



# AGENDA

## Joint Regular Meeting

### Reno City Council & Redevelopment Agency Board

Wednesday, December 12, 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 – Bonnie Weber

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) - December 12, 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 - Privileged**

1. Sierra Wellness Connection, 7720 Security Circle, Marijuana Establishment Cultivation Facility (For Possible Action) [**Ward 4**]
2. Good Chemistry, 495 Eureka Avenue, Marijuana Establishment Product Manufacturing Facility (For Possible Action) [**Ward 5**]
3. Good Chemistry, 491 Eureka Avenue, Marijuana Establishment Cultivation Facility (For Possible Action) [**Ward 5**]
4. Cannavative Farms, LLC, 14331 Lear Boulevard, Marijuana Establishment Product Manufacturing Facility (For Possible Action) [**Ward 4**]
5. Cannavative Farms, LLC, 14331 Lear Boulevard, Marijuana Establishment Cultivation Facility (For Possible Action) [**Ward 4**]
6. MMG Extracts, 7754 Security Circle, Suite A - Marijuana Establishment Product Manufacturing Facility (For Possible Action) [**Ward 4**]
7. MMG Agriculture, 7754 Security Circle, Marijuana Establishment Cultivation Facility (For Possible Action) [**Ward 4**]
8. Margo Jean's, 800 Stillwell Road, Suite 80 - Marijuana Establishment Cultivation Facility (For Possible Action) [**Ward 4**]
9. Nevada Botanical Science, Inc., 7770 Security Circle, Marijuana Establishment Product Manufacturing Facility (For Possible Action) [**Ward 4**]

10. Nevada Botanical Science, Inc., 7770 Security Circle, Marijuana Establishment Cultivation Facility (For Possible Action) [**Ward 4**]
11. NuLeaf, 4850 Joule Street, Suite A2 and A3, Marijuana Establishment Product Manufacturing Facility (For Possible Action) [**Ward 3**]
- B.2 Staff Report (For Possible Action): Approval of Investment Advisory Services Agreement with PFM Asset Management LLC for Investment Advisory Services in an annual amount not to exceed \$179,000. (All Funds)
- B.3 Staff Report (For Possible Action): Approval of Consultant Agreement for professional engineering services with Brown and Caldwell for the Golden Valley Sewer Lift Station project and Buck Drive Sewer project in an amount not to exceed \$834,900. (Sewer Fund)
- B.4 Staff Report (For Possible Action): Approval of Agreement with the University of Nevada, Reno (UNR) for assistance in process operation, sampling, testing and performance evaluation of the Reno-Stead Water Reclamation Facility Advanced Purified Water Pilot Project in an amount not to exceed \$476,198.10. (Sewer Fund)
- B.5 Staff Report (For Possible Action): Award of Contract (1518) to West Coast Paving, Inc. for the 2019 Permanent Patch Program in an amount not to exceed \$1,303,000. (Excavation/Encroachment Permit Funds)
- B.6 Staff Report (For Possible Action): Approval of Memorandum of Understanding between Washoe County and the City of Reno regarding the provision of sewer service for the StoneGate Master Planned Community. [**Ward 4**]
- B.7 Staff Report (For Possible Action): Award of Construction Contract to Q & D Construction, LLC for the Fourth Street and Stoker Avenue Drainage Project in the amount of \$4,911,711. (Sewer Fund)
- B.8 Staff Report (For Possible Action): Approval of Construction Services Agreement with Atkins, North America, Inc., for the Fourth Street and Stoker Avenue Drainage Project in an amount not to exceed \$475,392. (Sewer Fund)
- B.9 Staff Report (For Possible Action): Approval to add two new positions to the City of Reno FY 18/19 Budget: Building and Safety Division - Combination Inspector and Development Permit Technician. (Building Enterprise Fund)
- B.10 Staff Report (For Possible Action): Approval of extension of the participation agreement with CDS of Nevada, Inc., for third party administrator services, including services with St. Mary's Regional Medical Center, for the term January 1, 2019 through December 31, 2021.

