



MINUTES

Regular Meeting

Reno City Council

Wednesday, September 25, 2024 • 10:00 AM

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

Hillary Schieve, Mayor

Council Members:

Ward 1 - Jenny Brekhus Ward 4 - Meghan Ebert
Ward 2 - Naomi Duerr Ward 5 - Kathleen Taylor
Ward 3 - Miguel Martinez At Large - Devon Reese

A Introductory Items

Called to order at 10:16 a.m.

A.1 Pledge of Allegiance

Council Member Reese led the Pledge of Allegiance.

A.2 Roll Call

Members Present

Mayor Hillary Schieve, Councilmember Devon Reese, Councilmember Naomi Duerr, Councilmember Jenny Brekhus, Councilmember Kathleen Taylor, Councilmember Miguel Martinez, Councilmember Meghan Ebert

Council Members Brekhus, Martinez and Ebert present remotely.

Mayor Schieve absent at roll call.

A.3 Public Comment

A.3.1 Public Comment

MAYOR SCHIEVE PRESENT REMOTELY

Ted Burfoot, Canine Companions, read a proclamation in honor of National Service Dog Month.

April Wolfe, City of Reno Parks and Recreation Therapeutic Recreation Specialist, read a proclamation

for Sports for Social Change

Terry Brooks
Craig Bronzan
David T.
Steven White
Anthony Townsend
Will Truce
John Firestone
Sierra Violet-Micone
Kasey Johnson
Ilya Arbatman

COUNCIL MEMBER EBERT PRESENT IN CHAMBERS AT 11:00 AM

Gary Melancon
Blake Melancon
Lynda Loveless
Pat Ammann
Paul Kotler
Rebecca Eckland

COUNCIL MEMBER TAYLOR ABSENT AT 11:16 AM

Geoff Knell

COUNCIL MEMBER TAYLOR PRESENT AT 11:19 AM

Jason Candler
William Pulsipher was not present to speak when called.
Nenita Sinclair
Sandi Parkhurst
Cliff Nellis
Amanda Brierton
Troy Regas
Grant Denton
Scott Oxarart via Zoom
Dane Hillyard

For the record we received 1 comment(s) which was general in nature or not directly associated with an agenda item prior to 4:00 p.m. on September 24, 2024. These comment(s) were voicemail and/or written correspondence received via our Reno.gov online public comment form or by email to our office. Copies of these comment(s) have been distributed to the Reno City Council and are available to the public on the Reno.gov meeting portal.

0 in favor, 0 in opposition, 1 concerned from the following individual(s):
Amy Alonzo

A.4 Approval of the Agenda (For Possible Action) – 25 September 2024

It was moved by Devon Reese, seconded by Kathleen Taylor, to approve.

RESULT:	Pass [7 TO 0]
MOVER:	Devon Reese, Councilmember
SECONDER:	Kathleen Taylor, Councilmember
AYES:	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
NAYS:	
ABSENT:	

A.5 Approval of the Minutes

A.5.1 Reno City Council - Regular - 31 July 2024 10:00 AM (For Possible Action)

It was moved by Devon Reese, seconded by Kathleen Taylor, to accept.

RESULT:	Pass [7 TO 0]
MOVER:	Devon Reese, Councilmember
SECONDER:	Kathleen Taylor, Councilmember
AYES:	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
NAYS:	
ABSENT:	

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 - On-Premises Alcohol (New) - Derby Barber and Supply, Vincent Gravallese, Michelle Gravallese, 406 California Avenue, Suite 100. [Ward 1]
- B.2** Staff Report (For Possible Action): Approval of Privileged Business License - On-Premises Alcohol, Package Wine and Beer, Add-on Cabaret (Change of Ownership) - Pignic Pub & Patio, Ajit Ahluwalia, Jasmeet Ahluwalia, 235 Flint Street. [Ward 1]
- B.3** Staff Report (For Possible Action): Approval of Privileged Business License - Dining Room Wine and Beer (New) - Round Table Pizza, Charles Chadwick, 115 East Moana Lane, Suite 103. [Ward 1]
- B.4** Staff Report (For Possible Action): Approval of Privileged Business License - On-Premises Alcohol (New) - 3rd Shot Pickleball - Reno LLC, William Ratcliff, 6895 Sierra Center Parkway, Suite A. [Ward 2]

