be available for the public to receive supporting material for public meetings has been suspended. Staff reports and supporting material for the meeting are available on the City's website at <http://www.reno.gov/meetings>. Pursuant to NRS 241.020(8), 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. 8771, adopted January 22, 2020). 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(3)(d)(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.

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 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.

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) - February 10, 2021.****A.5 Approval of Minutes**

A.5.1 Reno City Council, Sparks City Council, and Washoe County Board of Commissioners - Concurrent - Nov 18, 2020 1:00 PM (For Possible Action)

A.5.2 Reno City Council - Regular - Jan 13, 2021 10:00 AM (For Possible Action)

A.5.3 Reno City Council - Special - Jan 14, 2021 10:00 AM (For Possible Action)

B Consent Agenda (All consent items may be approved together with a single motion, be taken out of order, and/or be heard and discussed individually.)**B.1 Approval of Privileged Business Licenses****B.1.a Supplemental - Alcohol**

1. Aloft Hotel, Gregory Moundas, 2015 Terminal Way - Packaged Liquor (For Possible Action) [**Ward 3**]

B.2 Staff Report (For Possible Action): Acceptance of the FY 2020 Emergency Performance Grant Program to the City of Reno Fire Department for All-Hazards Emergency Preparedness in the amount of \$142,130 and committing to a 50 percent in-kind match using already-budgeted and available resources. (General Fund)

B.3 Staff Report (For Possible Action): Award of Contract to Mt Rose Heating & Air Conditioning Inc. for installation of heating, ventilation and air conditioning (HVAC) at Plumas Park Gymnasium in an amount not to exceed \$748,500. (General Capital Project Fund) [**Ward 1**]

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 Tax Exempt Revenue Bonds for High Desert Montessori Charter School

C.1.1 Staff Report (For Possible Action): Public Hearing regarding the issuance of Tax-Exempt Revenue Bonds by the Public Finance Authority for the purpose of financing and refinancing facilities for the benefit of High Desert Montessori Charter School and/or a Related Entity. **[Ward 3]**

C.1.2 Staff Report (For Possible Action): Resolution approving the issuance of Tax-Exempt Revenue Bonds by the Public Finance Authority for the purpose of financing and refinancing facilities for the benefit of High Desert Montessori Charter School and/or a Related Entity. **[Ward 3]**

C.2 2021 Special Assessment District Creation

C.2.1 Staff Report (For Possible Action): Public Hearing regarding the filing of the preliminary assessment roll and opportunity to file written objections concerning the creation of that area to be assessed and for acquiring and improving two street projects consisting of eight street segments for the City of Reno, Nevada 2021 Special Assessment District No. 1. **[Ward 3]**

C.2.2 Staff Report (For Possible Action): Resolution dispensing with certain protests and objections made at the public hearing on the Provisional Order for the City of Reno, Nevada 2021 Special Assessment District No. 1; directing that the City Engineer prepare an accurate revised estimate of costs, revised full and detailed plans and specifications, revised map and assessment plat; ratifying action previously taken in connection with said district; together with general subject matter properly relating thereto. **[Ward 3]**

C.2.3 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. _____** Ordinance creating the City of Reno, Nevada 2021 Special Assessment District No. 1; ordering the acquisition and improvement of two street projects consisting of eight street segments within the City of Reno, Nevada; providing for the levy and collection of special assessments therefore; ratifying, approving and confirming all action previously taken by the City Council of the City of Reno and the officers of said city directed toward the acquisition and improvements of said projects in the district; prescribing details in connection therewith; together with matters which pertains to or are necessarily connected thereto. **[Ward 3]**

C.3 0 Mayberry Public Auction

- C.3.1 Staff Report (For Possible Action): Public auction and potential acceptance of the highest bid by Resolution for the sale of certain City owned real property known as Assessor Parcel Number 010-430-12, located at 0 Mayberry Drive, Reno, Nevada. [Ward 1]
- C.3.2 Staff Report (For Possible Action): Resolution of acceptance of bid to sell certain City owned real property identified as Assessor Parcel Number 010-430-12, located at 0 Mayberry Drive, Reno, Nevada. [Ward 1]
- C.3.3 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 010-430-12, located at 0 Mayberry Drive, Reno, Nevada to be sold through a second public auction for a minimum price of \$142,500 in accordance with the provisions of NRS 268.059 through 268.062 and Title 15 of the Reno Municipal Code as the first public auction failed to receive a bid. [Ward 1]

