



C I T Y O F
RENO
Memorandum

DATE: April 11, 2025

TO: Mayor and City Council

THROUGH: Jackie Bryant, City Manager **Approved Electronically**

FROM: Tyler Shaw, Agenda Manager

DEPT: City Manager's Office

SUBJECT: April 23, 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, April 23, 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) – 23 April 2025

A.5 Approval of the Minutes

A.5.1 Reno City Council – Regular – 26 March 2025 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. All consent agenda items pulled for discussion will be heard at the discretion of the presiding officer)

B.1 Staff Report (For Possible Action): Approval of Privileged Business License - Cabaret (Change of Description) - The Wolf Den Bar & Grill, Bhupinderjit Singh, Rashpal Singh, 501 Ralston Street. [Ward 1]

Summary:

This is an application (R155576Q-AMD-2025a) by The Wolf Den Bar & Grill for a change of description to add cabaret activity. The business is located at 501 Ralston Street in Ward 1 (Exhibit A) and the zoning designation is Mixed-Use Downtown Northwest Quadrant District (MD-NWQ). Planning comments note that a restaurant with alcohol service adding cabaret/live entertainment is an allowed use. Indoor live entertainment is permitted from 10:00 a.m. to 11:00 p.m., with all windows and doors required to be closed after 10:00 p.m. Outdoor live entertainment is allowed from 10:00 a.m. to 10:00 p.m. Staff recommends that Council approve the privileged business license application.

B.2 Staff Report (For Possible Action): Approval of Privileged Business License Secondhand Dealer (New) Elcee's Attic, Adrea Gibbs HomeBased Business. [Ward 6]

Summary:

This is an application (R164911A-APP-2025) by Elcee's Attic for a secondhand dealer license. This is a home-based business located in Ward 6. Staff recommends that Council approve the privileged business license application.

B.3 Staff Report (For Possible Action): Approval of Contract between the City of Reno and Qual-Econ USA LLC to continue providing maintenance services for the Clean and Safe Program over a period of up to 5 years in an amount not to exceed \$650,000. (General Fund)

Summary:

Clean and Safe addresses citywide concerns related to the unsheltered community, including coordinated maintenance of public spaces. Public space maintenance addresses public health and safety welfare citywide. In August of 2020, the city entered into a contract with Qual-Econ USA LLC set to terminate in August 2025. As a result, a Request for Proposal (RFP) was issued for a Clean and Safe service provider in advance of the current contract's expiration and to ensure contracted amount is not exceeded. After a thorough RFP process, Qual-Econ USA LLC was

selected among seven applicants. The term of the agreement is three years, with two additional one-year renewal options. Staff recommends Council approve a contract for maintenance services between the City of Reno and Qual-Econ USA LLC in an amount not to exceed \$650,000 over the life of the contract.

- B.4** Staff Report (For Possible Action): Award of Contract to West Coast Paving, Inc. for the Mira Loma Park Tennis Court Replacement project in an amount not to exceed \$788,888. (RCT District 4) [Ward 3]

Summary:

Mira Loma Park, located at approximately 3000 South McCarran Boulevard, is prioritized by the Parks and Recreation Department for substantial recreational surface repairs. The existing recreational surfaces are in extremely poor condition and do not meet current Americans with Disabilities Act standards. This project will reconstruct the existing tennis, pickleball and basketball courts and nearby walkways with and addition of a new shade structure. This project was advertised to bidders for three weeks. On March 27, 2025, West Coast Paving, Inc. submitted the best bid pursuant to the requirements established in Nevada Revised Statutes (NRS) Chapter 338.147. This project is approved in the fiscal year 2024-2025 Capital Improvement Plan (CIP) and funding was allocated through Residential Construction Tax (RCT) District 4. Staff recommends Council award the contract to West Coast Paving, Inc. in an amount not to exceed \$788,888, which includes a contingency for unforeseen issues during construction. The project is anticipated to be complete in the Summer of 2025.

