



# AGENDA

## Joint Regular Meeting

### Reno City Council & Redevelopment Agency Board

Wednesday, October 23, 2019 • 10:00 AM

Reno City Council Chamber, One East First Street, Reno, NV 89501

Hillary Schieve, Mayor

#### Council Members:

Ward 1 – Jenny Brekhus

Ward 4 – Bonnie Weber

Ward 2 – Naomi Duerr

Ward 5 – Neoma Jardon

Ward 3 – Oscar Delgado

At-Large – Devon Reese

---

**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).

**SPECIAL NOTICE**

**Reno Redevelopment Agency Board:** Members of the Reno City Council also serve as the Redevelopment Agency Board and during this meeting, may convene as this board as indicated on this agenda.

**A Introductory Items**

**A.1 Pledge of Allegiance**

**A.2 Roll Call**

**A.3 Public Comment (This item is for either public comment on any action item or for any general public comment.)**

**A.4 Approval of the Agenda (For Possible Action) - October 23, 2019.**

**A.5 Approval of Minutes**

A.5.1 Reno City Council - Regular - Aug 14, 2019 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 Approval of Privileged Business Licenses**

**B.1.a New - Alcohol**

1. Peavine Taphouse Eats and Beats, Anita M. Noble, 7665 Town Square Way, Suite 101 - Bar (For Possible Action) [**Ward 5**]
2. Dickey's Barbecue Pit, Sithra Chhay, 395 East Plumb Lane, Suite 107 - Bar (For Possible Action) [**Ward 3**]
3. Back Bay, Sabrican Arslankara, 170 South Virginia Street - Dining Room Alcohol, Add-on Cabaret (For Possible Action) [**Ward 3**]

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

1. Primo's Padilla Tire and Repair, Francisco J. Padilla, 295 Gentry Way, Suite 14 - Second Hand Merchandise Sales (For Possible Action) [**Ward 1**]

**B.1.c Change of Ownership - Alcohol**

1. Gateway Lounge, Megan Foster, 1275 Stardust Street - Bar (For Possible Action) [**Ward 5**]
2. Antojitos Mexican Food by La Valentina, Jose Magana, 3338 Kietzke Lane - Dining Wine and Beer (For Possible Action) [**Ward 2**]
3. Shanghai Bistro LLC, Ellen Woo, 2303 South Virginia Street, Suite 5 - Dining Wine and Beer (For Possible Action) [**Ward 1**]

4. Archive Wine + Beer, Stephen Boyer, 148 West Street - On Premise Wine and Beer and Packaged Beer and Wine (For Possible Action) [**Ward 5**]

**B.1.d Supplemental - Cabaret**

1. The Jesse, Piper Stremmel, 306 East Fourth Street - Add-on Cabaret (For Possible Action) [**Ward 5**]
  2. Ramada Reno Hotel and Casino, Christopher Scott Pawelko, 1000 East Sixth Street - Add-on Cabaret (For Possible Action) [**Ward 5**]
- B.2 Staff Report (For Possible Action): Acceptance of Grant Award from the Department of Veterans Affairs for the Grants for Adaptive Sports Programs for Disabled Veterans and Disabled Members of the Armed Forces Program to continue to provide the Fit but not Forgotten (FBNF) and Military to the Mountains (M2M) Veteran Fitness Classes at the Evelyn Mount Northeast Community Center in an amount not to exceed \$40,200.
- B.3 Staff Report (For Possible Action): Approval of property restrictions with Notice of Grant for Brodhead, Crissie Caughlin, Cyan, Fisherman's I, Miguel Ribera, Schiappacasse, Double Diamond and Terrace Sports Complex Parks in accordance with requirements for use of Federal Land and Water Conservation Funds.
- B.4 Staff Report (For Possible Action): Approval of Agreement with Farr West Engineering to perform consulting management and inspection testing services for the Swan Lake Dewater/Irrigation Project in an amount not to exceed \$169,100 and included within the \$3,000,000 as previously authorized by Council on August 6, 2019. (Sewer Fund) [**Ward 4**]
- B.5 Staff Report (For Possible Action): Approval of Line Extension Agreement with NV Energy for the Swan Lake Irrigation/Dewater Project in the amount of \$100,001. (Sewer Fund) [**Ward 4**]
- B.6 Staff Report (For Possible Action): Authorization to join State of Nevada Purchase Agreement #99SWC-S490 pursuant to NRS 332.195 to purchase light duty vehicles for use by the Reno Fire Department, in an amount not to exceed \$320,000. (General Fund and Capital Improvement Funds)
- B.7 Staff Report (For Possible Action): Approval of Amendment No. 1 to Consultant Agreement with Clarion Associates to include additional services related to the comprehensive update of Reno Municipal Code (RMC) Title 18 Annexation and Land Development Code in the amount of \$66,000 for a total contract amount not to exceed \$246,000. (General Fund and Street Fund)

