



C I T Y O F
RENO
Memorandum

DATE: January 10, 2025


TO: Mayor and City Council

THROUGH: Jackie Bryant, City Manager

FROM: Tyler Shaw, Agenda Manager

DEPT: City Manager's Office

SUBJECT: January 22, 2025 - DRAFT Reno City Council and Redevelopment Agency Board Meeting Agendas



This memo is intended to provide an overview of the anticipated agenda for the Reno City Council and Redevelopment Agency Board meetings on Wednesday, January 22, 2025. This is a draft, and agenda items may be revised or removed prior to posting. Additional items not listed in this draft may also appear on the final agenda. The final agenda will be physically posted in compliance with Nevada Revised Statutes (NRS) 241.020(3) (notice of meetings) at Reno City Hall, 1 East First Street, Reno, Nevada 89501. In addition, the final agenda will be electronically posted in compliance with NRS 241.020(3) at Reno.gov, and NRS 232.2175 at notice.nv.gov/.

Reno City Council Meeting

A Introductory Items

A.1 Pledge of Allegiance

A.2 Roll Call

A.3 Public Comment

A.3.1 Public Comment

A.4 Approval of the Agenda (For Possible Action) – 22 January 2025

A.5 Approval of the Minutes

A.5.1 Reno City Council Regular 20 November 2024 10:00 AM (For Possible Action)

A.5.2 Reno City Council Regular 4 December 2024 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 Staff Report (For Possible Action): Approval of Privileged Business License Package Wine and Beer (New) Bodega Reno, Irvin Hassan, 201 North Virginia Street. [Ward 1]

Summary:

This is an application (R163833Q-APP-2024) by Bodega Reno for package wine and beer. The business is located at 201 North Virginia Street in Ward 1 (Exhibit A) and the zoning designation is Mixed-Use Downtown Entertainment District (MD-ED). Planning comments note that general retail and accessory package wine and beer sales are permitted uses, and 24-hour operation is permitted. Staff recommends that Council approve the privileged business license application.

B.2 Staff Report (For Possible Action): Approval of Privileged Business License On-Premises Alcohol, Cabaret (Change of Location) Dopo, Gregory Buchheister, 190 South Center Street. [Ward 1]

Summary:

This is an application (R154290Q-AMD-2024a) by Dopo for a change of location from 18 Saint Lawrence Avenue to 190 South Center Street. The new business is located in Ward 1 (Exhibit A) and the zoning designation is Mixed-Use Downtown Riverwalk District (MD-RD). Planning comments note that a restaurant with alcohol service and cabaret activity are allowed uses in this zone, with specific live entertainment operational standards including: doors and windows must be closed after 9:00 p.m., outdoor live entertainment must cease by 10:00 p.m., and indoor live entertainment must cease by 11:00 p.m. Staff recommends that Council approve the privileged business license application.

B.3 Staff Report (For Possible Action): Approval of Privileged Business License On-Premises Wine and Beer (New) Hub Coffee Roasters, Mark Trujillo, 2020 Red Drive Unit 101. [Ward 3]

Summary:

This is an application (R164057Q-APP-2024) by Hub Coffee Roasters for on-premises wine and beer. The business is located at 2020 Red Drive, Unit 101 in Ward 3 (Exhibit A) and the zoning designation is Mixed-Use Urban (MU). Planning comments note that a restaurant and bar are allowed uses in this zone,

and 24-hour operation is permitted. Staff recommends that Council approve the privileged business license application..

- B.4** Staff Report (For Possible Action): Approval of Privileged Business License Package Wine and Beer, Cabaret (Change of Description) The Brass Tap, Brian Edwards, Julie Edwards, 1171 Steamboat Parkway Unit 120. [Ward 6]

Summary:

This is an application (R163094Q-AMD-2024a) by The Brass Tap for a change of description to add package wine and beer and cabaret activity. The business is located at 1171 Steamboat Parkway, Unit 120 in Ward 6 (Exhibit A) and the zoning designation is PUD-Damonte Ranch. Planning comments note that a restaurant with alcohol service and cabaret activity are allowed uses by right in the Mixed Development (MD) district of PUD-Damonte Ranch, with 24-hour operations allowed. Staff recommends that Council approve the privileged business license application.

