AGENDA

Joint Regular Meeting
Reno City Council & Redevelopment Agency Board

Wednesday, May 13, 2020 ● 10:00 AM

TELECONFERENCE MEETING

Hillary Schieve, Mayor

Council Members:

Ward 1 – Jenny Brekhus
Ward 2 – Naomi Duerr
Ward 3 – Oscar Delgado

Ward 4 – Bonnie Weber
Ward 5 – Neoma Jardon
At-Large – Devon Reese

Public Notice: Pursuant to Section 1 of the Declaration of Emergency Directive 006 (“Directive 006”), the requirement contained in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate has been suspended. Moreover, pursuant to Section 3 of Directive 006, the requirements contained in NRS 241.020(4)(a) that public notice agendas be posted at physical locations within the State of Nevada has likewise been suspended. See, http://gov.nv.gov/uploadedFiles/govnewnvgov/Content/News/Emergency_Orders/2020/DeclarationofEmergencyDirective006reOML.3-21-20.pdf

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 to participate in the meeting. Please contact the City Clerk’s Office at (775) 334-2030 in advance so that arrangements can be made.

Supporting Material: Pursuant to Section 5 of Directive 006, the requirement contained in NRS 241.020(3)(c) that physical locations be available for the public to receive supporting material for public meetings has been suspended. Staff reports and supporting material for the meeting are available on the City’s website at http://www.reno.gov/meetings. Pursuant to NRS 241.020(8), 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. 8771, adopted January 22, 2020). 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(3)(d)(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: No action may be taken on a matter raised under general public comment until the matter is included on a subsequent agenda as an action item. Public comment is limited to three (3) minutes per person. Pursuant to Section 2 of Directive 006, members of the public may submit public comment by leaving a voicemail at (775) 393-4499. Messages received prior to 4:00 p.m. on the day before the meeting will be transcribed, provided to City Council for review, and entered into the record. During the meeting, members of the public may submit public comment without being physically present via online Public Comment Form (Reno.gov/PublicComment), or emailing cityclerk@reno.gov. Public comment received during the meeting will be provided to City Council for review prior to adjournment, and entered into the record.

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) - May 13, 2020.
A.5 Approval of Minutes

  A.5.1 Reno City Council - Workshop - Feb 11, 2020 11:00 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. Reno Coffee Co, Josh Callen, 1300 South Wells Avenue - Bar  (For Possible Action) [Ward 3]

B.2 Staff Report (For Possible Action): Acceptance of Landscape Retrofit Fund Award from the Truckee Meadows Water Authority (TMWA) for a landscape retrofit project at Reno Fire Station 7 located at 3050 Skyline Boulevard in the amount of $40,000.  [Ward 1]

B.3 Staff Report (For Possible Action): Approval of a Subcontract for an award under the National Renewable Energy Lab (NREL) Solar Energy Innovation Network Phase 2, between the City of Reno as the Subcontractor, and The Alliance for Sustainable Energy LLC as the contracting party.

B.4 Staff Report (For Possible Action): Acceptance of Grant from the National Endowment for the Arts (NEA) for an Art Works Grant for the Art Belongs Here neighborhood public art program in the amount of $20,000.

B.5 Staff Report (For Possible Action): Acceptance of a Brownfields Assessment Coalition Grant from the US Environmental Protection Agency in the amount of $600,000.
B.6 Staff Report (For Possible Action): Acceptance of Grant Award from the Craig H. Neilsen Foundation for an emergency relief fund for individuals living with spinal cord injuries in the amount of $10,000.

B.7 Staff Report (For Possible Action): Resolution to reapportion assessments for the City of Reno, Nevada 2002 Special Assessment District No. 3/Reapportionment No. 23 (Double R Boulevard).

B.8 Staff Report (For Possible Action): Approval of Consultant Agreement with Websoft Developers, Inc., for On-call Services and Upgrades to the Infrastructure Management System, Compliance Management Application and MobileMMS application in an amount not to exceed $150,000. (Sewer Fund and Street Fund)

B.9 Staff Report (For Possible Action): Approval of Consulting Agreement with Jacobs Engineering Group Inc. (Jacobs) for the Truckee Meadows Water Reclamation Facility (TMWRF) Effluent Reuse Pump Station Rehabilitation Project in the amount of $147,317 with Reno's share being $101,103.66. (Sewer Fund)

B.10 Staff Report (For Possible Action): Approval of Amendment to Agreement between the City of Reno and the Board of Regents, Nevada System of Higher Education on behalf of the University of Nevada, Reno for a no-cost time extension for Regional A+ Reclaimed Water Coordination Development and Program Management Services.

