



## REVISED AGENDA

*ITEMS D.4 AND D.5 HAVE BEEN ADDED*

### Joint Regular Meeting

Reno City Council & Redevelopment Agency Board

### TELECONFERENCE MEETING

Wednesday, April 28, 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

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**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 [Reno.Gov/PublicComment](http://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\\_SSKvDfM\\_S9SrPnFhwY3IIg](https://zoom.us/webinar/register/WN_SSKvDfM_S9SrPnFhwY3IIg)

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:** City Council and staff will make reasonable efforts to assist and accommodate persons with physical disabilities desiring to attend 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](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) - April 28, 2021.****A.5 Approval of Minutes**

A.5.1 Reno City Council - Regular - Mar 10, 2021 10:00 AM (For Possible Action)

A.5.2 Reno City Council - Special - Mar 29, 2021 1:00 PM (For Possible Action)

A.5.3 Reno City Council - Special - Mar 30, 2021 1:00 PM (For Possible Action)

A.5.4 Reno City Council - Special - Mar 31, 2021 1:00 PM (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 New - Alcohol**

1. Balin Beverage Co., LLC, Allison Balin, 405 Western Road, Suite 9 - Wholesale Liquor (For Possible Action) [**Ward 4**]
2. Fourk Kitchen, Paul Jansen, 4991 South Virginia Street, Suite B - Dining Room Wine and Beer (For Possible Action) [**Ward 2**]
3. Pasta Fresca, Sukhjit Singh, 6135 Lakeside Drive, Suite 138 - Dining Room Wine and Beer (For Possible Action) [**Ward 2**]

**B.1.b Change of Ownership - Privileged**

1. The Nest, Tessa Miller, 201 Keystone Avenue - Second Hand Merchandise Sales (For Possible Action) [**Ward 1**]

- B.2 Staff Report (For Possible Action): Approval of a Nevada State Importer/Wholesaler Liquor License application for Allison Balin, Balin Beverage Co., LLC located at 405 Western Road, Unit 9, Reno, Nevada and if approved, authorize the Mayor and Council to sign the Nevada State Liquor License Application. **[Ward 4]**
- B.3 Staff Report (For Possible Action): Approval of Agreement for Building Plan Review Consulting Services with Bureau Veritas for plan review services outside the scope of City staff abilities in an amount not to exceed \$500,000. (Building Enterprise Fund)
- B.4 Staff Report (For Possible Action): Acceptance of the City of Reno Annual Report to the Truckee Meadows Regional Planning Agency.
- B.5 Staff Report (For Possible Action): Approval of Agreement for Engineering Design Services with HDR Engineering, Inc. (HDR) for the Truckee Meadows Water Reclamation Facility (TMWRF) Thickened Waste Activated Sludge Short Term Improvements and Pre-design Project in the amount of \$459,700 with Reno's share being \$315,492.11. (Sewer Fund)
- B.6 Staff Report (For Possible Action): Approval of Agreement with Carollo Engineers, Inc. (Carollo) for the Truckee Meadows Water Reclamation Facility Aeration Tank Evaluation and Rehabilitation Project in the amount of \$287,253 with Reno's share being \$197,141.73. (Sewer Fund)
- B.7 Staff Report (For Possible Action): Approval of Interlocal Agreement with Truckee Meadows Water Authority (TMWA) for temporary delivery of water according to rates as specified and reimburse TMWA for upgrades to a well (final cost is per total volume of water used, approximately \$48,500 for FY 21/22) and approximately \$48,500 in additional future years if needed, plus one time amount of \$14,000. (Sewer Fund)
- B.8 Staff Report (For Possible Action): Acceptance of Landscape Retrofit Fund Award from the Truckee Meadows Water Authority (TMWA) for the second phase of a landscape retrofit project at Reno Fire Station 7 located at 3050 Skyline Boulevard in the amount of \$9,000. **[Ward 1]**
- B.9 Staff Report (For Possible Action): Acceptance of the Single Audit Report for the fiscal year ending June 30, 2020.

- B.10 Staff Report (For Possible Action): Approval of Interlocal Contract and Annual Operating Plan between the City of Reno, on behalf of the Reno Fire Department, and the Department of Conservation and Natural Resources, Nevada Division of Forestry for the Wildland Fire Protection Program (WFPP) for FY 21/22 (\$7,216) and FY 22/23 (\$7,216) Wildland Fire Management, in a total amount not to exceed \$14,432. (General Fund)
- B.11 Staff Report (For Possible Action): Acceptance of Donations from Washoe County Local Emergency Planning Committee (LEPC) to the Reno Police Department for SWAT training equipment, through the FY 21 United We Stand (UWS) Program (valued at \$3,677), and licenses for air monitoring equipment (valued at \$2,000), through the FY 21 Operations, Planning, Training, and Exercises (OPTE) program.
- B.12 Staff Report (For Possible Action): Resolution directing the redemption of the principal of and interest on the outstanding City of Reno, Nevada, General Obligation (Limited Tax) Sewer Refunding Bonds (additionally secured by pledged revenues) Series 2010; providing other matters pertaining thereto.
- B.13 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 the Southwest Village Apartments (an existing 332 unit affordable housing development at 3295 South Virginia Street) and providing other details in connection therewith. **[Ward 2]**
- B.14 Staff Report (For Possible Action): Resolution donating Council Donation funds to Theaterworks for their performing arts educational opportunities in the amount of \$1,000. (General Fund) **[Reese]**
- B.15 Staff Report (For Possible Action): Resolution donating Council Donation funds to Reno Initiative for Shelter and Equality (RISE) for their advocacy and resources to support the unsheltered population in the amount of \$1,000. (General Fund) **[Reese]**
- B.16 Staff Report (For Possible Action): Resolution donating Council Donation funds to the Reno Sparks Negro Business and Professional Women's Club for their work promoting and protecting the interest of women business owners and professionals in the amount of \$1,000. (General Fund) **[Reese]**

