



# AGENDA

## Joint Regular Meeting

### Reno City Council & Redevelopment Agency Board

Wednesday, July 25, 2018 • 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 – Paul McKenzie

Ward 2 – Naomi Duerr

Ward 5 – Neoma Jardon

Ward 3 – Oscar Delgado

At-Large – David Bobzien

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

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

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

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

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

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

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

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

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

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

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**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 City Manager Announcements (Item for general announcements and informational items only. No action will be taken on this item.)**

**A.5 Approval of the Agenda (For Possible Action) - July 25, 2018.**

**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. Jack's Coffee Shop, Felipe Estrada, 605 North Wells Avenue - Dining Wine and Beer (For Possible Action) [**Ward 5**]
2. Cafe de Thai, Thu Nguyen, 760 South Virginia Street - Dining Wine and Beer (For Possible Action) [**Ward 3**]
3. Shine Bar Catering, Tess Stringham, 11255 Osage Road - Alcohol Catering (For Possible Action) [**Not in City**]
4. Cielito Lindo Mexican Restaurant, Ruben Estrada-Campos, 3687 Kings Row - Dining Room Alcohol (For Possible Action) [**Ward 5**]

**B.1.b New - Privileged**

1. Kaya's Kitchen LLC, Redacted, 7754 Security Circle - Medical Marijuana Production Facility (For Possible Action) [**Ward 4**]
2. Sierra Wellness Connection, Redacted, 1605 East Second Street - Marijuana Establishment - Retail Marijuana Store (For Possible Action) [**Ward 3**]

- B.2 Staff Report (For Possible Action): Approval to purchase Crack Sealant Material and Specialty Asphaltic Materials by utilizing the Joinder Provision in a State of Nevada Bid as allowed under NRS 332.195 or the City of Reno's Competitive Bid Process per City Policy 303 and NRS 332 et.seq. in an amount not to exceed \$250,000. (Street Fund)
- B.3 Staff Report (For Possible Action): Approval to purchase thermoplastic roadway marking materials, roadway marking paint and reflective glass beads by utilizing the Joinder Provision in a State of Nevada Bid as allowed under NRS 332.195 or the City of Reno's Competitive Bid Process per City Policy 303 and NRS 332 et.seq. in an amount not to exceed \$275,000. (Street Fund)
- B.4 Staff Report (For Possible Action): Approval to purchase aggregate, sand and salt utilizing the Joinder Provision in a State of Nevada Bid as allowed under NRS 332.195 or the City of Reno's Competitive Bid Process per City Policy 303 and NRS 332 et.seq. in an amount not to exceed \$120,000. (Street Fund)
- B.5 Staff Report (For Possible Action): Approval to purchase reflective sign materials and Telespar sign posts by utilizing the Joinder Provision in a State of Nevada Bid as allowed under NRS 332.195 or the City of Reno's Competitive Bid Process per City Policy 303 and NRS 332 et.seq. in an amount not to exceed \$100,000. (Street Fund)
- B.6 Staff Report (For Possible Action): Approval to purchase sweeper brooms by utilizing the Joinder Provision in a State of Nevada Bid as allowed under NRS 332.195 or the City of Reno's Competitive Bid Process per City Policy 303 and NRS 332 et.seq. in an amount not to exceed \$60,000. (Street Fund)
- B.7 Staff Report (For Possible Action): Approval of a Seventh Amendment to the Interlocal Agreement with the Western Regional Water Commission for funding the Truckee Meadows Storm Water Quality Management Program through Fiscal Year 18/19 in an amount not to exceed \$262,500. (Water Management Funding to City of Reno)
- B.8 Staff Report (For Possible Action): Approval of Agreement with the Nevada Department of Transportation for participation in funding selected Truckee Meadows Storm Water Permit Program activities, in the amount of \$240,000, not to exceed \$60,000 annually.
- B.9 Staff Report (For Possible Action): Approval of Agreement with Balance Hydrologics, Inc. for Truckee Meadows Regional Storm Water Quality Monitoring in the amount of \$148,875.40. (Regional Water Management Fund and Nevada Department of Transportation)