B.11 Staff Report (For Possible Action): Resolution to authorize a grant application with the State of Nevada Department of Conservation and Natural Resources for Fiscal Year 2020 Federal Land and Water Conservation Funds for renovations at Brodhead Park in the amount of $250,000. [Ward 3]

B.12 Staff Report (For Possible Action): Resolution Accepting Streets - Somersett Unit 6A, FNL17-00022 including portion of Hawk Meadow Trail. [Ward 5]

B.13 Staff Report (For Possible Action): Resolution Accepting Streets – Wild Stallion Phase 8, FNL17-00014, including Leviathan Court, and a portion of Cloud Break Drive, Continuum Drive, Overture Drive, and Souverain Lane. [Ward 4]

B.14 Staff Report (For Possible Action): Resolution Accepting Streets – Wild Stallion Phase 9, FNL18-00025, including Hundred Acre Drive, Opus One Drive, and a portion of Cloud Break Drive, and Overture Drive. [Ward 4]
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 **Business Improvement District**

　C.1.1 Staff Report (For Possible Action): Public Hearing on any complaint, protest or objection 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 the determination of Hardship Applications.

　C.1.2 Staff Report (For Possible Action): Resolution of the Reno City Council dispensing with certain complaints, protests and objections made at the public hearing on the assessment roll for a City of Reno, Nevada Neighborhood Improvement Project, otherwise known as the Downtown Reno Business Improvement District; ratifying the cost of the project; and confirming said assessment roll and the assessments therein; to authorize the recordation of properties to be assessed in the office of the county recorder; together with other matters properly relating thereto.

　C.1.3 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. __________ Ordinance of the Reno City Council providing for the levy and manner of collection of assessments for the City of Reno, Nevada Neighborhood Improvement Project, otherwise known as the Downtown Reno Business Improvement District; ratifying, approving and confirming all other actions previously taken by the City Council of the City of Reno and the officers of said city directed toward the acquisition and improvements of said project in the district; together with other matters properly relating thereto.**

C.2 **Police Facility Impact Fee**

　C.2.1 Staff Report (For Possible Action): Police Facility Impact Fee Capital Improvements Plan and Impact Fee Imposition - Consideration and possible adoption of a resolution imposing an impact fee for police facilities and adopting a capital improvements plan and associated administrative manual.

　C.2.2 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. __________ Request to amend Reno Municipal Code Title 18, “Annexation and Land Development,” Chapter 18.14 “Improvement Standards for New Development,” in order to impose an impact fee for police facilities; together with other matters properly relating thereto.**
C.3 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. ____**

**Case No. ANX20-00003 (Evans Creek Annexation)** Ordinance annexing to and making part of the City of Reno certain specifically described territory being ±1,019 acres of property located on the south side of South McCarran Boulevard with frontage spanning ±1,840 feet west and ±1,870 east of the intersection of South McCarran Boulevard and Manzanita Lane, within the City of Reno Sphere of Influence (SOI) and the Truckee Meadows Service Area (TMSA), Washoe County, Nevada; together with other matters properly relating thereto.

[Not in City]

D  Department Items

Finance

D.1 Staff Report (For Possible Action): Presentation, discussion and potential direction to staff regarding Council priorities related to fee schedule adoption for Fiscal Year 20/21 for the City of Reno. This fee schedule includes proposed fee increases for Parks and Recreation, as well as other potential fee adjustments Citywide, in Building, Community Development, Finance, Fire, Information Technology, Municipal Court, Neighborhood Services, Police, and Public Works.

City Manager's Office

D.2 **1,000 Homes in 120 Days Program**

D.2.1 Staff Report (For Possible Action): Presentation, discussion and potential direction to staff regarding a fee deferral agreement associated with the 1,000 Homes in 120 Days Program, for 46 condominium units located at approximately 223 Court Street and 260 Island Avenue, APN's 011-112-12, 011-112-06, 011-112-07, 011-112-03 and 011-112-02.  

[Ward 5]

D.2.2 Staff Report (For Possible Action): Presentation, discussion and potential direction to staff regarding a fee deferral agreement associated with the 1,000 Homes in 120 Days Program for approximately 220 North Virginia Street and 220 North Center Street, APN's 011-052-32, -33, -35, -36, -37, -38, -39, -40, -41, -42, -43, -44, -45, -46, -47, -48; 011-071-09, -25, -26.  

[Ward 5]

D.2.3 Staff Report (For Possible Action): Presentation, discussion and potential direction to staff regarding a fee deferral agreement associated with the 1,000 Homes in 120 Days Program for approximately 2301 West Fourth Street, APN's 006-213-06, -07.  