- B.5** Staff Report (For Possible Action): Award of RFP 202507 to Naisbitt Construction Inc. and approval of contract with Naisbitt Construction Inc. for the Reno Fire Department Vehicle Exhaust Removal System Replacement Project in an amount not to exceed \$869,514. (\$790,467.27 Grant Funds, \$79,046.73 General Fund)

Summary:

The Reno Fire Department requires the replacement of outdated vehicle exhaust removal systems at its stations and fleet maintenance facility. These systems are critical to ensuring the health and safety of line personnel. Following a four-week bidding period, one responsive bid was submitted on December 3, 2024, in compliance with Nevada Revised Statutes (NRS) Chapter 332. The evaluation process considered factors such as experience, adherence to project requirements, and proposed fees. This project is funded through the FY23 FEMA Assistance to Firefighters Grant and General Funds. Staff recommends awarding the contract to Naisbitt Construction Inc., with a total cost not to exceed \$869,514. The project is expected to be completed by July 2026.

- B.6** Staff Report (For Possible Action): Approval of Amendment to Contract FM905D with Otis Elevator Company for elevator and escalator maintenance, extending the contract term through December 31, 2025, in the previously-approved not to exceed amount of \$777,400. (General Fund)

Summary:

The City of Reno is under contract with Otis Elevator Company to maintain and repair elevators at 10 City of Reno Locations as per State of Nevada Mechanical Compliance regulations. The current contract expired on December 31, 2024, and has two one-year options to extend. There is enough cost savings in the contract to remain at the current not-to-exceed amount of \$777,400. We are requesting to

extend the term of the contract to December 31, 2025, to continue the required services on the elevators at the 10 locations covered by this contract.

- B.7** Staff Report (For Possible Action): Authorization to amend the City’s existing master services and purchasing agreement between the City of Reno and Axon Enterprises Inc to add additional incar video recording systems (dashboard cameras) and related peripheral equipment, network, and data storage at an amount not to exceed \$47,000 per year for eight years in a total amount not to exceed \$376,000. (\$47,000 State Forfeiture Funds, \$329,000 General Funds)

Summary:

Authorization to amend the City’s existing master services and purchasing agreement between the City of Reno and Axon Enterprises Inc to add fifteen additional in-car video recording systems (dashboard cameras) and related peripheral equipment, network, and data storage. These additional units are necessary to ensure that the City’s current fleet of patrol and prisoner transport vehicles are equipped with portable recording equipment. Currently, the cost for these additional units is estimated at \$43,819.83 per year for the remaining eight years of the agreement, totaling \$350,558.54. RPD is requesting authorization not to exceed \$376,000 to provide for small change order adjustments over the course of the agreement.

- B.8** Staff Report (For Possible Action): Approval of the Agreement for Economic Development and Purchase/Sale of Real Property between the City of Reno and Ulysses Development Group, LLC, regarding the sale and development of properties located at 315 and 355 Record Street, Assessor’s Parcel Numbers (APNs) 00731327, 00731328, 00731330, 00731414, 00835010 [Portion], & Portion of Record Street to be abandoned [No Parcel Number], totaling approximately 2.4± acres, with terms allowing City-funded demolition of the facility to be reimbursed by Ulysses Development at escrow close, with future Council review of the final demolition contract. [Ward 1]

Summary:

Staff recommends that the Council approve the Agreement for Economic Development and Purchase/ Sale of Real Property with Ulysses Development Group, LLC, for the sale and development of the properties at 315 and 355 Record Street. The buyer, selected through a Request for Proposal (RFP) process, intends to develop 136 units of affordable housing on the site. The DDA includes terms allowing the City to proceed with the demolition of existing structures on the properties, with Ulysses Development agreeing to reimburse the City for all demolition costs upon the close of escrow. The costs to demolish this property will be covered by the general fund, utilizing proceeds from other property sales, and these funds will be reimbursed to the general fund at close of escrow.

- B.9** Staff Report (For Possible Action): Approval of modified Amendment No. 2 to Professional Services Agreement between the City of Reno and the Downtown

Reno Business Improvement District doing business as the Downtown Reno Partnership for the management and operation of the Downtown Reno Business Improvement District.

