



MINUTES

Regular Meeting

Reno City Council

Wednesday, April 09, 2025 • 10:00 AM

Reno City Council Chamber, 1 East First Street, Reno, NV 89501

Hillary Schieve, Mayor

Council Members:

Ward 1 - Kathleen Taylor Ward 4 - Meghan Ebert
Ward 2 - Naomi Duerr Ward 5 - Devon Reese
Ward 3 - Miguel Martinez Ward 6 - Brandi Anderson

A **Introductory Items**

The meeting was called to order at 10:00 a.m.

A.1 **Pledge of Allegiance**

A.2 **Roll Call**

Members Present

Mayor Hillary Schieve, Councilmember Devon Reese, Councilmember Naomi Duerr, Councilmember Kathleen Taylor, Councilmember Miguel Martinez, Councilmember Meghan Ebert, Councilmember Brandi Anderson

Mayor Schieve, Council Member Reese, and Council Member Ebert were absent at roll call.

A.3 **Public Comment**

A.3.1 **Public Comment**

COUNCIL MEMBER EBERT PRESENT REMOTELY AT 10:01 AM

Live Public Comment:

Ron Trevor

Terry Brooks

Steven White

Cody Shadle, City of Reno Public Safety Dispatch Director – Proclamation

Emily Allen

Paul Kiser

For the record, we received 17 comments which were general in nature or not directly associated

with an agenda item prior to 4:00 p.m. on Tuesday, April 8, 2025. These comments were written correspondence received via our Reno.gov online public comment form or by email to our office. Copies of these comments have been distributed to the Reno City Council and are available to the public on the Reno.gov meeting portal.

0 in favor, 7 in opposition, 10 concerned from the following individual(s):

Anonymous
Rosine Bena
Brian Erbis
Steven Meyer
Donna Keats
Anaisa Contreras
Rafik George Haddad
Stephanie Rundin
Alice Belfiore
Brian Erbis
Colin Biggs
Titapa Payne
Michael Hall
Eric Lerude
Muya Lientz
Janet Sturtevant
Brian Erbis
Brandi Smith
Teresa Martin

A.4 Approval of the Agenda (For Possible Action) – 09 April 2025

It was moved by Naomi Duerr, seconded by Miguel Martinez, to approve.

RESULT:	Pass [5 TO 0]
AYES:	Duerr, Taylor, Martinez, Ebert, Anderson
NAYS:	
ABSENT:	Hillary Schieve, Devon Reese
ABSTAIN:	
RECUSED:	

A.5 Approval of the Minutes

A.5.1 Reno City Council - Special - 5 March 2025 10:00 AM (For Possible Action)

A.5.2 Reno City Council - Regular - 12 March 2025 10:00 AM (For Possible Action)

It was moved by Naomi Duerr, seconded by Brandi Anderson, to approve.

RESULT:	Pass [5 TO 0]
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MOVER:	Naomi Duerr, Councilmember
SECONDER:	Brandi Anderson, Councilmember
AYES:	Duerr, Taylor, Martinez, Ebert, Anderson
NAYS:	
ABSENT:	Hillary Schieve, Devon Reese

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** Staff Report (For Possible Action): Approval of Privileged Business License - Alcohol Catering (Change of Description) - Black Rabbit Mead Company, William Truce, Jacob Conway, 401 East 4th Street. [Ward 1]

It was moved by Naomi Duerr, seconded by Miguel Martinez, to approve.

RESULT:	Pass [5 TO 0]
MOVER:	Naomi Duerr, Councilmember
SECONDER:	Miguel Martinez, Councilmember
AYES:	Duerr, Taylor, Martinez, Ebert, Anderson
NAYS:	
ABSENT:	Hillary Schieve, Devon Reese

- B.2** Staff Report (For Possible Action): Approval of Privileged Business License - Secondhand Dealer License, Merchandise Sales (New) - Omni Art Co LLC, Javier Herrera - Home-Based Business. [Ward 4]

It was moved by Naomi Duerr, seconded by Miguel Martinez, to approve.

RESULT:	Pass [5 TO 0]
MOVER:	Naomi Duerr, Councilmember
SECONDER:	Miguel Martinez, Councilmember
AYES:	Duerr, Taylor, Martinez, Ebert, Anderson
NAYS:	
ABSENT:	Hillary Schieve, Devon Reese

- B.3** Staff Report (For Possible Action): Award of Contract to JLW Holdings Series I LLC for the University East Phase 1 Street Rehabilitation Project in the amount of \$1,244,897.29. (Street Fund) [Ward 1]

THIS ITEM, AND THE REMAINING CONSENT AGENDA ITEMS PULLED FOR DISCUSSION, WERE HEARD AFTER AGENDA ITEM G.2.