- B.5** Staff Report (For Possible Action): Award of Contract to KG Walters Construction Co., Inc. for the UNR-Mira Loma Reclaim Meter Rehabilitation and Cathodic Protection Addition Project in the amount not to exceed \$2,203,000. (Sewer Fund)

Summary:

The City of Reno (Reno) owns and manages a portion of the reclaimed water system supplied by the Truckee Meadows Water Reclamation Facility (TMWRF) that serves the University of Nevada, Reno Agriculture Area, Rosewood Nature Study Area, and Reno's Mira Loma Park. It is Reno's responsibility to maintain the treated effluent reuse infrastructure that delivers reclaimed water to its customers. Portions of the piping network and metering facilities are in disrepair, are vulnerable to corrosion, are difficult to maintain, and without rehabilitation and cathodic protection improvements, the metering facilities and piping will continue to degrade. KG Walters Construction Co. Inc. submitted the best bid in accordance with Nevada Revised Statutes (NRS) Chapter 338. Staff recommends awarding the contract to KG Walters for a total not to exceed \$2,203,000, which includes the base bid and project contingency (Sewer Fund).

- B.6** Staff Report (For Possible Action): Approval of Consulting Agreement for Engineering Services during construction to Construction Materials Engineers for the UNR-Mira Loma Reclaim Meter Rehabilitation and Cathodic Protection

Addition Project in the amount of \$292,989.50. (Sewer Fund)

Summary:

The City of Reno (Reno) manages a portion of the reclaimed water system supplied by the Truckee Meadows Water Reclamation Facility (TMWRF), that serves the University of Nevada, Reno Agriculture Area, Rosewood Nature Study Area, and the City's Mira Loma Park. Reno is responsible for maintaining the treated effluent reuse infrastructure that delivers reclaimed water to its customers. Currently, the piping network and metering facilities are in disrepair, not protected from corrosion, and are difficult to maintain. The UNR-Mira Loma Reclaim Meter Rehabilitation and Cathodic Protection Addition Construction Project requires engineering services during construction (ESDC) and special inspection services. Construction Materials Engineers (CME) is a qualified engineering consultant and is capable of performing both the ESDC for this project and the necessary inspection during construction. Staff recommends approval of the agreement with CME in an amount not to exceed \$292,989.50 (Sewer Fund).

- B.7** Staff Report (For Possible Action): Approval of Regional Road Impact Fee Agreement No. 533002 in the amount of \$1,296,695 between the City of Reno, Regional Transportation Commission of Washoe County, and Lennar Reno, LLC for the Talus Valley Development.

Summary:

Under the Regional Road Impact Fee (RRIF) program, developers who construct or dedicate improvements contained in the RRIF Capital Improvement Plan (CIP) will be credited for these contributions in RRIF Waivers. To do this, the developer must enter into a RRIF Offset Agreement that is approved by both the RTC and the City of Reno. The RRIF Offset Agreement identifies the proposed improvements, estimated RRIF Waivers that will be credited, the requirements for the Quality Control/ Quality Assurance Program, and the duties and responsibilities of each party. The RRIF Offset Agreement being authorized by the action will result in an estimated \$1,296,695 in RRIF Waivers being issued Lennar Reno, LLC for the construction of South Meadows Parkway to Rio Wrangler Parkway, drainage improvements over Steamboat Creek, and dedication of right of way for the extension of South Meadows Parkway to the Sunny Hills development. The RRIF agreement was approved by the RTC on April 18, 2025.

- B.8** Staff Report (For Possible Action): Approval of Regional Road Impact Fee Agreement No. 533002 in the amount of \$59,859 between the City of Reno, Regional Transportation Commission of Washoe County, and Sunny Hills Ranchos for the Bella Vista II Development.

Summary:

Under the Regional Road Impact Fee (RRIF) program, developers who construct or dedicate improvements contained in the RRIF Capital Improvement Plan (CIP) will be credited for these contributions in RRIF Waivers. To do this, the developer

must enter into a RRIF Offset Agreement that is approved by both the RTC and the City of Reno. The RRIF Offset Agreement identifies the proposed improvements, estimated RRIF Waivers that will be credited, the requirements for the Quality Control/ Quality Assurance Program, and the duties and responsibilities of each party. The RRIF Offset Agreement being authorized by the action will result in an estimated \$59,859 in RRIF Waivers being issued to Sunny Hills Ranchos for right of way needed for the construction of South Meadows Parkway within the Bella Vista Phase 2 project. The RRIF agreement was approved by RTC on April 18, 2025.

