



AGENDA

Joint Regular Meeting

Reno City Council & Redevelopment Agency Board

Wednesday, January 22, 2020 • 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.

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 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.

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) - January 22, 2020.

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. 399 Sushi, Chao Chen, 6405 South Virginia Street, Suite 3 - Dining Wine and Beer (For Possible Action) [**Ward 2**]
2. Wingstop, Dean Siracusa, 200 Vista Knoll Parkway, Suite 130 - Dining Wine and Beer (For Possible Action) [**Ward 4**]
3. Full Belly Deli, Thomas Marrin, 517 Forest Street - Dining Wine and Beer (For Possible Action) [**Ward 1**]

B.1.b New - Gaming

1. Sartini Gaming, LLC., db at Bighorn Tavern, Sean T. Higgins, 1325 West Seventh Street, Suite G - 8 Slots (For Possible Action) [**Ward 5**]

B.1.c Change of Ownership - Alcohol

1. Shifters, Kira Reed, 601 West Second Street - Bar (For Possible Action) [**Ward 1**]
2. Floyd's Fireside, Thomas H. Floyd, 698 Kietzke Lane - Bar (For Possible Action) [**Ward 3**]

B.1.d Supplemental - Alcohol

1. Pianissimo Coffee and More, Cheryl Appel, 7689 South Virginia Street, Suite E - Bar (For Possible Action) [**Ward 2**]

B.2 Staff Report (For Possible Action): Acceptance of the second formal audit follow-up regarding the 18-03 Building Permitting Process Audit Report issued August 22, 2018.

- B.3 Staff Report (For Possible Action): Acceptance of the Fiscal Year (FY) 19/20 Mid-Year Financial Update.
- B.4 Staff Report (For Possible Action): Approval of the City of Reno and Redevelopment Agency Investment Policy.
- B.5 Staff Report (For Possible Action): Approval of Consultant Agreement for Professional Engineering Services with ControlPoint Engineering, Inc. for Supervisory Control and Data Acquisition (SCADA) and Control System Services for sewer pump stations in an amount not to exceed \$45,000. (Sewer Fund)
- B.6 Staff Report (For Possible Action): Award of Contract for the 2019 Annual Pedestrian Ramp Replacement Project to NV NJ Construction Group in an amount not to exceed \$122,803.50. (Community Development Block Grant Funds through the Fiscal Year 17/18 Capital Improvement Plan and 19/20 Street Fund)
- B.7 Staff Report (For Possible Action): Approval to purchase three Toyota Rav4 SUVs utilizing the State of Nevada Vehicle Contract in accordance with NRS 332.195 (1)(Joinder provision), in an amount not to exceed \$90,000. (Forfeiture Fund and Grant Funds)
- B.8 Staff Report (For Possible Action): Approval to purchase one Pierce Fire Aerial/Ladder Truck from Superior Equipment pursuant to NRS 332.195 (Joinder) through the Houston-Galveston Area Council Buy (HGACBuy) Cooperative Purchasing Program (Contract FS 12-17), in an amount not to exceed \$1,500,000. (Capital Funding)
- B.9 Staff Report (For Possible Action): Approval to purchase three Type 1 Pierce Fire Engines/Pumpers and one Pierce Fire Aerial/Ladder Truck from Superior Equipment pursuant to NRS 332.195 (Joinder) through the Houston-Galveston Area Council Buy (HGACBuy) Cooperative Purchasing Program (Contract FS 12-17), in an amount not to exceed \$3,475,750. (Capital Funding)
- B.10 Staff Report (For Possible Action): Resolution establishing updated Reno City Council meeting date and time for the March 11, 2020 at 10 a.m. meeting to March 4, 2020 at 2 p.m.; together with other matters properly relating thereto.
- B.11 Staff Report (For Possible Action): Resolution repealing and replacing Resolution No. 7938 in its entirety, revising the listed trustees in adherence with the Trust Agreement for City of Reno, Nevada Other Post Employment Benefits Trust (OPEB) Fund and including additional references to NAC 287.