- B.5** Staff Report (For Possible Action): Approval of Privileged Business License – Restricted Gaming (New) – Sartini Gaming LLC dbat 7-Eleven Store 24461D, Lucas Gums, 1665 North Virginia Street. [Ward 5]
- B.6** ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Award of Contract to F.W. Carson Co., for the 2024 Consolidated Sewer Rehabilitation Project in the amount of \$5,149,946.30. (Sewer Fund) [Ward 1, 2, 3, 5]
- B.7** ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Approval of Consultant Agreement with Lumos & Associates, Inc. for construction administration services for the 2024 Consolidated Sewer Rehabilitation Project in an amount not to exceed \$537,480. (Sewer Fund) [Ward 1, 2, 3, 5]
- B.8** ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Award of Contract to Powerhouse Construction, Inc. for the Miguel Ribera Playground Improvements Project in an amount not to exceed \$549,885. (Community Development Block Grant, Parks Capital Maintenance Fund) [Ward 3]
- B.9** ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Approval of Contract Renewal with the Mountain West Series of Lockton Companies, LLC for consulting services for the City of Reno's Self-funded Health Plans for a one-year term in the amount of \$92,700. (Self-funded Medical Funds)
- B.10** Staff Report (For Possible Action): Authorization to Purchase one positive displacement blower package from Aerzen USA Corporation in the amount of \$124,400 for use at the Reno Stead Water Reclamation Facility pursuant to NRS 332.115(d). (Sewer Fund) [Ward 4]
- B.11** ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Approval and authorization for the City Manager, or designee, to bind and execute all documents related to securing the City's annual liability insurance policies from October 1, 2024, through September 30, 2025, in an amount not to exceed \$3,400,000. (Risk Management Fund)
- B.12** Staff Report (For Possible Action): Approval of Agreement with the Children's Cabinet to reimburse the City of Reno for a portion of the cost of the City of Reno's Youth recreation programs, in compliance with the Nevada Department of Health and Human Services, Division of Welfare and Supportive Services, in the amount of \$207,187.50.

Item pulled for discussion by Council Member Ebert.

COUNCIL MEMBER REESE ABSENT AT 11:55 AM

Nathan Ullyot, City of Reno Director of Parks and Recreation, confirmed for Council Member Ebert that this is available throughout the City of Reno.

It was moved by Meghan Ebert, seconded by Kathleen Taylor, to approve.

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

- B.13** Staff Report (For Possible Action): Acceptance of Grant Award 15PBJA-24-GG-00211-BRND from the U.S. Department of Justice (US DOJ), Bureau of Justice Assistance (BJA), Byrne Discretionary Community Project Grants to the City of Reno for use by the Reno Police Department in the amount of \$1,500,000. (Grant Funds)
- B.14** Staff Report (For Possible Action): Authorization to Purchase fitness equipment and fitness supplies for the Reno Police Department from Commercial Fitness Equipment through the Joinder provision of NRS 332.195 and the Sourcewell Contract #052324 in an amount not to exceed \$250,000 contingent upon Council acceptance of the U.S. Department of Justice (US DOJ) grant award 15PBJA-24-GG-00211-BRND. (Grant Funds)
- B.15** Staff Report (For Possible Action): Acceptance of the Fiscal Year (FY) 2025 United We Stand (UWS) grant award #25-UWS-O1 of \$10,879.02 from Washoe County Local Emergency Planning Committee (LEPC) to support the partial cost of an unmanned aerial vehicle (UAV).

It was moved by Meghan Ebert, seconded by Kathleen Taylor, to approve.

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

Item pulled for discussion by Council Member Ebert.

Kathryn Nance, City of Reno Police Department Chief of Police, explained for

Council Member Ebert that they are accepting a grant for partial payment of the UAV. She confirmed that they would be able to provide assistance to other agencies but would be the only ones authorized to use it through the insurance contract.

- B.16** Staff Report (For Possible Action): Acceptance of Grant Award from the State of Nevada, Department of Public Safety, Office of Traffic Safety to the City of Reno Police Department for the 2024-25 Joining Forces Grant Program (JF-2025-RPD-00049) to support participation in statewide, multi-jurisdictional traffic enforcement events in the amount of \$76,500.

It was moved by Devon Reese, seconded by Meghan Ebert, to approve.