Item pulled by Council Members Duerr and Ebert for discussion.

COUNCIL MEMBER ANDERSON ABSENT AT 12:32 PM

Council Member Duerr stated this is over a million dollar project and she wants the residents to know where we are spending our money.

Jonathan Smith, City of Reno Public Works Senior Civil Engineer, presented the overall scope of this project.

It was moved by Naomi Duerr, seconded by Miguel Martinez, to approve.

RESULT:	Pass [5 TO 0]
MOVER:	Naomi Duerr, Councilmember
SECONDER:	Miguel Martinez, Councilmember
AYES:	Schieve, Duerr, Taylor, Martinez, Ebert
NAYS:	
ABSENT:	Devon Reese, Brandi Anderson

- B.4** Staff Report (For Possible Action): Approval of a Professional Services Agreement for Independent Cost Estimating Services with Pre Construction Services Group, LLC. for the Truckee Meadows Water Reclamation Facility New Dewatering Building Project in the amount of \$304,815 with Reno's share being \$209,194.53. (Sewer Fund)

Item pulled by Council Member Ebert for discussion.

Council Member Ebert asked what determines the split mentioned in the report.

COUNCIL MEMBER ANDERSON PRESENT AT 12:35 PM

Matt Smith, City of Reno, Utility Services Senior Civil Engineer, explained it is the ownership ratio of the plant and is part of the interlocal agreement with the City of Sparks through the Joint Coordinating Committee.

It was moved by Meghan Ebert, seconded by Naomi Duerr, to approve.

RESULT:	Pass [6 TO 0]
MOVER:	Meghan Ebert, Councilmember
SECONDER:	Naomi Duerr, Councilmember
AYES:	Schieve, Duerr, Taylor, Martinez, Ebert, Anderson
NAYS:	
ABSENT:	Devon Reese

- B.5** ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Approval of Amendment to the operational grade audit agreement dated December 13, 2019 between the City of Reno and Ameresco to perform an audit of streetlight assets in the City of Reno in an amount not to exceed \$100,000. (Green Energy Fund)

Item pulled by Council Members Duerr and Ebert for discussion.

Council Member Duerr stated she wanted to better understand this item.

Suzanne Groneman, City of Reno Environmental Services Manager, answered

questions from Council regarding the amendment and audit.

COUNCIL MEMBER EBERT ABSENT AT 12:48 PM

AGENDA ITEM H.1 WAS HEARD AFTER THIS ITEM.

It was moved by Naomi Duerr, seconded by Kathleen Taylor, to approve.

RESULT:	Pass [5 TO 0]
MOVER:	Naomi Duerr, Councilmember
SECONDER:	Kathleen Taylor, Councilmember
AYES:	Schieve, Duerr, Taylor, Martinez, Anderson
NAYS:	
ABSENT:	Devon Reese, Meghan Ebert

The Consent Agenda was approved with Items B.3, B.4, and B.5 pulled for discussion. Items pulled for discussion will be heard immediately before Agenda Item H.

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

Finance

D.1 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Financial update presentation and discussion; Resolution to augment the budget of the City of Reno, Nevada, for FY24/25; and approval of budget revisions for the period of January 1, 2025 through March 31, 2025.

Vicki Van Buren, City of Reno Director of Finance, gave the staff presentation and answered questions from Council regarding the budget status and how different funding sources are allowed to be used.

MAYOR SCHIEVE PRESENT AT 10:46 AM

Resolution No. 9365 was passed and adopted.

It was moved by Hillary Schieve, seconded by Brandi Anderson, to approve.

RESULT:	Pass [6 TO 0]
MOVER:	Hillary Schieve, Mayor
SECONDER:	Brandi Anderson, Councilmember
AYES:	Schieve, Duerr, Taylor, Martinez, Ebert, Anderson
NAYS:	
ABSENT:	Devon Reese

- D.2 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Approval of Service Fee Addendum to Wells Fargo Merchant Services Agreement resulting in 2.7% merchant fee passed on to customers paying with credit cards and authorizing the Finance Director to sign the agreement.

It was moved by Kathleen Taylor, seconded by Miguel Martinez, to approve.

RESULT:	Pass [6 TO 0]
MOVER:	Kathleen Taylor, Councilmember
SECONDER:	Miguel Martinez, Councilmember
AYES:	Schieve, Duerr, Taylor, Martinez, Ebert, Anderson
NAYS:	
ABSENT:	Devon Reese

AGENDA ITEMS D.2 AND D.3 WERE HEARD TOGETHER.