C.4 Echo Avenue Master Plan and Zoning Map Amendment

- C.4.1 Staff Report (For Possible Action): **Case No. LDC19-00001 (Echo Avenue Master Plan and Zoning Map Amendments)** Request for a: 1) Master Plan Amendment from Parks/Greenways/Open Space (PGOS) to Multi-Family Neighborhood (MF); and 2) zoning map amendment from Public Facility (PF) to Multifamily-30 units per acre (MF30). The ±1.95 acre site is located on the south side of Echo Avenue between Mount Charleston Street to the west and Stead Boulevard to the east. [Ward 4]
- C.4.2 Staff Report (For Possible Action): **Case No. LDC19-00001 (Echo Avenue Master Plan and Zoning Map Amendments)** Resolution to adopt and amend the Master Plan land use designation from Parks/Greenways/Open Space (PGOS) to Multi-Family Neighborhood (MF). [Ward 4]
- C.4.3 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. _____ Case No. LDC19-00001 (Echo Avenue Master Plan and Zoning Map Amendments)** Request for an amendment of the zoning district from Public Facility (PF) to Multifamily-30 units per acre (MF30). [Ward 4]

- C.5 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. _____ Case No. LDC21-00024 (The Canyons)** Request for a: 1) zoning map amendment from ± 23.98 acres of Open Space (OS) and ± 57.03 acres of Single Family Residential – 15,000 square feet (SF15) to ± 81.01 acres of Planned Unit Development (PUD) with ± 29.02 acres of residential and ± 51.99 acres of open space land uses. This request includes tentative approval of the associated PUD Handbook. **[Ward 2]**

D Department Items

Finance

- D.1 Staff Report (For Possible Action): Presentation and discussion of economic conditions in the Reno metro area and mid-year budget update.
- D.2 Staff Report (For Possible Action): Presentation, discussion and direction to staff regarding Room Tax Fund for FY 20/21 for the City of Reno.
- D.3 Staff Report (For Possible Action): Resolution to augment the budget of the City of Reno, Nevada for FY 20/21; and approval of budget revisions for the period of October 1, 2020 through December 31, 2020.

City Manager's Office

- D.4 Staff Report (For Possible Action): Update, discussion, and potential direction to staff regarding the 81st (2021) Session of the Nevada Legislature.

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

F Ordinances - Adoption

G City Clerk

G.1 Citizen Appointments to Boards and Commissions

- G.1.1 Staff Report (For Possible Action): Discussion and potential appointment of up to two individuals to the Building Enterprise Fund Advisory Committee from the following pool of applicants, listed in alphabetical order: Douglas Hunter, Scott Jolly, Kraig Knudsen, Julius Lorentzen, Lane McQuatt, Robb Smith, and/or Steve Thomsen.

G.1.2 Staff Report (For Possible Action): Discussion and potential reappointment/appointment of one individual to the Reno Arts and Culture Commission from the following pool of applicants, listed in alphabetical order: Stacy Andersen, Mary Carlson, Bryce Chisholm, Amy Fleming, Dana Hatjakes (reappointment), Corinne Hechavarria, Shaquita Hill, Anika Khan, Susan Mazer, Laura Newman, Kendall Nolan, Megan O'Reilly or Benjamin Schwartz.

G.1.3 Staff Report (For Possible Action): Discussion and potential appointment of four individuals to the Other Post-Employment Benefits (OPEB) Trust Fund from the following pool of applicants, listed in alphabetical order: James Johns and/or Vicki Van Buren.

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.)

I.1 Staff Report (For Possible Action): **Case No. LDC20-00003 (Stan Lucas' Mortensen Ranch)** Based on the Second Judicial District Court case number CV20-00253, the Court vacated the City Council's decision to uphold the Planning Commission's denial of the Stan Lucas' Mortensen Ranch Tentative Map and Special Use Permit applications (LDC20-00003), and has remanded the case back to the City Council for further consideration consistent with the Order. The case includes the appeal of the Planning Commission's decision to deny a request for a tentative map and special use permit (SUP) requests associated with Stan Lucas' Mortensen Ranch. The request consists of: 1) a tentative map for a 676 lot single family residential subdivision; and 2) special use permits for: a) grading that results in cuts greater than 20 feet in depth and fills greater than 10 feet in height; b) hillside development; and c) disturbance of major drainageways. The ±955 acre site is located north of Highway 40 West and to the west of Del Webb Parkway and has base zoning designations of Single Family Residential – 6,000 Square Feet (SF6) and Open Space (OS) within the Mortensen Garson Overlay District (MGOD). The site has Master Plan land use designations of Single Family Neighborhood (SF) and Parks, Greenways, and Open Space (PGOS) and is within the Mortensen-Garson Neighborhood Plan. **[Ward 5]**

The appeal was filed by the applicant, Fred Altmann. The City Council may affirm, modify, or reverse the decision of the Planning Commission.

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)