- B.9** Staff Report (For Possible Action): Approval of artist John Fleming for the Public Safety Center Plaza Public Art Project in an amount not to exceed \$175,000. (Public Art Fund) [Ward 1]

Summary:

This item is for approval to commission artist John Fleming for the Public Safety Center Plaza Public Art Project. On March 17, 2025 the Reno Arts and Culture Commission (RACC) approved the recommendation of artist John Fleming from the Public Art Committee. John Fleming was selected from three finalists for the commission based on his initial proposal and response to community input and stakeholder engagement. The artist will work with the community and stakeholders through engagement sessions and surveys to refine the design for the artwork. The project is included in the Public Art Fund budget and the artwork is scheduled to be installed in June of 2026. Staff recommends approving the recommendation of artist John Fleming in an amount not to exceed \$175,000.

- B.10** Staff Report (For Possible Action): Approval of artist Mark Reigelman for the Public Safety Center Kuenzli Sculpture Project in an amount not to exceed \$200,000. (Public Art Fund) [Ward 1]

Summary:

This item is for approval to commission artist Mark Reigelman for the Public Safety Center Kuenzli Sculpture Project. On March 17, 2025 the Reno Arts and Culture Commission (RACC) approved the recommendation from the Public Art Committee to commission artist Mark Reigelman for the Public Safety Center Kuenzli Sculpture Project. Mark Reigelman was selected from three finalists for the commission based on his initial proposal and response to community input and stakeholder engagement. The artist will work with the community and stakeholders through engagement sessions and surveys to refine the design for the artwork. The project is included in the Public Art Fund budget and the artwork is scheduled to be installed in June of 2026. Staff recommends approving the recommendation of artist Mark Reigelman in an amount not to exceed \$200,000.

- B.11** Staff Report (For Possible Action): Acceptance of a Renown Health Better Together Community Benefit Grant to support the annual Renown Alumni Recreation Therapy Program in the amount of \$8,500.

Summary:

The Therapeutic Recreation Program at City of Reno and Renown Rehabilitation are devoted to person-centered care that promotes confidence, independence, and overall well-being. Goals are created to improve, maintain, or restore physical strength, cognition, and quality of life for individuals who have sustained a neurological injury through recreational activity. The City was approved for a grant in the amount of \$8,500 from Renown Health to continue the Renown Alumni Recreation Therapy Program. Staff recommends Council approve the Community Benefit Grant from Renown.

- B.12** Staff Report (For Possible Action): Acceptance of Subgrant Award from Move United to support expanding trail access and adaptive mountain biking in Reno, Nevada in the amount of \$9,000.

Summary:

The City of Reno provides year-round accessible recreation activities and is a Chapter member of Move United. For that reason, Move United applied for and received a grant from the May and Stanley Smith Foundation to support expanding trail access and adaptive mountain biking. City of Reno was awarded a subgrant award in the amount of \$9,000 to support trail access in Reno, Nevada.

- B.13** Staff Report (For Possible Action): Acceptance of Grant from the Truckee River Fund, through the Community Foundation of Northern Nevada and as directed by the Truckee Meadows Water Authority (TMWA), to the Parks and Recreation Department for its River Ranger program in the amount of \$50,000.

Summary:

The City of Reno Parks and Recreation Department has been awarded \$50,000 from the Truckee River Fund at the Community Foundation of Northern Nevada to support the expansion of the River Ranger Program. This funding represents yet another community investment in the Parks and Recreation Department's ongoing efforts to protect the Truckee River and enhance public access to clean, safe, and well-maintained open spaces.

- B.14** Staff Report (For Possible Action): Acceptance of donation from Ameila Grieve to the Parks and Recreation Department for five (5) CPR training units in the value of \$1,772.

Summary:

The Parks and Recreation Department was contacted regarding a community-driven initiative to enhance CPR training resources within the City of Reno through mannequin breast vests. Amelia Grieve, a local Girl Scout and City of Reno lifeguard pursuing her Gold Award, developed this CPR training enhancement product designed to improve hands-on learning and accessibility in emergency response education. The total value of the five (5) CPR units are

\$1,772.00.