Summary:

The proposed Amendment No. 2 to the Professional Services Agreement (PSA) between the City of Reno and the Downtown Reno Business Improvement District (DRBID), doing business as the Downtown Reno Partnership (DRP), introduces significant changes to the scope and financial terms of the original agreement. The amendment eliminates all provisions related to Supplemental Police Services and the associated payment, reflecting adjustments due to changing economic conditions. Additionally, the amendment updates the City Maintenance Services and sets the City Maintenance Payment for Fiscal Year 2024/2025 at \$479,550. This amendment also modifies definitions and removes Exhibit D, which pertained to Supplemental Police Services, while revising Exhibit E related to Maintenance Services. The goal is to ensure more streamlined operations and maintain the effectiveness of the services provided within the District

- B.10** Staff Report (For Possible Action): Approval of Temporary License for Reno Initiative for Shelter and Equality (RISE) to Enter Upon City-owned Property to conduct the Truckee River Urban Tree Workforce Program.

Summary:

The City of Reno Parks and Recreation department is supporting the collaborative effort between the Reno Initiative for Shelter and Equality (RISE), One Truckee River (OTR) and the Truckee Meadows Parks Foundation (TMPF) to establish the Truckee River Urban Tree Workforce Program. The program aims to conduct restorative vegetation management east of downtown Reno (S Arlington Avenue to Galletti Way) along the Truckee River corridor, while also providing education, on-the-job training, and certification opportunity to community members facing barriers to employment. The site access agreement, if approved, would grant permission to RISE to access the City-owned property along the Truckee River corridor for the purpose of conducting this workforce program.

- B.11** Staff Report (For Possible Action): Acceptance of Grant Award 23JAG16 from the Nevada Department of Public Safety, Office of Criminal Justice Assistance to the City of Reno Police Department for the Regional Gang Unit in the amount of \$110,000.

Summary:

The City of Reno has been awarded a grant in the amount of \$110,000 from the Nevada Department of Public Safety, Office of Criminal Justice Assistance (OCJA) for the Reno Police Department to use for the regional gang unit operations. Staff recommends Council accept the grant award and authorize the Mayor, City Manager, Chief of Police and/or other required City staff to sign the

necessary documents

- B.12** (For Possible Action): Acceptance of Grant Award 23JAG17 from the Nevada Department of Public Safety, Office of Criminal Justice Assistance to the City of Reno Police Department for use by the Human Trafficking and Exploitation Team (HEAT) to combat human trafficking in the amount of \$74,318.

Summary:

The City of Reno Police Department has been awarded a grant in the amount of \$74,318 from the Nevada Department of Public Safety, Office of Criminal Justice Assistance (OCJA) to combat human trafficking (23-JAG-17). The funds will be used to support the operations overtime, training, equipment and supplies for the regional HEAT team. Staff recommends Council accept the grant award and authorize the Mayor, City Manager, Police Chief and/or other required City staff to sign the necessary documents.

- B.13** Staff Report (For Possible Action): Acceptance of Grant Award from the U.S. Department of Housing and Urban Development (HUD) under the FY2024 Economic Development Initiative Community Project Funding Grant in the amount of \$1,000,000 for the purchase and installation of Solar School Zone Flashing Beacon Systems.

Summary:

On August 28, 2024, the Congressional Grants Division (CGD) of the HUD Office of Economic Development granted official approval for the City of Reno's application for a \$1,000,000 grant for the Solar School Zone Flashing Beacon Systems project. This initiative aims to implement flashing beacon systems at multiple Washoe County Schools across the City. As part of this initiative, Senator Catherine Cortez Masto and Senator Jacky Rosen have allocated \$1,000,000 for the installation of Solar School Zone Flashing Beacon Systems. Staff recommends Council accept these funds to complete the installation of the Solar School Zone Flashing Beacon Systems and authorizes the Mayor to sign the grant agreement.

- B.14** Staff Report (For Possible Action): Acceptance of Grant Award from the U.S. Department of Energy, State and Community Programs Office, to install two (2) electric vehicle fast chargers for fleet use at the Public Safety Center, in the amount of \$280,500.

Summary:

The U.S. Department of Energy awarded the City of Reno \$280,500 under the Energy Efficiency and Community Block Grant (EECBG) program. The grant funds will be used to install two fast-charge electric vehicle stations at the Public Safety Center (PSC) for fleet use. The chargers are located behind the fence on the north side of the property. In anticipation of these funds, staff built some of the

necessary electrical infrastructure into the design of the PSC. The period of performance is January 1, 2025, through December 31, 2026.

- B.15** Staff Report (For Possible Action): Acceptance of donation from Wild Horse Connection to support the Horse Protection Project South Phase including the purchase and installation of horse fencing in the amount of \$32,500.