- B.8 Staff Report (For Possible Action): Approval to replace the current Pharmacy Benefit Manager with Maxor as of January 1, 2020.
- B.9 Staff Report (For Possible Action): Approval of the new Grand Rounds health benefit for eligible employees seeking medical guidance through a suite of services.
- B.10 Staff Report (For Possible Action): Resolution of the City Council of the City of Reno, Nevada, to be provided to the Director of the Nevada Department of Business and Industry, supporting the affordable housing complex identified as the "Whittell Pointe Apartments" (an existing 228 units at 1855 Selmi Drive in Reno); and providing other details in connection therewith. **[Ward 4]**
- B.11 Staff Report (For Possible Action): Resolution of the Reno City Council creating the Tenant Issues and Concerns Citizen Advisory Board.
- B.12 Staff Report (For Possible Action): Resolution donating Council Donation Funds to the Education Alliance to offset the costs associated with their Run for Education on October 20, 2019 in the amount of \$1,500. (General Fund)  
**[Delgado]**
- B.13 Staff Report (For Possible Action): Resolution donating Council Donation funds to the Mariachi Lobos De Plata to provide mariachi band instruction, supplies and performance opportunities for University of Nevada, Reno students in the amount of \$500. (General Fund)  
**[Delgado]**
- B.14 Staff Report (For Possible Action): Resolution donating Council Donation Funds to the Reno Philharmonic Association to support their mission to increase diverse music education and community engagement programming in the amount of \$500. (General Fund)  
**[Delgado]**
- B.15 Staff Report (For Possible Action): Resolution donating Council Donation Funds to the Hug Hawks Rock for Music Education at Hug High School in support of their mariachi program travels in the amount of \$500. (General Fund) **[Delgado]**
- B.16 Staff Report (For Possible Action): Resolution donating Council Donation Funds to the University of Nevada, Reno Foundation to offset the costs associated with Elect All the People, an event hosted by the Associated Students of the University of Nevada (ASUN) on November 2, 2019 in the amount of \$500. (General Fund)  
**[Reese]**
- B.17 Staff Report (For Possible Action): Resolution donating Council Donation Funds to the Friends of Washoe County Library to support the North Valleys Library in the amount of \$1,800. (General Fund)  
**[Weber]**

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

**C.1 Sierra Nevada Academy Charter School**

C.1.1 Staff Report (For Possible Action): Public Hearing for the issuance of Tax-Exempt Revenue Bonds by the Public Finance Authority for the purpose of financing and refinancing facilities for the benefit of Sierra Nevada Academy Charter School.

C.1.2 Staff Report (For Possible Action): Resolution approving the issuance of Tax-Exempt Revenue Bonds by the Public Finance Authority for the purpose of financing and refinancing facilities for the benefit of Sierra Nevada Academy Charter School.

C.2 Staff Report (For Possible Action): Resolution implementing a final moratorium under the procedures provided by Reno Municipal Code (RMC) Section 1.07.010 to impose a moratorium until April 30, 2020 on the acceptance of new business license applications or a change in ownership of business license applications for any business intending to conduct the retail sale of dogs or cats in commercial establishments, and direction on existing businesses, with certain exceptions, or extending the pending moratorium resolution for an additional 30 days to expire on November 13, 2019 or until Council adopts a final moratorium resolution, whichever is earlier.

- C.3 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. \_\_\_\_\_ Case No. LDC19-00054 (Bella Vista Ranch Phase II PUD Amendment)** Ordinance to amend Title 18, Chapter 18.08 of the Reno Municipal Code, entitled "Zoning," Section 18.08.102(b).1361, to change the text in the Planned Unit Development (PUD) Design Standards to: 1) convert  $\pm 16.4$  acres from commercial only use to residential with a maximum density of 20 dwelling units per acre; 2) convert  $\pm 5$  acres from residential to commercial only use; 3) reduce the density of the existing residential use from a maximum of 30 dwelling units per acre to a maximum of 20 dwelling units per acre; and 4) include updated text for: a) the "wild horse" section and related fencing standards; b) the affordable housing section; c) modified landscape requirements that reduce turf in common areas; d) a phasing and PUD completion time frame; and e) modified permitted commercial uses. The request allows for the development of 612 dwelling units, which is an increase of 37 dwelling units from the 575 dwelling units that are allowed. The site is located within Bella Vista Ranch Phase II PUD zoning district and has a Master Plan land use designation of Special Planning Area (SPA). The  $\pm 77.37$  acre property is located southeast of the eastern terminus of South Meadows Parkway, north of the north terminus of Rio Wrangler Parkway and east of Steamboat Creek. **[Ward 3]**

*This item was continued from the July 31, 2019 City Council meeting.*

## **D Department Items**

### **City Attorney**

- D.1 Staff Report (For Possible Action): Discussion and direction to special counsel regarding In Re National Opioid Prescription Litigation and opting out of the multi-district litigation Negotiation Class in Cleveland, Ohio (Case No. 1:17-md-2804).