Matt Taylor, City of Reno Assistant Finance Director, gave the staff presentation for Items D.2 and D.3 and answered questions from Council.

- D.3 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Approval of Service Fee Addendum to Infosend/Pace Service Agreement resulting in 2.7% merchant fee passed on to customers paying with credit cards and authorizing the Finance Director to sign the agreement.

It was moved by Kathleen Taylor, seconded by Brandi Anderson, to approve.

RESULT:	Pass [6 TO 0]
MOVER:	Kathleen Taylor, Councilmember
SECONDER:	Brandi Anderson, Councilmember
AYES:	Schieve, Duerr, Taylor, Martinez, Ebert, Anderson
NAYS:	
ABSENT:	Devon Reese

AGENDA ITEMS D.2 AND D.3 WERE HEARD TOGETHER.

City Manager's Office

- D.4 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Presentation, discussion, and potential direction to staff regarding the sewer user rate sufficiency analysis, including direction to initiate a community feedback process on a potential rate increase and bring back an ordinance for consideration at a future meeting.

COUNCIL MEMBER MARTINEZ ABSENT AT 11:15 AM
COUNCIL MEMBER EBERT PRESENT IN CHAMBERS AT 11:23 AM
COUNCIL MEMBER MARTINEZ PRESENT AT 11:30 AM

John Flansberg, City of Reno Regional Infrastructure Administrator, gave the staff presentation and answered questions from Council.

It was moved by Naomi Duerr, seconded by Brandi Anderson, to direct staff to initiate a community feedback process on a potential rate increase and bring back an ordinance for consideration at a future meeting based on the feedback.

RESULT:	Pass [6 TO 0]
MOVER:	Naomi Duerr, Councilmember
SECONDER:	Brandi Anderson, Councilmember
AYES:	Schieve, Duerr, Taylor, Martinez, Ebert, Anderson
NAYS:	
ABSENT:	Devon Reese

It was moved by Naomi Duerr, seconded by Brandi Anderson, to direct staff to bring back a resolution to include the sewer utility assistance program in the Enterprise Fund Resolution regarding sewer user fees.

RESULT:	Pass [6 TO 0]
MOVER:	Naomi Duerr, Councilmember
SECONDER:	Brandi Anderson, Councilmember
AYES:	Schieve, Duerr, Taylor, Martinez, Ebert, Anderson
NAYS:	
ABSENT:	Devon Reese

D.5 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): 23-02 Civil Service Audit Second Follow-Up.

COUNCIL MEMBER ANDERSON ABSENT AT 12:19 PM
VICE MAYOR TAYLOR ABSENT AT 12:20 PM
COUNCIL MEMBER ANDERSON PRESENT AT 12:23 PM
VICE MAYOR TAYLOR PRESENT AT 12:24 PM

Rob Miller, City of Reno Internal Audit Staff Auditor, gave the staff presentation and answered questions from Council. He also received feedback to include a more detailed analysis of where we are and where we need to go.

No action taken.

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 **SUPPLEMENTAL SUPPORTING MATERIALS -** Ordinance Adoption – Bill No. 7296 (For Possible Action): Case No. LDC25-00033 (NDI Office Rezoning) – Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±0.99 acre site located on the north side of Vassar Street, ±430 feet east of its intersection with Harvard Way, from Neighborhood Commercial (NC) to General Commercial (GC); together with matters which pertain to or are necessarily connected therewith. [Ward 3]

Ordinance No. 6705 was adopted.

It was moved by Miguel Martinez, seconded by Brandi Anderson, to adopt.

RESULT:	Pass [6 TO 0]
AYES:	Schieve, Duerr, Taylor, Martinez, Ebert, Anderson
NAYS:	
ABSENT:	Devon Reese
ABSTAIN:	
RECUSED:	

G City Clerk

- G.1 Staff Report (For Possible Action): Discussion and potential appointment of up to one individual as a Commissioner to the Reno Housing Authority from the following pool of applicants, listed in alphabetical order: Brandi Anderson, Naomi Duerr, Meghan Ebert, Miguel Martinez, and Devon Reese.

It was moved by Naomi Duerr, seconded by Brandi Anderson, to appoint Miguel Martinez to the Reno Housing Authority.