Summary:

Wild Horse Connection has offered a private donation in the amount of \$32,500 to the Horse Protection Project South Phase (continuous fence from Carmella Ranch to Toll Road and extending to near South Virginia) for the purchase and installment of horse fencing. Accepting this donation meets the following goals laid out in the City's Strategic Plan: 1) Public Safety and 2) Economic and Community Development. Staff recommends Council accept the donation.

- B.16** Resolution No. ____ (For Possible Action): Resolution of the Reno City Council to be provided to the Director of the Nevada Department of Business and Industry, supporting the 136 unit affordable housing development by Ulysses Development Group at 315335 Record Street.

Summary:

The State of Nevada Department of Business and Industry is designated as the issuer of tax-exempt housing revenue bonds in Nevada by the Internal Revenue Service. Each year, the City of Reno is allocated a portion of the State's bond capacity, referring to this program as the Private Activity Bond Volume Cap (Volume Cap). While the City of Reno has already allocated their allotted amount of Volume Cap for this year, per the Nevada Administrative Code (NAC) 319.7115, the State can issue 100 percent of the tax-exempt bonds for a housing project if the Director of the Department of Business and Industry receives a letter indicating support of a project from the local government, and the Division has sufficient Volume Cap to provide the project. Ulysses Development Group (UDG) is seeking an amount not to exceed \$26.2 million in tax-exempt bonds to finance the development of the Record Street Property, a 136-unit apartment complex for low-income individuals and families on located at 315-335 Record Street in Reno. UDG is requesting the City of Reno provide the State of Nevada a letter of support from the governing body. UDG is also requesting that the State Department of Business and Industry fully fund the Volume Cap needed for this project since the City of Reno's Volume Cap has already been allocated for the year.

- B.17** Resolution No. ____ (For Possible Action): Resolution accepting streets Vista Enclave, Retreat Avenue, Aspect Avenue, Enclave Key Court, Sky Key Road, Arya Court, Additional Right of Way, a portion of Enclave Key Road, and a portion of Rambling Ridge Road. [Ward 4]

Summary:

For Council adoption is a resolution accepting the street sections offered for dedication by the Official Plat of Vista Enclave. The public improvements constructed by VP Reno, LLC, have been reviewed and approved by staff and may now be accepted by resolution. Staff recommends Council adoption of the attached resolution.

- B.18** Resolution No. ____ (For Possible Action): Resolution donating Council Discretionary Funds to the University of Nevada, Reno Foundation to support the Latino Student Advisory Board's mission to empower Latino students to develop as leaders and advocates through workshops, mentoring, and civic engagement initiatives from Councilmember Martinez (\$3,000) and Councilmember Anderson (\$1,412) in the total amount of \$4,412. (General Fund) [Martinez] [Anderson]

Summary:

Councilmember Martinez (\$3,000) and Anderson (\$1,412) would like to allocate \$4,412 from Council Discretionary Funds assigned for fiscal year (FY) 24/25 to University of Nevada Reno Foundation to the Latino Research Center funds are allocated to each Council member each FY to be used to help support the initiatives of local 501(c)(3) nonprofit organizations.

- B.19** Resolution No. ____ (For Possible Action): Resolution donating Council Discretionary Funds to Henry's House to support their mission to provide a safe haven for neglected, abandoned, or unwanted senior and special needs small breed dogs in the total amount of \$2,000. (General Fund) [Schieve]

Summary:

Mayor Schieve would like to allocate \$2,000 from Council Discretionary Funds assigned for fiscal year (FY) 24/25 to Henry's House. Discretionary funds are allocated to each Council member each FY to be used to help support the initiatives of local 501(c)(3) nonprofit organizations.

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** Case No. LDC2500015 (Reno Housing Authority at Carville Master Plan and Zoning Map Amendments) – A request has been made for: 1) a Master Plan Amendment from Mixed Neighborhood (MX) to MultiFamily Neighborhood (MF); and 2) a zoning map amendment from MultiFamily Residential - 14 units per acre (MF14) to MultiFamily Residential – 30 units per acre (MF-30). The ±0.75 acre site is composed of four parcels located at the northeast corner of Sutro Street and Carville Drive, extending ±250 feet east along the north side of Carville Drive, south of Hillboro Avenue. [Ward 1]

Summary:

The ±0.75-acre site consists of four parcels located northeast of the corner of Sutro Street and Carville Drive. This is a request for a Master Plan amendment from Mixed Neighborhood (MX) to Multi-Family Neighborhood and a zone change from Multi-Family Residential – 14 units per acre (MF-14) to Multi-Family Residential – 30 units per acre (MF-30). The MF-30 zone is a conforming district within the proposed Master Plan land use designation. Key issues include: 1) compatibility of the proposed zoning with surrounding zoning and land uses, and 2) conformance with the Master Plan. Staff and the Planning Commission recommend approval of the requested Master Plan and zoning map amendments.