**C Cash Disbursements**

- C.1 Staff Report (For Possible Action): Acceptance of Cash Disbursement Reports for Nov 18 through Nov 24, 2018.

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

- E.1 Reno Fire Department (RFD) Medal of Lifesaving to Firefighters Justin Aytes, Maurice Carter, Tom Dunn and Justin Mitchell for quick and decisive action during an emergency incident to save a distraught individual and protect bystanders in the area - Dave Cochran, Chief, RFD.

**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): **Case No. ABN19-00003 (Archies North Sierra Street Abandonment)** Request for the abandonment of ±4,332 square feet of unused property next to public street located along North Sierra Street ±150 feet south of the intersection of North Sierra Street and North Virginia Street. The site is located within Mixed Use/University Neighborhood Regional Center/Residential Area (MU/UNRC/RES) zoning district and has Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 5]**

*This item was continued from the November 28, 2018 City Council meeting.*

- F.2 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. \_\_\_\_\_ Case No. ANX19-00002 (De Spain Lane Annexation)** Ordinance annexing to and making part of the City of Reno certain specifically described territory being ±4.57 acres of property located on the southeast corner of Mount Rose Highway and De Spain Lane, within the City of Reno Sphere of Influence (SOI) and the City's portion of the Truckee Meadows Service Area (TMSA), Washoe County, Nevada; together with other matters properly relating thereto. **[Ward 2]**

**G Ordinances - Adoption**

- G.1 Staff Report (For Possible Action): **Ordinance Adoption - Bill No. 7065 Case No. LDC17-00068 (United Federal Credit Union Zone Change)** Ordinance to amend Title 18, Chapter 18.08 of the Reno Municipal Code, entitled "Zoning," rezoning ±1.82 acres of a ±3.6 acre site located on the west side of Lemmon Drive, ±403 feet north of its intersection with Sky Vista Parkway from ±0.95 acres of Large Lot Residential-1 acre (LLR1) to Arterial Commercial (AC) and ±0.87 acres of Large Lot Residential 2.5 acres (LLR2.5) to Open Space (OS); together with other matters properly relating thereto. **[Ward 4]**

**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.)**

- H.1 Staff Report (For Possible Action): **Resolution No. \_\_\_\_\_** Resolution making a provisional order to the effect that the work of acquisition and improvement of four street projects, a total of 14 street segments within the proposed district, to be known as the "City of Reno, Nevada 2019 Special Assessment District No. 1," shall be done; together with other matters properly relating thereto.
- H.2 Staff Report (For Possible Action): **Resolution No. \_\_\_\_\_** Resolution directing the Deputy City Treasurer (Finance Director) to give Notice of the Sale of Properties subject to the Lien of a Delinquent Assessment; ratifying all actions previously taken; together with other matters properly relating thereto.
- H.3 Staff Report (For Possible Action): **Resolution No. \_\_\_\_\_** Resolution to augment the budget of the City of Reno, Nevada for the 2018/2019 Fiscal Year; and approval of budget revisions for the period of October 1, 2018 through November 30, 2018.
- H.4 Staff Report (For Possible Action): **Resolution No. \_\_\_\_\_** Resolution approving Artown sponsorship for the July 2019 Festival and approval of the agreement in the amount of \$135,000. (Room Tax Fund)

**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 1, Chapter 1.04, Section 1.04.080 of the Reno Municipal Code entitled "Penalties and Arrest Procedure," relating to the mandatory functions of the Municipal Court in regards for failing to appear; together with other matters properly relating thereto.

- I.2 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. \_\_\_\_\_**  
Ordinance to amend Title 6, Chapter 6.20, Section 6.20.060 of the Reno Municipal Code entitled “Penalties and Procedure on Arrest,” relating to the mandatory functions of the Municipal Court; together with other matters properly relating thereto.