- B.12 Staff Report (For Possible Action): Resolution to augment the budget of the City of Reno, Nevada for FY 19/20; and approval of budget revisions for the period of October 1, 2019 through December 31, 2019.
- B.13 Staff Report (For Possible Action): Resolution of the Reno City Council adopting an employee benefit in the form of reimbursement allowances for biennial executive physicals for management employees not covered by an employee-management contract or bargaining agreement; together with other matters properly relating thereto.
- B.14 Staff Report (For Possible Action): Resolution amending Resolution No. 6808 defining and adjusting the benefits of the Mayor and Members of the City Council of the City of Reno; adopting a benefit in the form of reimbursement allowances for biennial executive physicals; together with other matters properly relating thereto.
- B.15 Staff Report (For Possible Action): Resolution donating Council Donation Funds to the Rescue 22 Foundation to support their work rescuing, training, and pairing working dog breeds with veterans of the United States Armed Forces in the amount of \$1,000. (General Fund) **[Delgado]**
- B.16 Staff Report (For Possible Action): Resolution donating Council Donation Funds to No Opportunity Wasted to support its mission to inspire youth to achieve the highest standards of intellectual and personal development through a comprehensive college preparatory program in the amount of \$1,500. (General Fund) **[Delgado]**
- B.17 Staff Report (For Possible Action): Resolution donating Council Donation Funds to support the Boys and Girls Club of the Truckee Meadows' programming and community involvement initiatives in the amount of \$500. (General Fund) **[Delgado]**
- B.18 Staff Report (For Possible Action): Approval of the reallocation of Council Donation Funds to the Arts, Culture, and Special Events Office budget to support the inaugural Winter Light Festival in Downtown Reno during the 2019 holiday season in the amount of \$3,000. (General Fund) **[Jardon]**
- B.19 Staff Report (For Possible Action): Approval of the reallocation of Council Donation Funds to the Neighborhood Services Department to support the inaugural Winter Light Festival in Downtown Reno during the 2019 holiday season in the amount of \$3,000. (General Fund) **[Jardon]**

B.20 Staff Report (For Possible Action): Resolution donating Council Donation Funds to the Education Alliance to support the Damonte Ranch High School Debate Team in the amount of \$1,000. (General Fund) **[Reese]**

B.21 Staff Report (For Possible Action): Resolution donating Council Donation Funds to the Education Alliance to support the North Valleys High School JROTC program (Mayor Schieve - \$500, Councilmember Reese - \$500 and Councilmember Delgado - \$1,000) in the total amount of \$2,000. (General Fund) **[Reese, Schieve, Delgado]**

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.)

D Department Items

City Manager's Office

D.1 1,000 Homes in 120 Days Program

D.1.1 Staff Report (For Possible Action): Presentation, discussion and potential direction to staff regarding the list of applicants and recommended terms for standard fee deferral agreement associated with the 1,000 Homes in 120 Days Program.

D.1.2 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. _____** Ordinance establishing a Building Permit and Sewer Connection Fee Deferral of five years for approved projects pursuant to Resolution No. 8729 (1,000 Homes in 120 Days Program) and the Executed Development Agreement for fee deferral; together with other matters properly relating thereto.

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 adding Chapter 1.08 to the Reno Municipal Code, as enabled by Senate Bill 103 (NRS 278.235(1)(a) and (2)), to provide the City the ability to reduce or subsidize, in whole or part, impact fees, fees collected for the issuance of building permits and sewer connection fees for an affordable housing project; together with other matters properly relating thereto.

- E.2 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. _____**
Ordinance amending Reno Municipal Code Title 12, "Public Works and Utilities," Chapter 12.16 "Sewer Service," Article II, Section 12.16.280, titled "Connection Fee Payment," to provide for a reduction or subsidization of connection fees for affordable housing as enabled by NRS 278.235; together with other matters properly relating thereto.
- E.3 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. _____**
Ordinance to amend Title 2, Chapter 2.16, of the Reno Municipal Code entitled "Municipal Court," Jury Trial in Municipal Court; together with other matters properly relating thereto.
- E.4 Administrative Hearings and Appeals Ordinances**
- E.4.1 Staff Report (For Possible Action): Ordinance Introductions to amend Title 1, Chapter 1.05.535, Title 1, Chapter 1.05.600, Title 4, Chapter 4.04.160, Title 4, Chapter 4.04.170, Title 5, Chapter 5.15.140, Title 5, Chapter 5.20.130, and Title 12, Chapter 12.16.395 of the Reno Municipal Code regarding Administrative Hearings and Appeals to the Reno Municipal Court to ensure due process and create a structured appeal process.
- E.4.2 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. _____**
Ordinance to amend Title 1, Chapter 1.05.535 of the Reno Municipal Code entitled "Administrative Hearings," procedures at administrative hearing; admission of evidence; together with other matters properly relating thereto.
- E.4.3 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. _____**
Ordinance to amend Title 1, Chapter 1.05.600 of the Reno Municipal Code entitled "Appeal to Court," Appeal of Administrative Order to Court; together with other matters properly relating thereto.
- E.4.4 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. _____**
Ordinance to amend Title 4, Chapter 4.04.160 of the Reno Municipal Code entitled "Business License Code - General Provisions," Appeals; together with other matters properly relating thereto.
- E.4.5 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. _____**
Ordinance to amend Title 4, Chapter 4.04.170 of the Reno Municipal Code entitled "Business License Code - General Provisions," Hearing; together with other matters properly relating thereto.