- B.10 Staff Report (For Possible Action): Approval of Agreement with Raftelis Financial Consultants to perform a feasibility study for a potential Stormwater Utility in the City of Reno for the not-to-exceed amount of \$125,760. (Sewer Fund)
- B.11 Staff Report (For Possible Action): Approval of License Agreement between the City of Reno and Extenet Systems Inc. for the placement and operation of small cell wireless equipment on City property and within the right of way.
- B.12 Staff Report (For Possible Action): Approval of License Agreement between the City of Reno and New Cingular Wireless PCS, LLC for the placement and operation of small cell wireless equipment on City property and within the right of way.
- B.13 Staff Report (For Possible Action): Approval of License Agreement between the City of Reno and Verizon Wireless for the placement and operation of small cell wireless equipment on City property and within the right of way.
- B.14 Staff Report (For Possible Action): Acceptance of Victim of Crime Act (VOCA) grant funds for Fiscal Year 18/19 from the Nevada Department of Health and Human Services, Division of Child and Family Services supporting the Reno Police Department Victim Services Unit (VSU) in the amount of \$189,746.
- B.15 Staff Report (For Possible Action): Approval of Agreement between the City of Reno, on behalf of the Reno Police Department and Blue Cover Six, LLC, for computer software services for Fiscal Year 18/19 in an amount not to exceed \$76,320. (Forfeiture Funds)
- B.16 Staff Report (For Possible Action): Approval of Contract Award for a comprehensive Classification and Compensation Study for the City of Reno to Evergreen Solutions, LLC in the amount of \$71,000. (General Fund)
- B.17 Staff Report (For Possible Action): **Case Nos. LDC17-00008 and LDC17-00009 (StoneGate Master Plan and PUD Zoning Map Amendments)** Request for: 1) certification of: a) the StoneGate Master Plan Amendment; and b) the StoneGate Planned Unit Development (PUD) handbook; and 2) final approval of the agreements between Heinz Ranch Land Company and the City of Reno for: a) Fire and Public Safety Services (for improvements and equipment with an approximate cost of \$7.5 million); and b) Parks (for the use of Residential Construction Tax [RCT] payments or credits in an amount not to exceed \$5 million). **[Ward 4]**

**C Cash Disbursements**

- C.1 Staff Report (For Possible Action): Acceptance of Cash Disbursement Reports for July 1 through July 7, 2018.

**D Proclamations****E Presentations**

- E.1 Emergency Medical Services Oversight Program annual update - Christina Conti, EMS Oversight Program Manager, Washoe County Health District.
- E.2 Second Quarter Business Recognition Program Honoree recognizing a local business who is a vital partner and contributor to our community - Councilmember Neoma Jardon.

**F Public Hearings - 1:00 PM (Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.)**

- F.1 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. \_\_\_\_\_**  
Case No. LDC18-00088 (Panther Meadows ZMA) Ordinance to amend Title 18, Chapter 18.08 of the Reno Municipal Code, entitled "Zoning," rezoning a ±4.41 acre site located on the west side of Panther Drive, ±124 feet south of Western Road from Neighborhood Commercial (NC) to Community Commercial (CC); together with other matters properly relating thereto. **[Ward 4]**
- F.2 Staff Report (For Possible Action): **Case No. LDC18-00063 (Big Rock Sports)**  
Request for a special use permit for storage of smokeless black powder (nitrocellulose) in quantities that are determined to be hazardous. The ±17.46-acre site is located on the north side of Moya Boulevard, ±315 feet east of Red Rock Road within the IDI Stead Business Park Planned Unit Development zone. The site has a Master Plan land use designation of Special Planning Area. **[Ward 4]**

*This item was continued from the June 13, 2018 City Council meeting.*

**F.3 250 Sage Street**

F.3.1 Staff Report (For Possible Action): Approval of a long term Lease Agreement (up to 75 years) with an option to purchase a portion of land located at 250 Sage Street, Reno, Nevada, (APN 008-381-33), together with up to 25 acre feet of water rights to the Community Land Trust LLC, Series 1, a nonprofit organization, for a nominal amount for the purpose of constructing and operating a 192 unit dormitory style modular affordable housing project to be made available for persons who earn less than 60 percent of the area median income pursuant to NRS 268.058 as to the land and NRS 533.550 with the required findings for the lease with option to purchase the water rights.

*This item relates to Item P.5 on the Redevelopment Agency Board agenda.*

F.3.2 Staff Report (For Possible Action): **Resolution No. \_\_\_\_\_** Resolution of the City of Reno approving a long term Lease Agreement (up to 75 years) with an option to purchase a portion of land located at 250 Sage Street, Reno, Nevada, (APN 008-381-33), together with up to 25 acre feet of water rights to the Community Land Trust LLC, Series 1, a nonprofit organization, for a nominal amount for the purpose of constructing and operating a 192 unit dormitory style modular affordable housing project to be made available for persons who earn less than 60 percent of the area median income pursuant to NRS 268.058 as to the land and NRS 533.550 as to the required findings for the lease with option to purchase the water rights.

*This item relates to Item P.5 on the Redevelopment Agency Board agenda.*

**G Ordinances - Adoption**

**H Resolutions (Other Resolution items may be found under the following agenda sections: Public Hearings; Ordinances, Adoption; Ordinances, Introduction; City Clerk; Mayor and Council; and/or Standard Department Items.)**

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

I.1 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. \_\_\_\_\_** Ordinance to amend Title 8, Chapter 8.23, of the Reno Municipal Code entitled "Parks and Recreation", to add a section that prohibits smoking within any park, trail or recreation facility, or within 100 feet of sporting fields, spectator area, the entrances to all recreation facilities and all sport and play areas unless within a designated smoking area; together with other matters properly relating thereto.