- C.2** Resolution No. _____ (For Possible Action): Case No. LDC2500015 (Reno Housing Authority at Carville Master Plan and Zoning Map Amendments) – Resolution adopting an amendment to the land use plan of the City of Reno Master Plan from ±0.75 acres of Mixed Neighborhood (MX) to MultiFamily Neighborhood (MF) on four parcels located at the northeast corner of Sutro Street and Carville Drive, extending ±250 feet east along the north side of Carville Drive, south of Hillboro Avenue. The adoption is contingent on the approval of a conformance review by the Truckee Meadows Regional Planning Commission. [Ward 1]

Summary:

The ±0.75-acre site consists of four parcels located northeast of the corner of Sutro Street and Carville Drive. This is a request for a Master Plan amendment from Mixed Neighborhood (MX) to Multi-Family Neighborhood and a zone change from Multi-Family Residential – 14 units per acre (MF-14) to Multi-Family Residential – 30 units per acre (MF-30). The MF-30 zone is a conforming district within the proposed Master Plan land use designation. Key issues include: 1) compatibility of the proposed zoning with surrounding zoning and land uses, and 2) conformance with the Master Plan. Staff and the Planning Commission recommend approval of the requested Master Plan and zoning map amendments.

- C.3** Ordinance Introduction Bill No. _____ (For Possible Action): Case No. LDC25-00015 Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±0.75 acre site composed of four parcels located at the northeast corner of Sutro Street and Carville Drive, extending ±250 feet east along the north side of Carville Drive, south of Hillboro Avenue, from MultiFamily Residential 14 units per acre (MF-14) to MultiFamily Residential – 30 units per acre (MF30); together with matters which pertain to or are necessarily connected therewith. [Ward 1]

Summary:

The ±0.75-acre site consists of four parcels located northeast of the corner of Sutro Street and Carville Drive. This is a request for a Master Plan amendment

from Mixed Neighborhood (MX) to Multi-Family Neighborhood and a zone change from Multi-Family Residential – 14 units per acre (MF-14) to Multi-Family Residential – 30 units per acre (MF-30). The MF-30 zone is a conforming district within the proposed Master Plan land use designation. Key issues include: 1) compatibility of the proposed zoning with surrounding zoning and land uses, and 2) conformance with the Master Plan. Staff and the Planning Commission recommend approval of the requested Master Plan and zoning map amendments.

D Department Items

Finance

- D.1** Staff Report (For Possible Action): Financial update presentation and discussion; Resolution to augment the budget of the City of Reno, Nevada, for FY24/25; and approval of budget revisions for the period of October 1, 2024 through December 31, 2024.

Summary:

This item includes a financial update and the second quarter augmentation for FY25. As we progress through the fiscal year, it is prudent for the City to review revenues and expenditures to ensure City operations are on track to stay within the approved budget. The City adopts an annual budget each year. The annual budget is the overall plan for City services for the fiscal year. As we proceed through the fiscal year, the plan changes and evolves requiring resources to be reallocated or added through budget augmentations. Budget augmentations must be adopted by resolution, and information forwarded to the Nevada Department of Taxation for approval. Augmentations of appropriations of a fund which receives ad valorem taxes must be noticed in the local newspaper prior to Council approval. The Augmentations were noticed as required.

City Manager's Office

- D.2** Staff Report (For Possible Action): Presentation, discussion, and potential direction to staff regarding the City of Reno's 83rd (2025) State Legislative Session Platform.

Summary:

In preparation of the 83rd (2025) Regular Session of the Nevada Legislature, staff has prepared the State Legislative Platform for Council discussion and potential adoption. The plan outlines the policy positions and legislative processes to guide the government affairs team during the session.

General principles included in the Platform include support for: measures that empower local entities to make determinations about regional approaches to service delivery; enabling language that allows for increased flexibility and

discretion at the local level; and, increasing the number of alternatives available to local government bodies to funding and provision of services at the local level.

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 Ordinance Adoption Bill No. 7284 (For Possible Action): An Ordinance to amend Title 8, Chapter 8.12, of the Reno Municipal Code titled “Offenses Against Public Peace” prohibiting sitting, lying, sleeping, or camping on public places including, but not limited to, sidewalks, streets, alleys, sensitive areas, or within doorways prohibited; and other matters properly relating thereto.