### **Community Development**

- D.2 Staff Report (For Possible Action): Presentation, discussion, and potential direction to staff on Zoning Code RENOVation Issue Sheet 3A (Administration and Procedures) which may include review of development review process improvements, new tools for design alternatives and flexibility, project approval and findings, planned unit developments and specific plan districts, the code update process and meeting schedule, and other matters properly related thereto.

*This item was continued from the October 2, 2019 City Council meeting.*

- D.3 Staff Report (For Possible Action): Presentation, discussion, and potential direction to staff regarding possible ordinance changes related to privileged alcoholic beverage package business licenses and privileged wine and beer package business licenses, pertaining to business license operations and process for conditional approval of business licenses, locations of these businesses including but not limited to the downtown area, and enforcement process.

*This item was continued from the October 2, 2019 City Council meeting.*

- D.4 Staff Report (For Possible Action): Discussion and potential approval of a privileged retail marijuana store license for Jonathan Ellsworth Marshall, Deep Roots Medical, LLC., doing business as (dba), Deep Roots Harvest, 0 Old Virginia Road, APN 160-792-24, approximately 1,115 feet east of the intersection of Old Virginia Road and Damonte Ranch Parkway, Reno, Nevada. **[Ward 2]**
- D.5 Staff Report (For Possible Action): Discussion and potential approval of a privileged retail marijuana store license for Armen Yemenidjian, Essence Tropicana, LLC., doing business as (dba), Essence, 2930 South Virginia Street, Reno, Nevada. **[Ward 1]**
- D.6 Staff Report (For Possible Action): Discussion and potential approval of a privileged retail marijuana store license for Mitchell Donald Britten, Cheyenne Medical, LLC., doing business as (dba), Thrive Cannabis Marketplace, 7300 South Virginia Street, Suite B, Reno, Nevada. **[Ward 2]**

#### **City Manager's Office**

- D.7 National Bowling Stadium Business Re-Activation and Reno Events Center Business Update presented by ASM-Global.
- D.8 Staff Report (For Possible Action): Presentation, discussion and potential direction to staff regarding the implementation of Senate Bill No. 103 (NRS 278.235) by adding a section to the Reno Municipal Code to provide for the reduction or subsidization of impact fees; the fees collected for the issuance of building permits collected pursuant to NRS 278.580; and fees imposed for the purpose for which an enterprise fund was created, such as sewer connection fees, to assist in maintaining or developing a project for affordable housing; and to amend Reno Municipal Code 12.16.280 as to sewer connection fees to address the new ordinance in this regard.

- D.9 Staff Report (For Possible Action): Discussion and potential approval of a three-year public safety agreement and reimbursement to the City by Let's Do Things for the Zombie Crawl for \$3,250 in 2019, \$3,500 in 2020, and \$3,700 in 2021.
- D.10 Staff Report (For Possible Action): Presentation, discussion and potential direction to staff to amend Title 6, Chapter 6.18, of the Reno Municipal Code entitled "Bicycles," applying bicycle laws to electric scooters unless otherwise permitted.
- D.11 Staff Report (For Possible Action): Presentation, discussion and potential direction to staff to amend Title 5, entitled "Privileged Licenses, Permits And Franchises," Chapter 5.90, Article X, entitled "System Of Dockless Bicycles, Electric Bicycles, and/or Electric Scooters within City limits" by adding Section 5.90.
- D.12 Staff Report (For Possible Action): Discussion and potential direction to the City Manager to enter into an Exclusive Negotiating Agreement with Knowlton Development for the sale of 511 Kuenzli Street and 455 E. Second Street. **[Ward 3]**

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

- E.1 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. \_\_\_\_\_** Ordinance to amend Title 12, Chapter 30, of the Reno Municipal Code entitled "Downtown Streetscape Design Standards," adding Section 12.30.010 adopting the Downtown Streetscape Design Manual by reference; together with other matters properly relating thereto.