RESULT:	Pass [6 TO 0]
AYES:	Schieve, Duerr, Taylor, Martinez, Ebert, Anderson
NAYS:	
ABSENT:	Devon Reese
ABSTAIN:	
RECUSED:	

- G.2 Staff Report (For Possible Action): Discussion and potential appointment or reappointment of up to one individual to the Other Post-Employment Benefits (OPEB) Trust Fund from the following pool of applicants, listed in alphabetical order: James Johns (Reappointment).

It was moved by Kathleen Taylor, seconded by Naomi Duerr, to reappoint James Johns to the Other Post Employment Benefits (OPEB) Trust Fund Board.

RESULT:	Pass [6 TO 0]
AYES:	Schieve, Duerr, Taylor, Martinez, Ebert, Anderson
NAYS:	
ABSENT:	Devon Reese
ABSTAIN:	
RECUSED:	

THE CONSENT AGENDA ITEMS PULLED FOR DISCUSSION WERE HEARD AFTER THIS ITEM.

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. (For Discussion Only)

THIS ITEM WAS HEARD AFTER THE CONSENT AGENDA ITEMS THAT WERE PULLED FOR DISCUSSION.

There were no Council comments.

RECESS AT 12:51 PM UNTIL THE 6:00 PM PUBLIC HEARINGS

THIS ITEM WAS REOPENED AT 10:01 PM AFTER AGENDA ITEM J.

Council Member Ebert discussed the need to set up some type of fund for Reno seniors to accept donations.

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 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Case No. LDC25-00031 (J Resort Festival Grounds) - Appeal of the Planning Commission's decision to approve a request for a conditional use permit to allow "Amusement or Recreation, Outside" and "Live Entertainment" land uses to facilitate outdoor festivals, concerts, recreation, and events. The ±4.5-acre site is located on seven parcels generally located south of Third Street, east of Ralston Street, and west of North Arlington Avenue. The site is located

in the Mixed-Use Downtown Entertainment District (MD-ED) zone and has a Master Plan land use designation of Downtown Mixed-Use (DT-MU). [Ward 1]

RECONVENE AT 6:06 PM WITH COUNCIL MEMBER REESE ABSENT AND COUNCIL MEMBER MARTINEZ PRESENT REMOTELY

Mayor Schieve opened the public hearing and asked if proper notice was given and any correspondence received.

Lauren Morris, City of Reno Chief Deputy City Clerk, confirmed proper notice was given and correspondence was received.

For the record, we received 19 comments which were directly associated with the agenda item prior to 4:00 p.m. on Tuesday, April 8, 2025. These comments were written correspondence received via our Reno.gov online public comment form or by email to our office. Copies of these comments have been distributed to the Reno City Council and are available to the public on the Reno.gov meeting portal.

1 in favor, 14 in opposition, 4 concerned from the following individual(s):

Cindi Chandler
Christine Emde
Louis and Stella Renner
Amy Bruskotter
Maria R Dodson
Dana Magee
B.J Sullivan
Magali Rivera
Glen Chandler
Robin Flint
John L. Marshall
Brandi Smith
Steven Endacott
Eric Lerude
Elliott Josi
Gary Cecil
Father Chuck Durante
Anonymous
Ann Haley

Leah Piccotti, City of Reno Development Services Associate Planner, gave the staff presentation.

John Marshall, representing the appellants, gave a presentation on the appeal.

Garrett Gordon, representing Jacobs Entertainment, gave a presentation on the approved conditional use permit that is being appealed.

COUNCIL MEMBER EBERT ABSENT AT 7:51 PM
COUNCIL MEMBER EBERT PRESENT AT 8:01 PM

Live Public Comment:

Ann Haley
Chris Sewell
Marilyn Johnson
Eric Lerude
Rick Heroux
Art Rangel
Ben Koch
Krystin Greenstreet
Peter Neumann
Nick Hutchings
Ryan Johnson
Colin Smith
Madelyn Sewell

Council Members asked general questions about the appeal. There was also discussion regarding noise canceling technology that will be used, noise ordinance enforcement, and traffic mitigation plans.

It was moved by Kathleen Taylor, seconded by Brandi Anderson, to affirm the Planning Commission’s decision and deny the appeal.