- B.15** Staff Report (For Possible Action): Acceptance of Grant from the Truckee River Fund, through the Community Foundation of Northern Nevada and as directed by the Truckee Meadows Water Authority (TMWA), for construction of the Valley Wood Drainage Restoration Project #304 - Invasive Weed Control and Vegetation Management in Urban Tributary in the amount of \$13,000. [Ward 5]

Summary:

The Valley Wood Drainage Restoration Project is a collaborative effort between the City of Reno Utility Services Department, Maintenance and Operations Department, Parks and Recreation Department, Nevada Department of Agriculture, and multiple non-profits, to treat and revegetate an area of invasive weeds in an urban tributary to Chalk Creek, below Valley Wood Park. Staff recommends acceptance of a grant in the amount of \$13,000 from the Truckee River Fund toward the Project.

- B.16** Resolution No. ___ (For Possible Action): Resolution accepting the Regional Street Naming Committee recommendation renaming Ivory Sage Court to Gary Mayo Court east of Ruby Valley Street and waiving the six-month waiting period pursuant to the Regional Street Naming Committee manual. [Ward 6]

Summary:

For Council adoption is a resolution accepting the Regional Street Naming Committee (RSNC) recommendation renaming Ivory Sage Court to Gary Mayo Court east of Ruby Valley Street.

The Regional Street Naming Committee (RSNC) serves as a recommending body, while the final decision on approving all street names, both public and private, lies with the appropriate governing authority. The private street proposed for renaming is approximately 0.07 miles long, located within the City of Reno, and runs in an east-west direction. On November 15, 2024, the RSNC recommended for approval a request from Toll Brothers, the applicant, to rename Ivory Sage Court to Gary Mayo Court located in the Caramella Ranch community. The existing name is not historically significant and the proposed renaming is intended to honor a retiring Toll Brothers employee. During the RSNC meeting, it was confirmed that the applicant would be responsible for all associated costs associated with the name change. Eleven physical addresses are anticipated to change as a result of the renaming, all of which are currently owned by Toll Brothers. Any approved street name change shall become effective following a six-month period from the date of approval, or earlier at the discretion of the governing body. It is recommended that this six-month period be waived to efficiently complete the renaming process.

C Department Items

- C.1** Staff Report (For Possible Action): Case No. TXT24-00002 (Accessory Dwelling Units) Presentation, discussion, and feedback on potential changes to Reno Municipal Code Title 18 Annexation and Land Develop

Summary:

In November of 2023 the Reno City Council initiated a text amendment to Title 18 of Reno Municipal Code (RMC) to allow accessory dwelling units (ADUs) in the City of Reno. An ADU is a smaller independent residential dwelling unit located on the same lot as a stand-alone singlefamily home. ADUs are currently not permitted in most areas of the City of Reno. The ordinance was drafted based on City Council direction, reviewed by Neighborhood Advisory Boards (NABs), Planning Commission, and reviewed by other stakeholders at a series of three virtual public outreach meetings. A draft ordinance with redline amendments can be found as Exhibit A – ADU Draft Ordinance. The purpose of this agenda item is to update the City Council on the input received on ADUs and for Council to provide feedback on the draft ordinance language.

- C.2** Staff Report (For Possible Action): Presentation, discussion, and potential acceptance of the report regarding downtown updates for the months of January and February 2025.

Summary:

Council has identified the downtown core as priority areas in the 2020 to 2025 City of Reno Strategic Plan, the City of Reno Downtown Action Plan, and the City of Reno Master Plan. Through cross-departmental collaboration, investments prioritized by Council, innovative actions, and improved service delivery, staff continues to work to ensure the downtown core is clean, safe, livable, and vibrant. As directed by Council at the April 24, 2024, Reno City Council meeting, monthly reports are being brought forward to highlight the work being done in downtown.

- C.3** Staff Report (For Possible Action): Update, discussion, and potential direction to staff regarding proposed legislation at the 83rd (2025) Session of the Nevada Legislature.

Summary:

The 83rd Session of the Nevada Legislature began on February 3, 2025. In an effort to keep Council informed about the legislative process, staff will periodically provide updates and answer questions on various bills and other legislative matters at regularly-scheduled Council meetings between February and June 2025.