- E.4.6 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. _____** Ordinance to amend Title 5, Chapter 5.15.140 of the Reno Municipal Code entitled "Sidewalk Vendors," Appeal; together with other matters properly relating thereto.
- E.4.7 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. _____** Ordinance to amend Title 5, Chapter 5.20.130 of the Reno Municipal Code entitled "Motion Picture and Television Production," Appeal; together with other matters properly relating thereto.
- E.4.8 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. _____** Ordinance to amend Title 12, Chapter 12.16.395 of the Reno Municipal Code entitled "Sewer Service," Appeals to the Administrative Hearing Officer; together with other matters properly relating thereto.

F Ordinances - Adoption

- F.1 Staff Report (For Possible Action): **Ordinance Adoption - Bill No. 7116** Ordinance to amend Reno Municipal Code, Title 2 "Administration," Chapter 2.08, "Boards and Commissions," Article II "Recreation and Parks Commission," Section 2.08.070 "Quorum necessary;" together with other matters properly relating thereto.
- F.2 Staff Report (For Possible Action): **Ordinance Adoption - Bill No. 7115 Case No. LDC20-00023 (Innovation Drive Zone Change)** Request for a zoning map amendment from ± 1.5 acres of Industrial Commercial (IC) to ± 1.5 acres of General Office (GO) zoning district. The ± 1.5 acre site consists of one parcel located at the southwest intersection of Innovation Drive and Double R Boulevard. The project site has a Master Plan land use designation of Mixed-Employment (ME). **[Ward 2]**

G City Clerk

G.1 Citizen Appointments to Boards and Commissions

- G.1.1 Staff Report (For Possible Action): Discussion and potential appointment of up to two individuals to the Historical Resources Commission from the following pool of applicants, listed in alphabetical order: Gregory Erny, Donna Graves, Jennifer Hildebrand, Eric Hoover, Renee Kolvet, and/or Danielle Raffail.

G.1.2 Staff Report (For Possible Action): Discussion and potential appointment of up to eight individuals to the Tenant Issues and Concerns Citizen Advisory Board from the following pool of applicants, listed in alphabetical order: Walter Brediger, III (Ward 3), Christopher Burke (Ward 2), Steven Chizen (Ward 5), Jeff Church (Ward 2), Tina Davis (Ward 4), Matthew Fleming (Ward 2), Norman Funk (Ward 2), Mark Hutchings (Ward 1), Lindsey Juriaan (Sparks), James Lau (Ward 2), Ruth "Rudy" Leon (Ward 3), Mark Miranda (Ward 4), David Pritchett (Ward 3), Danielle Raffail (Sparks), Christopher Ripke (Ward 3), Floyd Rowley (Washoe County), Melinda Smith (Ward 3), Jennifer Turnbull (Ward 4), Kristine Wilson (Ward 3), Vanessa Wood (Ward 1) and/or Gunnar Young (Ward 3).

This item was continued from the December 4, 2019 City Council meeting.

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)
- H.2 Staff Report (For Possible Action): Resolution adopting revised Rules of the Reno City Council and directing staff to make corresponding changes to the structure of Council meetings.

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. LDC20-00003 (Stan Lucas' Mortensen Ranch)** Appeal of the Planning Commission's decision to deny a request for a tentative map and special use permit (SUP) requests associated with Stan Lucas' Mortensen Ranch. The request consists of: 1) a tentative map for a 676 lot single family residential subdivision; and 2) special use permits for: a) grading that results in cuts greater than 20 feet in depth and fills greater than 10 feet in height; b) hillside development; and c) disturbance of major drainageways. The ±955 acre site is located north of Highway 40 West and to the west of Del Webb Parkway and has base zoning designations of Single Family Residential – 6,000 Square Feet (SF6) and Open Space (OS) within the Mortensen Garson Overlay District (MGOD). The site has Master Plan land use designations of Single Family Neighborhood (SF) and Parks, Greenways, and Open Space (PGOS) and is within the Mortensen-Garson Neighborhood Plan. **[Ward 5]**

The appeal was filed by the applicant, Fred Altmann. The City Council may affirm, modify, or reverse the decision of the Planning Commission.

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) - January 22, 2020.****L.4 Approval of Minutes**

L.4.1 Reno City Council & Redevelopment Agency Board - Joint Regular - Oct 23, 2019 10:00 AM (For Possible Action)

L.4.2 Reno City Council & Redevelopment Agency Board - Joint Regular - Nov 6, 2019 10:00 AM (For Possible Action)

L.4.3 Reno City Council & Redevelopment Agency Board - Joint Regular - Nov 13, 2019 10:00 AM (For Possible Action)

L.5 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.)

L.5.1 Staff Report (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 010-610-01, located in the vicinity of Chism 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. **[Ward 1]**

L.6 Staff Report (For Possible Action): Resolution providing the Executive Director or designee authority to enter into Parking License Agreements for monthly parking and validations located within the Agency owned Parking Gallery located at 135 N. Sierra Street. **[Ward 5]**

L.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)

L.8 Public Comment (This item is for either public comment on any action item or for any general public comment.)**L.9 Adjournment (For Possible Action)**