Summary:

The City of Reno has drastically changed over the past decade and is experiencing a rise in social challenges similar to other American cities. To address ongoing citywide unlawful activity, Reno Municipal Codes (RMC) were reviewed to help address inconsistencies in laws related to sitting, lying, and camping. To promote and protect public health, community safety, access to public spaces, and address unlawful activity, staff is proposing an ordinance introduction to refine current RMCs, community expectations for public peace, and improve the quality of life of all community members. The ordinance prohibits sitting, lying, sleeping, or camping on public places, with a focus on sensitive areas, including schools, government facilities, and near critical resources like the Truckee River. This ordinance consolidates current RMCs, supports public safety priorities, and provides a tool to mitigate unlawful activities while protecting community welfare. Staff recommends Council approve the introduction of an ordinance to amend Title 8, Chapter 8.12, of the Reno Municipal Code titled “Offenses Against Public Peace”.

F.2 Ordinance Adoption Bill No. 7285 (For Possible Action): An Ordinance to repeal Title 8, Chapter 8.12 section 8.12.030 of the Reno Municipal Code entitled “Camping on public property in the Truckee River corridor”; and other matters properly relating thereto.

Summary:

Staff is recommending this ordinance repeal because it is being replaced with the new Reno Municipal Code of Title 8, Chapter 8.12 “Offenses Against Public Peace,” Section 8.12.011 entitled “Sitting, lying, sleeping or camping on a public place including but not limited to sidewalks, streets, alleys, sensitive areas or within doorways prohibited.” Leaving the old laws on the books would create redundancy and confusion for the general public.

- F.3** Ordinance Adoption Bill No. 7286 (For Possible Action): An Ordinance to repeal Title 8, Chapter 8.12 section 8.12.012 of the Reno Municipal Code entitled “Prohibition against sitting or lying in doorways; penalty”; and other matters properly relating thereto.

Summary:

Staff is recommending this ordinance repeal because it is being replaced with the new Reno Municipal Code of Title 8, Chapter 8.12 “Offenses Against Public Peace,” Section 8.12.011 entitled “Sitting, lying, sleeping or camping on a public place including but not limited to sidewalks, streets, alleys, sensitive areas or within doorways prohibited.” Leaving the old laws on the books would create redundancy and confusion for the general public.

- F.4** Ordinance Adoption Bill No. 7287 (For Possible Action): An Ordinance to repeal Title 8, Chapter 8.12 section 8.12.015 of the Reno Municipal Code entitled “Sitting or lying down on public sidewalks in the Downtown Reno Regional Center”; and other matters properly relating thereto.

Summary:

Staff is recommending this ordinance repeal because it is being replaced with the new Reno Municipal Code of Title 8, Chapter 8.12 “Offenses Against Public Peace,” Section 8.12.011 entitled “Sitting, lying, sleeping or camping on a public place including but not limited to sidewalks, streets, alleys, sensitive areas or within doorways prohibited.” Leaving the old laws on the books would create redundancy and confusion for the general public.

- F.5** Ordinance Adoption Bill No. 7288 (For Possible Action): An Ordinance to repeal Title 8, Chapter 8.23 Section 8.23.090 of the Reno Municipal Code entitled “Camping”; and other matters properly relating thereto.

Summary:

Staff is recommending this ordinance repeal because it is being replaced with the new Reno Municipal Code of Title 8, Chapter 8.12 “Offenses Against Public Peace,” Section 8.12.011 entitled “Sitting, lying, sleeping or camping on a public place including but not limited to sidewalks, streets, alleys, sensitive areas or within doorways prohibited.” Leaving the old laws on the books would create redundancy and confusion for the general public.

- F.6** Ordinance Adoption Bill No. 7289 (For Possible Action): An Ordinance to amend Title 8, Chapter 8.10, of the Reno Municipal Code titled “Offenses Against Property” prohibiting loitering when posted on private property; and other matters properly relating thereto.

Summary:

In response to unlawful activity on private property, staff is introducing a loitering ordinance to proactively create a process to address this reoccurring issue citywide. The proposed ordinance will address unlawful activity including, but not limited to, side shows, street racing, fights, narcotic sales, and other crimes. Establishing a Reno Municipal Code ordinance to address loitering on private property creates an opportunity for a public and private partnership to mitigate unlawful activity, expedite resolution, and maximize staff time. The proposed ordinance supports public safety and serves as an additional tool for the Reno Police Department. Staff recommends Council approve the introduction of a new ordinance in Reno Municipal Code, under “Offenses Against Property” Title 8, Chapter 8.10 prohibiting loitering on private property.