- B.17 Staff Report (For Possible Action): Resolution donating Council Donation funds to Historically Black College & Universities No Opportunity Wasted (HBCU NOW) for their college preparation program from Councilmember Devon Reese (\$1,000) and Councilmember Naomi Duerr (\$1,000) in the total amount of \$2,000. (General Fund) **[Reese, Duerr]**
- B.18 Staff Report (For Possible Action): Resolution donating Council Donation funds to Black Wall Street for their resource center and community outreach efforts from Councilmember Devon Reese (\$1,000) and Councilmember Naomi Duerr (\$1,000) in the total amount of \$2,000. (General Fund) **[Reese, Duerr]**
- B.19 Staff Report (For Possible Action): Resolution donating Council Donation funds to the Reno Sparks National Association for the Advancement of Colored People (NAACP) to support their efforts to eliminate race-based discrimination and ensure the health and well-being of all persons from Councilmember Devon Reese (\$1,000) and Councilmember Naomi Duerr (\$1,000) in the total amount of \$2,000. (General Fund) **[Reese, Duerr]**
- B.20 Staff Report (For Possible Action): Resolution donating Council Donation funds to Black Wall Street for the Hampton House Garden Project, a Black-led project aimed at supporting black food sovereignty and liberation from Councilmember Devon Reese (\$1,000) and Councilmember Naomi Duerr (\$1,000) in the total amount of \$2,000. (General Fund) **[Reese, Duerr]**
- B.21 Staff Report (For Possible Action): Approval of the reallocation of Council Donation Funds to the Arts, Culture, and Special Events Division to fund the art mural project at Fire Station 9, located at 14005 Mt. Vida Street in the amount of \$2,000. (General Fund) **[Weber]**

**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 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. \_\_\_\_\_ Case No. LDC21-00042 (Wes Court Hobby Condos Zone Change)** Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled "Zoning," rezoning a ±30.24 acre subject site comprised of three parcels from Mixed-Use Suburban (MS) to Mixed Employment (ME). The subject site is located west of US 395 and south of the terminus of Wes Court. The site has a Master Plan land use designation of Mixed Employment (ME). **[Ward 4]**

**D Department Items****Community Development**

- D.1 Staff Report (For Possible Action): Presentation, discussion, and potential direction to staff regarding the Fiscal Year 2021/22 Comprehensive Planning work program.

**City Manager's Office**

- D.2 Presentation and overview of the Washoe County COVID-19 Regional Information Center (RIC) pandemic outreach campaign including the Mask On Move On campaign, outreach efforts to vulnerable populations, and vaccination messaging efforts moving forward.
- D.3 Staff Report (For Possible Action): Update, discussion, and potential direction to staff regarding the 81st (2021) Session of the Nevada Legislature.

**Finance**

- D.4 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. \_\_\_\_\_** Ordinance creating the proposed City of Reno, Nevada, 2021 Special Assessment District No. 2 (StoneGate I).  
*- Addendum Item*
- D.5 Staff Report (For Possible Action): Resolution authorizing City staff to proceed with the issuance of assessment bonds for the proposed City of Reno, Nevada, 2021 Special Assessment District No. 2 (Stonegate I), subject to further approval by Council.  
*- Addendum Item*

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

- E.1 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. \_\_\_\_\_** Ordinance to amend Title 2, Chapter 2.10, Article II, of the Reno Municipal Code titled "Fiscal Control," Section 2.10.040 titled "Monthly reports" to change monthly financial reporting to the Reno City Council to occur quarterly within 30 days subsequent to the quarter end; together with other matters properly relating thereto.

**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.)**

I.1 Staff Report (For Possible Action): **Case No. LDC21-00036 (6000 Plumas Street Redevelopment)** Appeal of the Planning Commission's decision to approve: 1) a tentative map to develop a 314-unit condominium subdivision; and 2) a conditional use permit to allow for more than 100 single-family attached/condominiums. The ±9.48 acre site includes three parcels and is located at the southeast corner of Plumas Street and South McCarran Boulevard on the former location of the Lakeridge Tennis Club. The subject site is within the General Commercial (GC) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 2]**

*Appeals were filed by Catherine Martin, Sharon M. Weiss, Kelly M. Peccole on behalf of the Lakeridge Villas H.O.A., Richard Hemp, Cindi Chandler, Jim Christoff, Lilliana Trincherro, Noel Stephen Topol, Megan Schuster, Judith A. Luce, Margaret Crowley, Margo Piscevich, Garrett Gordon on behalf of Lyon Living, Caryn Swobe, Michael Tilbrooke, Mark Quinlan, Linda Cross, Nicole Larson, and Kim Bacchus. The City Council may affirm, reverse or modify 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)**

**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) - April 28, 2021.****L.4 Approval of Minutes**

L.4.1 Reno City Council & Redevelopment Agency Board - Joint Regular - Mar 24, 2021 10:00 AM (For Possible Action)

L.5 Staff Report (For Possible Action): Presentation, discussion and potential direction to staff on RDA Area Nos. 1 and 2 regarding the 2007 Redevelopment Bonds.

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)

**L.7 Public Comment (This item is for either public comment on any action item or for any general public comment.)****L.8 Adjournment (For Possible Action)**