- C.4** Resolution No. _____ (For Possible Action): Resolution of the Reno City Council pursuant to NRS 268.063, determining that it is in the best interest of the public to enter into an Economic Development Agreement to convey City-owned property

located at 1940 East Fourth Street (APN: 008-381-43) for full appraised value of \$398,500 to Hooten Real Estate LLC, a Nevada limited liability company, without first offering it to the public, because the property will be sold for an economic development project and will be sold for its Fair Market Value.

Summary:

At the September 25, 2024 meeting, Council approved moving forward with negotiating an economic development agreement to sell the City-owned property located at 1940 East Fourth Street to the City's current tenant, Hooten Real Estate LLC (Hooten), and bring the development agreement back to Council for review and approval. In accordance with Council direction, this is the Economic Development and Purchase/Sale Agreement setting out the approved and agreed upon sale terms. Staff recommends approval of the Resolution and authorization of the City Manager to finalize the agreement and the City Manager and Mayor to execute all documents to complete the sale of the property for the appraised value of \$398,500.

- C.5** Resolution No. ____ (For Possible Action): Resolution of the Reno City Council pursuant to NRS 271.377, 271.380 and 271.385 fixing the date, time and place when complaints, protests and objections to the assessment roll for a City of Reno, Nevada Neighborhood Improvement Project, otherwise known as the Downtown Reno Business Improvement District, will be heard; and causing such roll to be filed in the office of the City Clerk.

Summary:

Pursuant to NRS 271.380 Council must adopt a resolution fixing the date, time, and place when complaints, protests, and objections to the assessment roll for a City of Reno, Nevada Neighborhood Improvement Project, otherwise known as the Downtown Reno Business Improvement District (BID), will be heard; and causing such roll to be filed in the office of the City Clerk. The public hearing as set forth in the resolution is scheduled for May 21, 2025.

- C.6** Staff Report (For Possible Action): Presentation, discussion, and potential acceptance of the 25-01S Reno Alarm Program Audit Report.

Summary:

Purpose of Audit - To determine if the administration of the Reno Police Department Alarm Program is operating consistently, efficiently, equitably, and in accordance with established policies, laws, regulations, and best practices. Staff also evaluated the risk of fraud, waste, and abuse relative to the audit objectives. To achieve these objectives, Audit interviewed applicable City employees, examined the Reno Municipal Code, departmental policies, sample-tested report metrics, and evaluated current procedures against best business practices .

Executive Summary - The Reno Alarm Program is not operating in an efficient and effective manner that accomplishes the intended objectives when the Alarm

Program was established and may not be in line with current organizational goals.

D 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.)

- D.1** Staff Report (For Possible Action): Case No. LDC25-00038 (Arlington Office MPA and ZMA) - A request has been made for: 1) a Master Plan Amendment from Single-Family Neighborhood (SF) to Suburban Mixed-Use (SMU); and 2) a zoning map amendment from Single-Family Residential - 5 units per acre (SF-5) to Professional Office (PO). The ±0.31 acre parcel is located on the east side of South Arlington Avenue ±260 feet north of its intersection with West Plumb Lane within the Plumas Neighborhood Residential Core Planning Area Overlay (PL). [Ward 2]

Summary:

This is a request for Master Plan Amendment from Single-Family Neighborhood (SF) to Suburban Mixed-Use (SMU) and a zoning map amendment from Single-Family Residential - 5 units per acre (SF-5) to Professional Office (PO) on a ±0.31 acre parcel located on the east side of South Arlington Avenue, ±260 feet north of its intersection with West Plumb Lane within the Plumas Neighborhood Residential Core Planning Area Overlay (PL). The key issue related to this request is compatibility of the proposed Master Plan land use designation and zoning with surrounding land use designations, zoning and development. Staff and the Planning Commission recommend that Council approve the requested Master Plan and zoning map amendments.

- D.2** Resolution No. _____ (For Possible Action): Case No. LDC25-00038 (Arlington Office MPA and ZMA) – Resolution adopting an amendment to the land use plan of the City of Reno Master Plan from ±0.31 acres of Single-Family Neighborhood (SF) to Suburban Mixed-Use (SMU) on a parcel located on the east side of South Arlington Avenue ±260 feet north of its intersection with West Plumb Lane within the Plumas Neighborhood Residential Core Planning Area Overlay (PL). The adoption is contingent on the approval of a conformance review by the Truckee Meadows Regional Planning Commission. [Ward 2]

Summary:

This is a request for Master Plan Amendment from Single-Family Neighborhood (SF) to Suburban Mixed-Use (SMU) and a zoning map amendment from Single-Family Residential - 5 units per acre (SF-5) to Professional Office (PO) on a ±0.31 acre parcel located on the east side of South Arlington Avenue, ±260 feet north of its intersection with West Plumb Lane within the Plumas Neighborhood Residential Core Planning Area Overlay (PL). The key issue related to this request is compatibility of the proposed Master Plan land use designation and zoning with surrounding land use designations, zoning and development. Staff and the Planning Commission recommend that Council approve the requested Master Plan and zoning map amendments.