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): Staff Report (For Possible Action): Case No. LDC2500016 (Plumas Redevelopment) Appeal of the Planning Commission’s decision to approve a request for a conditional use permit to allow for: 1) a 273-unit multifamily apartment complex; and 2) grading resulting in fills greater than ten feet. The ±9.48 acre project site includes three parcels and is located on the southeast corner of Plumas Street and South McCarran Boulevard. The site is located in the General Commercial (GC) zoning district and has a Master Plan land use designation of Suburban MixedUse (SMU). Appeals were filed by the applicant, Thompson Thrift, and Terry Ruppert, Lakeridge Villa HOA, Board Member. City Council may affirm, modify, or reverse the decision of the Planning Commission. [Ward 2]

Summary:

This is a public hearing to consider an appeal of the Planning Commission's approval of a conditional use permit to allow 273-unit multi-family apartment complex and grading resulting in approximately ±23.2 feet of fills. Key project issues consist of: 1) overall site design; 2) compatibility with surrounding uses and development; 3) traffic, access, and circulation; and 4) tree preservation. Two appeals of the Planning Commission’s decision (Exhibit A) have been filed by Terry Ruppert, Lakeridge Villas HOA Member, and by the applicant, Thompson Thrift, generally summarized below:

Terry Ruppert, Lakeridge Villas HOA Member, appealed noting traffic safety, fire safety, compatibility with the neighborhood, misrepresentation of the findings, lack of benefits to the neighborhood, apartment vacancy rates, and quality of life.

Thompson Thrift, the applicant, appealed to preserve their right to judicial review.

- I.2** Staff Report (For Possible Action): Staff Report (For Possible Action): Case No. LDC2500003 (2400 West 7th Street): Appeal of the Planning Commission's decision to deny a request for: 1) a tentative map for a 28-lot single family detached subdivision; and 2) a major site plan review for cluster development. The ±3.72acre project site is located directly south of the intersection at West 7th Street and Rhode Island Drive. The site is located in the SingleFamily Residential – 8 units per acre (SF8) zoning district and has a Master Plan land use designation of Single Family (SF). An appeal was filed by the applicant, AMH. City Council may affirm, modify, or reverse the decision of the Planning Commission. [Ward 5]

Summary:

This is a public hearing to consider an appeal of the Planning Commission's denial of a tentative map and a major site plan review for cluster development to allow for a 28-lot single-family detached subdivision with reduced lot sizes. The Planning Commission was unable to make the findings related to consistency with the Reno Master Plan and cluster development finding “a.” Key issues analyzed include: 1) overall site design; 2) compatibility with surrounding uses and development; 3) traffic, access, and circulation; 4) Master Plan policy guidance; 5) public utility infrastructure; 6) drainage; and 7) tree preservation. An appeal of the Planning Commission's decision has been filed by the applicant (Exhibit A), and is generally summarized below:

AMH appealed noting misrepresentation of the findings by Staff. Specifically, the statements made by staff that the decision was not based on conformance with Reno Municipal Code (RMC), but rather the intent of code

- I.3** Staff Report (For Possible Action): Staff Report (For Possible Action): Case No. LDC2500014 (Webb Data Center) Appeal of the Planning Commission's decision to approve a request for a conditional use permit to allow: 1) development of a data center, and 2) business operations between 11:00 p.m. and 6:00 a.m. The ±6.02 acre site is comprised of three parcels located on the north side of North Virginia Street ±1,170 feet east of its intersection with Stead Boulevard. The site is zoned MixedUse Suburban (MS) and has a Master Plan land use designation of Industrial (I). Appeals were filed by the Sierra Club Toiyabe Chapter and the applicant, EPL Virginia Investors LLC. City Council may affirm, modify, or reverse the decision of the Planning Commission. [Ward 4]

Summary:

This is a public hearing to consider an appeal of the Planning Commission's approval of a conditional use permit (CUP) to allow for development of a data center with 24-hour operations in the MS zone. The subject ±6.02 acre site is comprised of three undeveloped parcels located on the north side of North Virginia Street ±1,170 feet east of its intersection with Stead Boulevard. Key project issues analyzed include: 1) compatibility with surrounding uses, and 2) site design.