**F Ordinances - Adoption**

- F.1 Staff Report (For Possible Action): **Ordinance Adoption - Bill No. 7100 Case No. LDC19-00074 (Lakeridge Tennis Club Zone Change)** Ordinance to amend Title 18, Chapter 18.08 of the Reno Municipal Code, entitled "Zoning," 1) rezoning ±9.48 acres of Club Lakeridge Specific Plan District (SPD) to Community Commercial (CC); and 2) an amendment to the standards of the Club Lakeridge SPD to remove the ±9.48 acres containing the existing Lakeridge Tennis Club from the SPD located at 6000 Plumas Street, south of McCarran Boulevard and between Plumas Street to the west and Lakeside Drive to the east; together with other matters properly relating thereto. **[Ward 2]**



F.2 Staff Report (For Possible Action): **Ordinance Adoption - Bill No. 7102 Case No. LDC20-00001 (Reno Logistics Center Zoning Map Amendment)** Ordinance to amend Title 18, Chapter 18.08 of the Reno Municipal Code, entitled "Zoning," rezoning a ±74.62 acre site located south of North Virginia Street, ±0.47 miles northwest of the West Golden Valley Road/North Virginia Street intersection and ±0.14 miles southeast of the Lemmon Drive/North Virginia Street intersection from Mixed Use/North Virginia Street Transit Corridor (MU/NVTC) to Industrial (I); together with other matters properly relating thereto. **[Ward 4]**

**F.3 Daybreak**

F.3.1 Staff Report (For Possible Action): **Ordinance Adoption - Bill No. \_\_\_\_\_ Case No. LDC18-00037 (Daybreak PUD Zoning Map Amendment)** Ordinance to amend Title 18, Chapter 18.08 of the Reno Municipal Code, entitled "Zoning," (1) rezoning a ±979.4 acre site located north of South Meadows Parkway, south of Mira Loma Drive, west of the eastern Reno City boundary, and east of Washoe County Huffaker Hills Open Space, Reggie Road, and Hombre Way from ±217.5 acres of Planned Unit Development-Butler Ranch, ±13.7 acres of Specific Planned District-Alexander Specific Plan (SPD), ±23.6 acres of Large Lot Residential-1 acre (LLR1), ±147.3 acres of Large Lot Residential-2.5 acres (LLR2.5), and ±577.3 acres of Unincorporated Transition-40 acres (UT40) to ±979.31 acres of Planned Unit Development-Daybreak and ±0.09 acres to Single Family-6,000 square feet (SF6); and (2) tentative approval of the associated Planned Unit Development Handbook; together with other matters properly relating thereto. **[Ward 3]**

F.3.2 Staff Report: (For Possible Action): Review and potential approval of six agreements being negotiated in connection with the Daybreak Planned Unit Development regarding (1) charitable donations for affordable housing; (2) contributions for emergency services and first responders; (3) reimbursement from Residential Construction Taxes for the construction of an 11 acre community park; (4) contribution agreement for flood mitigation in areas 1.5 miles from the project site; (5) contribution agreement for youth sport facilities; and (6) school site selection agreement with the Washoe County School District. **[Ward 3]**

**G City Clerk****G.1 Citizen Appointments to Boards and Commissions**

G.1.1 Staff Report (For Possible Action): Discussion and potential reappointment and/or appointment of one individual to the Recreation and Parks Commission from the following pool of applicants, listed in alphabetical order: James Dodge, Parker Feldman, Erik Jimenez, Dana Kilroy, Samuel Medrano, Margot Murray, Peggy Nelson-Aguilar, Paul Quade, Erik Scalise (reappointment), Kelby Schoorl, Jerry Wager, Lee Wilhelm or Clifton Young.

**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): **SGN19-10528E (9570 South McCarran Boulevard)** Appeal of the Administrator's decision to deny a sign permit application within the Monte Vista Village Specific Plan District (SPD – Monte Vista Village) Handbook. The ±1.89 acre site is located at the northeast corner of the intersection of W. Fourth Street and S. McCarran Boulevard. **[Ward 1]**

*This appeal was brought by Stephen Burden and Debbie Fajans, CalNeva Signs. The City Council may affirm, modify or reverse the decision of the Administrator. If the decision is reversed, the Council may directly approve the request or remand back to the Administrator.*

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

**L REDEVELOPMENT AGENCY BOARD****L.1 Roll Call****L.2 Public Comment (This item is for either public comment on any action item or for any general public comment.)****L.3 Approval of the Agenda (For Possible Action) - October 23, 2019.****L.4 Approval of Minutes**

L.4.1 Reno City Council & Redevelopment Agency Board - Joint Regular - Aug 26, 2019 10:00 AM (For Possible Action)

L.4.2 Reno City Council & Redevelopment Agency Board - Joint Regular - Sep 11, 2019 10:00 AM (For Possible Action)

L.5 Staff Report (For Possible Action): Presentation on RDA Area Nos. 1 and 2, and discussion and potential direction to staff regarding extending the plan period for Redevelopment Area No. 1 by an additional 15 years and refunding the 2007 Redevelopment Bonds.

*This item was continued from the October 2, 2019 City Council meeting.*

L.6 Redevelopment Agency Board Comments, including announcements regarding City boards and commissions, activities of local charitable organizations and upcoming local community events. (Non-Action Item)

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