[Ward 3]
D.3 ReIgnite Reno

D.3.1 Presentation and discussion regarding the City of Reno business outreach and compliance efforts.

D.3.2 Staff Report (For Possible Action): Presentation, discussion and direction to staff related to ReIgnite Reno, a coordinated program to help businesses and employees adapt to and recover from the COVID-19 pandemic.

D.3.3 Staff Report (For Possible Action): Presentation, discussion and potential direction to staff regarding ReIgnite Reno - Community Development Initiatives.

D.3.4 Staff Report (For Possible Action): Presentation, discussion and potential direction to staff to pursue agreements with Marigny Capital Services, LLC ("Marigny"), a division of Advantage Capital, and High Gain Solutions Group ("HGSG") to submit an application for New Market Tax Credits ("NMTC") from the US Department of Treasury's Community Development Financial Institutions Fund ("CDFI Fund") for an amount not exceed $40,000 (RDA 2 Fund) and a success fee of $37,500 (Grant Funds) to HGSG and two percent of the award amount (Grant Funds) to Advantage Capital, any additional costs to be supported through program administrative fees; in conjunction with the application for NMTCs, provide staff with potential direction in the creation of a Community Development Entity ("CDE"), a domestic corporation or partnership that is an intermediary vehicle for the provision of loans, investments, or financial counseling in a Low Income Community (LIC). This item relates to Item L.5 on the Redevelopment Agency agenda.
D.4  705 N. Virginia Street and 0 West Street Property Disposition

D.4.1 Staff Report (For Possible Action): Presentation, discussion and potential direction to staff to approve Development and Purchase and Sale Agreements for the disposition of 705 N. Virginia Street (APN 007-214-26) from the City of Reno to Tolles Development Company in the amount of $374,999.93; and 0 West Street (APN 007-292-14) from the Redevelopment Agency to CCR Newco LLC or its nominees in the amount of $119,871.54, subject to noticing and a future public hearing for property owned by the Redevelopment Agency.

This item relates to Item L.5 on the Redevelopment Agency agenda.

D.4.2 Staff Report (For Possible Action): Resolution of the Reno City Council pursuant to NRS 268.063 declaring that it is in the best interest of the public for the city to sell city owned real property parcel located at 705 N. Virginia Street (Assessor Parcel Number 007-214-26) to Tolles Development Company in the amount of $374,999.93 without first offering it to the public and for less than its fair market value because the property will be sold under a disposition and development agreement; together with other matters which pertain to or are necessarily connected therewith.

D.5 Staff Report (For Possible Action): Approval of Interlocal Agreement for participation in the Washoe County Regional Communications P25 System for public safety radio communications, and annual payment to Washoe County for the City of Reno's proportional share of infrastructure and operational costs currently estimated at $4,071,929 to be paid over 15 years. (Various Funds)

D.6 Staff Report (For Possible Action): Possible initiation of an amendment to Reno Municipal Code 6.07.060 (Individual Resident Parking) to simplify the process and clarify the requirements.

D.7 Staff Report (For Possible Action): Presentation, discussion, and potential direction to staff on the status of the City's "Clean and Safe Team" to address the existing emergency affecting public health and welfare due to encampments.
Public Works

D.8 Staff Report (For Possible Action): Approval of Award of Contract to KG Walters Construction Co., Inc. for construction of the Reno Stead Water Reclamation Facility (RSWRF) 4 MGD Expansion Project in an amount not to exceed $54,751,000. (Sewer Fund)

D.9 Staff Report (For Possible Action): Approval of Agreement with HDR Inc., for construction management services in support of the Reno Stead Water Reclamation Facility (RSWRF) 4MGD Expansion Project In the amount of $3,762,716. (Sewer Fund)

D.10 Staff Report (For Possible Action): Approval of Agreement with Stantec Consulting Services, Inc. (Stantec), for engineering services during construction associated with the Reno Stead Water Reclamation Facility (RSWRF) 4 MGD Expansion Project in an amount not to exceed $2,351,956. (Sewer Fund)

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

F.1 Staff Report (For Possible Action): Ordinance Adoption - Bill No. 7137 Case No. LDC20-00038 (Sharlands Business Resource Center PUD Amendment) Request for an amendment to a Planned Unit Development handbook to convert ±2.44 acres from a professional office use to neighborhood commercial and multifamily uses. The site is located within Sharlands PUD zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). The ±2.44 acre property is located on the south side of Sharlands Avenue and ±1,600 feet west of its intersection of Ambassador Drive. [Ward 1]