**I.2 Motel Inspection Program**

I.2.1 Staff Report (For Possible Action): Acceptance of the Business Impact Statement for amendments to Reno Municipal Code Title 4 entitled "Business License Code," by adding Chapter 4.06, entitled "Motel Inspection Program," in its entirety to provide for the distinction for the use of motels as transient and non-transient lodging; create new rules for non-transient long-term rental units to include annual inspection of units, work card requirements for managers, clean linen requirements, and crime free training for owners and managers; together with other matters properly relating thereto; and finding that the adoption of the new Chapter, as amended, does not impose a direct and significant economic burden upon a business nor directly restrict the formation, operation, or expansion of a business.

I.2.2 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. \_\_\_\_\_** Ordinance to amend Title 4 of the Reno Municipal Code entitled "Business License Code," by adding Chapter 4.06 entitled "Motel Inspection Program," in its entirety to provide for the distinction for the use of motels as transient and non-transient lodging; create new rules for non-transient long-term rental units to include annual inspection of units, work card requirements for managers, clean linen requirements, and crime free training for owners and managers; together with other matters properly relating thereto.

**J Standard Department Items****Parks, Recreation & Community Services**

- J.1 Staff Report (For Possible Action): Concurrence with the Federal Highway Administration (FHWA) Net Benefit Programmatic findings of the proposed measures to minimize harm to Sage Street Park and concurrence with FHWA's temporary occupancy exception findings for Fisherman's I Park and River Trail in relation to Nevada Department of Transportation's Spaghetti Bowl Project and possible approval of conceptual plan for Sage Street Park.

**Public Works**

- J.2 Staff Report (For Possible Action): Discussion and potential approval of the Regional Transportation Commission (RTC) Fiscal Year 2019 Interlocal Cooperative Agreement approving the RTC Program of Projects.

**City Manager's Office**

- J.3 Presentation, update and discussion highlighting a joint regional project with UNR, RTC, Switch and the City of Reno - Rishma Khimji, Assistant Director of Information Technology and Carlos Cardillo, PhD, Director for the Nevada Center of Applied Research, UNR. (For Possible Action)
- J.4 Presentation, update, discussion and potential direction to staff regarding the Reno Fire Department Fire Fleet Status/Apparatus Replacement Plan. (For Possible Action)
- J.5 Staff Report (For Possible Action): Discussion and potential direction to staff regarding an amendment to Reno Municipal Code, Title 2, Article II - Appointed Offices to define current and proposed City of Reno appointed officers and employees.
- J.6 Staff Report (For Possible Action): Presentation, discussion, and potential direction to staff regarding potential bill draft requests for the 2019 Legislative Session.

**K City Clerk**



**L Mayor and Council**

- L.1 City Council Comments, including announcements regarding City boards and commissions, activities of local charitable organizations and upcoming local community events. (Non-Action Item)
- L.2 Staff Report (For Possible Action): Approval of the reallocation of Travel and Training Funds to the Arts, Culture and Special Events Office budget to offset costs associated with Fiesta, a City of Reno sponsored event, in the amount of \$5,000. (General Fund) **[Delgado]**

**M 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.)**

- M.1 Staff Report (For Possible Action): **Case No. LDC18-00064 (Pennington Estates)** Appeal of the Planning Commission's decision to approve a tentative map to develop a 16 lot single family residential subdivision. The ±6.91 acre site is located on the south side of Manzanita Lane, ±500 feet west of its intersection with Dant Boulevard. The site is located within the Single Family Residential – 15,000 square foot (SF15) zone and has a Master Plan land use designation of Single Family Residential. **[Ward 1]**

*The appeal was brought by Elaine and Joseph Williams, and possible action by the Council may either affirm, modify, or reverse the decision of the Planning Commission. If the decision is reversed, the Council may directly deny the tentative map or remand the item back to the Planning Commission.*

*This item was continued from the June 13, 2018 City Council meeting.*

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

**P REDEVELOPMENT AGENCY BOARD****P.1 Roll Call****P.2 Public Comment (This item is for either public comment on any action item or for any general public comment.)****P.3 Approval of the Agenda (For Possible Action) - July 25, 2018.****P.4 Approval of Minutes**

P.4.1 Reno City Council & Redevelopment Agency Board - Joint Regular - May 23, 2018 10:00 AM (For Possible Action)

P.4.2 Reno City Council & Redevelopment Agency Board - Joint Regular - Jun 6, 2018 10:00 AM (For Possible Action)

P.4.3 Reno City Council & Redevelopment Agency Board - Joint Regular - Jun 13, 2018 10:00 AM (For Possible Action)

**P.5 Public Hearings - 1:00 PM (Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.)**

P.5.1 Staff Report (For Possible Action): **Resolution No. \_\_\_\_\_** Resolution of the Redevelopment Agency of the City of Reno to convey a parcel of agency land (approximately 5.2 acres) located at 250 Sage Street, Reno, Nevada, (APN 008-381-33) to the City of Reno, without compensation, for a redevelopment project that will clean up blight and develop it as an affordable housing project, pursuant to NRS 279.470 and 279.472.

*This item relates to Items F.3.1 and F.3.2 on the City Council agenda.*

P.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)

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