Two appeals of the Planning Commission's decision have been filed (Exhibit A) and are generally summarized below:

The Sierra Club Toiyabe Chapter appealed the administrative interpretation (ADM24- 00020) pertaining to the Planning Commission decision, as well as the decision itself, citing the following concerns: 1) that ADM24-00020 was not noticed or agenda'd to allow for public input; 2) there are differences between data centers and warehouses; 3) the previously approved project from March 2024 was for a data center instead of a warehouse as described; 4) power and water supplies should be evaluated; 5) the Planning Commission hearing was conducted improperly; and 6) the project should be evaluated after data centers are formally added to the Reno Municipal Code (RMC) through the current zoning code update.

The applicant, EPL Virginia Investors LLC, appealed to preserve their right to judicial review under NRS 278.3195, and to modify condition 15 to correct a drafting error

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

J.1 Public Comment

K Adjournment (For Possible Action)

Redevelopment Agency Board

A Introductory Items

A.1 Pledge of Allegiance

A.2 Roll Call

A.3 Public Comment

A.3.1 Public Comment

A.4 Approval of the Agenda (For Possible Action) – 20 November 2024

A.5 Approval of Minutes

A.5.1 Redevelopment Agency Board Regular -
23 October 2024 10:00 AM (For Possible Action)

A.5.2 Redevelopment Agency Board Regular -
20 November 2024 10:00 AM (For Possible Action)

B Public Hearings 10:00 AM (Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.)

C Department Items

Finance

C.1 Staff Report (For Possible Action): Resolution No. _____ Resolution to Augment the Budget of the City of Reno, Redevelopment Agency #1 and Redevelopment Agency #2, for the 2024/2025 Fiscal Year; and Approval of Budget Revisions for the period of October 1, 2024 through December 31, 2025.

Summary:

Augmentations (increases in appropriations) require Agency Board approval and budget revisions (transfers between accounts within a fund) must be recorded in the official minutes. Augmentations must be adopted by resolution, and information forwarded to the Nevada Department of Taxation for approval. Augmentations of appropriations of a fund which receives ad valorem taxes must be noticed in the local newspaper prior to Council approval. The Augmentations were noticed as required.

D City Clerk

D.1 Staff Report (For Possible Action): Staff Report (For Possible Action): Discussion and potential appointment of up to nine individuals to the Redevelopment Agency Advisory Board (RAAB) from the following pool of applicants, listed in alphabetical order: Kyle Archie, Jacob Arroyo, Charlie Baxter, Dex Blaire, Corey Bond, Brian Cassidy, Jaime Chapman, Chelsea Chicvara, Dillon Davidson, Kara Harris, Brian Jorgensen, Joseph Lassonde, Kelly Orr, Jeffrey Peterson, Art Rangel, Ryan Rhodes, Colin Robertson, Melisa Ruscsak, Clifford Scheffel, Michael Sprinkle, Kurt Stitser, Jennifer Tegnerud, Kurt Thigpen, Mike Van Houten, Ashley Young, Batuhan Zadeh, and Christian Zinck.

Summary:

There are nine (9) vacancies for a Redevelopment Agency Advisory Board (RAAB) member. The Clerk's Office received applications from: Kyle Archie, Jacob Arroyo, Charlie Baxter, Dex Blaire, Corey Bond, Brian Cassidy, Jaime Chapman, Chelsea Chicvara, Dillon Davidson, Kara Harris, Brian Jorgensen, Joseph Lassonde, Kelly Orr, Jeffrey Peterson, Art Rangel, Ryan Rhodes, Colin Robertson, Melisa Ruscsak, Clifford Scheffel, Michael Sprinkle, Kurt Stitser, Jennifer Tegnerud, Kurt Thigpen, Mike Van Houten, Ashley Young, Batuhan Zadeh, and Christian Zinck.

The term of appointment for three (3) positions will be from January 1, 2025, through December 31, 2026.

The term of appointment for three (3) positions will be from January 1, 2025, through December 31, 2027.

The term of appointment for three (3) positions will be from January 1, 2025, through December 31, 2028.

E Mayor and Council

E.1 Redevelopment Agency Board Comments, including announcements regarding City boards and commissions, activities of local charitable organizations and upcoming local community events. (NonAction Item)

F 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.)

G Public Comment (This item is for either public comment on any action item or for a ny general public comment.)

G.1 Public Comment

H Adjournment (For Possible Action)