F.2 Staff Report (For Possible Action): Ordinance Adoption - Bill No. 7138 Case No. LDC20-00040 (WCSD Stead Blvd Zone Change) Ordinance to amend Title 18, Chapter 18.08 of the Reno Municipal Code, entitled "Zoning," rezoning a ±34.1 acre site located on the east side of Stead Boulevard, ±100 feet south of its intersection with Silver Lake Road from Mixed Use/North Virginia Street Transit Corridor Overlay District (MU/NVTC) to Public Facility (PF); together with matters which pertain to or are necessarily connected therewith. [Ward 4]
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 six individuals to the Human Rights Commission from the following pool of applicants, listed in alphabetical order: Stacy Andersen (Ward 5), Zeina Barkawi (Ward 1), Jeffrey Bodimer (Sparks), Corey Bond - Reappointment (Ward 4), McClure Cronin (Ward 3), James Dodge (Ward 2), Amanda Drowns (Sparks), Jessica Ebbe (Ward 5), Erin Eddings - Reappointment (Ward 4), Terrell Foster (Sparks), William Harvey (Ward 3), Thomas Hassen (Ward 5), Corinne Hechavarria (Ward 2), Dana Kilroy (Ward 1), Mark Leon (Ward 3), Karli Lubin-Bressee (Sparks), Wendy Madrigal (Ward 4), William Mantle (Ward 5), Bert Ramos - Reappointment (Sparks), Kurt Thigpen (Ward 1), Allanna Warren (Sparks), Cortney Young - Reappointment (WC), or Scott Youngs - Reappointment (Ward 5).

G.1.2 Staff Report (For Possible Action): Discussion and potential reappointment and/or appointment of up to three individuals to the Senior Citizen Advisory Committee from the following pool of applicants, listed in alphabetical order: Donna Clontz (Reappointment), Vanessa Dixon (Reappointment), James Dodge, Kathleen Doyle, and/or Allen Setterquist.

G.1.3 Staff Report (For Possible Action): Discussion and potential appointment of up to seven individuals to the Ward 2 Neighborhood Advisory Board from the following pool of applicants, listed in alphabetical order: James Dodge, Parker Feldmann, Corinne Hechavarria, Eric Hoover, Vanessa Richardson, Jessica Rose and/or Shane Scott.

G.2 Elected Official Appointments to Boards and Commissions

G.2.1 Staff Report (For Possible Action): Discussion and potential reappointment/appointment of one individual to the Western Regional Water Commission (WRWC) from the following pool of applicants, listed in alphabetical order: Oscar Delgado, Naomi Duerr (reappointment), Neoma Jardon, Devon Reese, or Hillary Schieve.

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): Presentation and potential direction to staff regarding initiation of an ordinance change to amend the section of Reno Municipal Code, Title 18, 18.20.102 (Applicability) that requires: 1) a project of regional significance and a special use permit, planned unit development or specific plan district to enter into a development agreement and; 2) development agreements to be processed prior to the application of a permit. [Reese]

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. LDC20-00051 (Mountain View Mixed Residential Villages 2 & 3) Appeal of the Planning Commission’s decision to approve a request for special use permits to allow: a) 283 multifamily units; and b) grading with cuts exceeding 20 feet and fills in excess of 10 feet. The ±22 acre site is generally located northeast of the intersection of West Fourth Street and Summit Ridge Drive on three parcels. The site is within the Multifamily – 14 units per acre (MF14) and Multifamily – 30 units per acre (MF30) zones and has Mixed Neighborhood and Multifamily Neighborhood Master Plan land use designations. [Ward 1]

The appeal was filed by Maddox, Segerblom, and Canepa, LLC. on behalf of the Reno Vista Ridge Master POA. 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) - May 13, 2020.

L.4 Approval of Minutes

L.4.1 Reno City Council & Redevelopment Agency Board - Joint Special - Feb 10, 2020 10:00 AM  (For Possible Action)

L.4.2 Reno City Council & Redevelopment Agency Board - Joint Regular - Mar 25, 2020 10:00 AM  (For Possible Action)

L.5 Staff Report (For Possible Action): Presentation, discussion and potential direction to staff to approve Development and Purchase and Sale Agreements for the disposition of 705 N. Virginia Street (APN 007-214-26) from the City of Reno to Tolles Development Company in the amount of $374,999.93; and 0 West Street (APN 007-292-14) from the Redevelopment Agency to CCR Newco LLC or its nominees in the amount of $119,871.54, subject to noticing and a future public hearing for property owned by the Redevelopment Agency.

This item relates to Item D.4.1 on the City Council agenda.

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)