RESULT:	Pass [6 TO 0]
MOVER:	Kathleen Taylor, Councilmember
SECONDER:	Brandi Anderson, Councilmember
AYES:	Schieve, Duerr, Taylor, Martinez, Ebert, Anderson
NAYS:	
ABSENT:	Devon Reese

- I.2 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Case No. LDC25-00027 (214 West Commercial Row Live Entertainment) - Appeal of the Planning Commission’s decision to approve a request for a conditional use permit to allow live entertainment activities accessory to a bar use between the hours of 11:00 p.m. and 10:00 a.m. The ±0.11 acre site is located on the south side of West Commercial Row, ±87 feet west of its intersection with West Street (214 West Commercial Row). The site is within the Mixed-Use Downtown – Entertainment District (MD-ED) zone and has a Master Plan land use designation of Downtown Mixed-Used (DT-MU). Appeals were filed by the applicant, Fady Mehanna; and Mary Babiasz on behalf of The Montage North LLC. Council may affirm, modify, or reverse the decision of the Planning Commission. [Ward 1]

RECESS AT 8:09 PM

RECONVENE AT 8:27 PM WITH COUNCIL MEMBER REESE ABSENT

Mayor Schieve opened the public hearing and asked if proper notice was given and any correspondence received.

Lauren Morris, City of Reno Chief Deputy City Clerk, confirmed proper notice was given and correspondence was received.

For the record, we received 9 comments which were directly associated with the agenda item prior to 4:00 p.m. on Tuesday, April 8, 2025. These comments were written correspondence received via our Reno.gov online public comment form or by email to our office. Copies of these comments have been distributed to the Reno City Council and are available to the public on the Reno.gov meeting portal.

2 in favor, 6 in opposition, 1 concerned from the following individual(s):

Brandi Smith
Cindi Chandler
Dana Magee
Maia Johnson
Glen Chandler
Robin Flint
Brandi Smith
Eric Lerude
Kay Nicholas

Carter Williams, City of Reno Development Services Associate Planner, gave the staff presentation.

Mary Babiasz, representing The Montage North LLC, gave a presentation on their appeal of the Planning Commission's decision.

Fady Mehanna, applicant, gave a presentation on his appeal challenging the restriction on the hours of operations in the Planning Commission's decision.

Live Public Comment:

Geoffrey Rob Anderson
Steve Emmerich
Sherron Elledge
Tyler Burt
Art Rangel
Jaelynn Steward
Greg Sandler
Maia Johnson
Ryan West

Council Members asked general questions about the appeal. There was also

discussion regarding the history of the applicant’s business, previous use permit, and security plan requirements.

Vice Mayor Taylor stated she is all for live entertainment and a vibrant downtown. She expressed concern regarding conditional use permit Finding No. 6 that states it will not be materially detrimental to the public health, safety, or welfare. She made a motion to deny the conditional use permit, based on Finding No. 6.

Discussion on the motion:

Council Member Duerr stated she also cannot make conditional use permit Finding No. 6. They can still have live entertainment until 11:00 p.m. Maybe they can establish a good record and come back for reconsideration at some point based on how they are operating until 11:00 p.m.

Council Member Ebert stated it is better to have a thriving business in there and address problems as they come up through Code Enforcement versus potentially having another vacant spot downtown. This is the entertainment district and if this doesn’t belong here, does Reno just not allow this type of venue anymore. Where would a venue like this be acceptable?

It was moved by Kathleen Taylor, seconded by Naomi Duerr, to deny the conditional use permit, based on Finding No. 6.

RESULT:	Pass [5 TO 1]
MOVER:	Kathleen Taylor, Councilmember
SECONDER:	Naomi Duerr, Councilmember
AYES:	Schieve, Duerr, Taylor, Martinez, Anderson
NAYS:	Meghan Ebert
ABSENT:	Devon Reese

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

J.1 Public Comment

Live Public Comment:
Art Rangel

For the record, we received 10 comments which were general in nature or not directly associated with an agenda item after 4:00 p.m. on Tuesday, April 8, 2025. These comments were written correspondence received via our Reno.gov online public comment form or by email to our office. Copies of these comments have been distributed to the Reno City Council and are available to the public on the Reno.gov meeting portal.

0 in favor, 2 in opposition, 8 concerned from the following individual(s):
Emily Allen

Sue Smith
Sandra Pazen
Kathleen Bodine
Mandy Frazier
Jed Gelber
Jack Ensminger
Teresa Franklin
Rebecca Melgar
Robin Topp

AGENDA ITEM H.1 WAS REOPENED AFTER THIS ITEM.

K Adjournment (For Possible Action)

The meeting was adjourned at 10:02 p.m.

It was moved by Kathleen Taylor, seconded by Naomi Duerr, to adjourn.

RESULT:	Pass [6 TO 0]
AYES:	Schieve, Duerr, Taylor, Martinez, Ebert, Anderson
NAYS:	
ABSENT:	Devon Reese
ABSTAIN:	
RECUSED:	