D.3 Ordinance Introduction - Bill No. _____ (For Possible Action): Case No. LDC25-00038 (Arlington Office MPA and ZMA) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±0.31 acre parcel located on the east side of South Arlington Avenue ±260 feet north of its intersection with West Plumb Lane within the Plumas Neighborhood Residential Core Planning Area Overlay (PL), from Single-Family Residential - 5 units per acre (SF-5) to Professional Office (PO); together with matters which pertain to or are necessarily connected therewith. [Ward 2]

Summary:

This is a request for Master Plan Amendment from Single-Family Neighborhood (SF) to Suburban Mixed-Use (SMU) and a zoning map amendment from Single-Family Residential - 5 units per acre (SF-5) to Professional Office (PO) on a ±0.31 acre parcel located on the east side of South Arlington Avenue, ±260 feet north of its intersection with West Plumb Lane within the Plumas Neighborhood Residential Core Planning Area Overlay (PL). The key issue related to this request is compatibility of the proposed Master Plan land use designation and zoning with surrounding land use designations, zoning and development. Staff and the Planning Commission recommend that Council approve the requested Master Plan and zoning map amendments.

D.4 Ordinance Introduction - Bill No. _____ (For Possible Action): Case No. LDC25- 00043 (Earl Wooster and Corbett Zone Change) - Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±43.13 acre site located at the northeast corner of East Plumb Lane and Harvard Way and another portion north of Villanova Drive, ±132 feet east of its intersection with Harvard Way, from Single-Family Residential – 8 units per acre (SF-8) to Public Facility (PF); together with matters which pertain to or are necessarily connected therewith. [Ward 3]

Summary:

The ±43.13-acre site is composed of two parcels each located on either side of Villanova Drive (1901 Villanova Drive and 1331 East Plumb Lane). This is a request for a zone change from Single-Family Residential - 8 units per acre (SF-8) to Public Facility (PF). The PF zone is a conforming district within the Public/Quasi-Public (PQP) Master Plan land use designation. Key issues include: 1) compatibility of the proposed zoning with surrounding zoning and land uses, 2) development standards, and 3) conformance with the Master Plan. Staff and the Planning Commission recommend that Council approve the requested zoning map amendment

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

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. LDC25-00016 (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. This item was continued from the January 22, 2025, City Council meeting. [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.

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) – 23 April 2025

A.5 Approval of the Minutes

A.5.1 Redevelopment Agency Board – Special – 5 March 2025 10:00 AM (For Possible Action)

A.5.2 Redevelopment Agency Board Regular - 12 March 2025 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.)

- B.1** Resolution No. ____ (For Possible Action): Resolution of the City of Reno Redevelopment Agency approving a Quitclaim Deed relating to the real property known as Assessor Parcel Number 008-381-43, located at 1940 East Fourth Street, Reno, Nevada, to the City of Reno for the purposes of redevelopment pursuant to NRS 279.472; together with other matters properly relating thereto.

Summary:

The Redevelopment Agency Board (“Agency”) is requested to authorize a Quitclaim Deed transferring the Agency’s interest in real property co-owned by the City and Agency known as Assessor Parcel Number (APN) 008-381-43 (the “Property”) to the City of Reno without compensation for an economic development project. Under NRS 279.472, the Agency may sell the Property without public bidding but only after a public hearing, which must be noticed in the newspaper for not less than once a week for two weeks. Once the Agency conveys its interest in the property to the city, the city will enter into an economic development project under city statutes. Staff recommends the Agency Board adopt the resolution conveying its interest in the land to the City of Reno.

C Mayor and Council

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

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

D.1 Public Comment

E Adjournment (For Possible Action)