## **J Standard Department Items**

### **Community Development**

- J.1 Staff Report (For Possible Action): Presentation, discussion and potential direction to staff to 1) file an objection with the Regional Planning Commission, requesting reconsideration of their finding of nonconformance for a Master Plan amendment to designate a ±559.3 acre site (LDC17-00043 - Echeverria Peavine Property) with City of Reno Master Plan designations; and 2) authorize the Administrator to act on behalf of the City on other actions related to the Regional Plan Conformance Review for that project.

### **Finance**

- J.2 Staff Report (For Possible Action): Presentation, discussion and potential direction to staff regarding options for a Fire Apparatus Replacement Program.
- J.3 Staff Report (For Possible Action): Discussion and potential approval of the City of Reno and Redevelopment Agency Investment Policy.

*This item relates to Item P.6 on the Redevelopment Agency Board agenda.*

- J.4 Staff Report (For Possible Action): Presentation of the Opinion and Findings of the Comprehensive Annual Financial Report (CAFR) for the fiscal year ending June 30, 2018, containing the Single Audit Report and Auditor's Opinion, Auditor's Required Communications Letter and approval of the Plan of Corrective Action.

**City Manager's Office**

- J.5 Staff Report (For Possible Action): Discussion and potential direction to staff regarding possible disposition of City/Agency owned property located at 290 Keystone Avenue (APN 011-640-02), Reno, Nevada in response to a Letter of Interest by Jacobs Entertainment Inc. Possible disposition includes leasing the property with an option to purchase to Jacobs Entertainment, Inc. for redevelopment purposes, selling or leasing the property at public auction, or requesting proposals for selling or leasing the property under a redevelopment agreement.

*This item relates to Item P.4 on the Redevelopment Agency Board agenda.*

**J.6 Energy Benchmarking and Transparency**

- J.6.1 Staff Report (For Possible Action): Acceptance of Business Impact Statement and finding that the adoption of the Ordinance does not impose a direct and significant economic burden upon a business, nor directly restrict the formation or expansion of a business.
- J.6.2 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. \_\_\_\_\_** Ordinance to amend Title 14 of the Reno Municipal Code entitled "Buildings and Construction" by adding a new Chapter 14.30, entitled "Energy and Water Efficiency Program," requiring commercial buildings to benchmark energy and water use, report the data to the city, allow the city to disclose the data, and require low performing buildings to take action from a list of performance pathways.

**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): **Resolution No. \_\_\_\_\_** Resolution donating Council Donation Funds to the Food Bank of Northern Nevada to support their mission to feed the hungry and solve hunger for tomorrow through community partnerships in the amount of \$500. (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.)**

- 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) - December 12, 2018.**

P.4 Staff Report (For Possible Action): Discussion and potential direction to staff regarding possible disposition of City/Agency owned property located at 290 Keystone Avenue (APN 011-640-02), Reno, Nevada in response to a Letter of Interest by Jacobs Entertainment Inc. Possible disposition includes leasing the property with an option to purchase to Jacobs Entertainment, Inc. for redevelopment purposes, selling or leasing the property at public auction, or requesting proposals for selling or leasing the property under a redevelopment agreement.

*This item relates to Item J.5 on the City Council agenda.*

P.5 Staff Report (For Possible Action): Discussion and potential direction to staff regarding possible disposition of Agency public parking lot located at 0 West Second Street (APN 011-026--03), Reno, Nevada, including a possible lease with option to purchase to Jacobs Entertainment, Inc. for redevelopment purposes, or selling the property at public auction or for fair market value, or soliciting requests for proposal to sell/lease the property under a redevelopment agreement; or leaving the property as a public parking lot.

P.6 Staff Report (For Possible Action): Discussion and potential approval of the City of Reno and Redevelopment Agency Investment Policy.

*This item relates to Item J.3 on the City Council agenda.*

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

**P.9 Adjournment (For Possible Action)**