RESULT:	Pass [7 TO 0]
MOVER:	Devon Reese, Councilmember
SECONDER:	Meghan Ebert, Councilmember
AYES:	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
NAYS:	
ABSENT:	

Item pulled for discussion by Council Member Ebert.

Chief Nance explained for Council Member Ebert that the baseline numbers included in the staff report come from the prior grant year.

Council Member Ebert discussed the speeding problem in the City of Reno and the need for enforcement and asked what they can look for to help address this issue.

Chief Nance explained their 48 hour policy for enforcement on complaints received through Reno Direct. If the time it is happening is reported, they tailor the enforcement around that same time.

Vice Mayor Duerr noted this has been a routine concern and complaint by residents and asked if they spend general fund dollars on enforcement as well or if it is all through grants.

Chief Nance explained that they have a traffic enforcement team and these grants are in addition to that.

COUNCIL MEMBER REESE PRESENT AT 12:04 PM

Vice Mayor Duerr requested a future presentation on traffic enforcement metrics separate from this item.

- B.17** Staff Report (For Possible Action): Acceptance of Grant Award TSEP-2025-RPD-00051 from the State of Nevada, Department of Public Safety, Office of Traffic Safety to the City of Reno Police Department to support enforcement of laws related to impaired driving in the amount of \$60,000.

It was moved by Meghan Ebert, seconded by Devon Reese, to approve.

RESULT:	Pass [7 TO 0]
MOVER:	Meghan Ebert, Councilmember
SECONDER:	Devon Reese, Councilmember
AYES:	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
NAYS:	
ABSENT:	

Item pulled for discussion by Council Members Taylor and Ebert.

Council Member Taylor asked that some of this be used to focus on the downtown area at night if possible for speeding, car racing, and DUI enforcement. She also asked that we work with our communications team to create awareness of what we are doing in these spaces.

Council Member Ebert asked how this will be put to use.

Chief Nance explained that this will be used for overtime hours for DUI enforcement.

- B.18** Staff Report (For Possible Action): Acceptance of Grant Award TSEP-2025-RPD-00052 from the State of Nevada, Department of Public Safety, Office of Traffic Safety to the City of Reno Police Department to support enforcement of laws related to pedestrian safety in the amount of \$90,000.

It was moved by Meghan Ebert, seconded by Kathleen Taylor, to approve.

RESULT:	Pass [7 TO 0]
MOVER:	Meghan Ebert, Councilmember
SECONDER:	Kathleen Taylor, Councilmember
AYES:	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
NAYS:	
ABSENT:	

Item pulled for discussion by Council Member Ebert.

Council Member Ebert asked if this will be similar to how the other allocations will be used.

Chief Nance confirmed this is for enforcement and education related to pedestrian safety. She explained that the education piece could be media releases, education when stopping people, or providing information to people in different areas on the need for pedestrian safety. The grants are fluid in allowing for either education or enforcement and can be based on the current needs in the community.

Vice Mayor Duerr asked that information on this topic also be included in future traffic enforcement reports.

- B.19** Staff Report (For Possible Action): Acceptance of Grant Award from the Washoe County Local Emergency Planning Committee (LEPC) through the Washoe County LEPC FY25 Operations, Planning, Training, & Equipment (OPTE) Grant to the Reno Fire Department, for HazMat suits, in an amount not to exceed \$16,620.76.
- B.20** Staff Report (For Possible Action): Acceptance of the FY 2023 Fire Prevention & Safety Grant (FP&S) award from the Department of Homeland Security (DHS), Federal Emergency Management Agency (FEMA) to the Reno Fire Department (RFD) in the amount of \$244,054.94 to conduct a wildfire risk assessment and develop a Community Wildfire Protection Plan (CWPP) and committing a 5% in kind cost match in the amount of \$12,202.75.
- B.21** Staff Report (For Possible Action): Acceptance of a donation of \$400 from Great Basin Credit Union for the City of Reno Wellness Week.
- B.22** Staff Report (For Possible Action): Acceptance of a donation of \$400 from ARC Health & Wellness Center for the City of Reno Wellness Week.
- B.23** Resolution No. _____ (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 development project identified as “Skyline Flats” (the development of 402 affordable housing units located on Dandini Blvd.) and providing other details in connection therewith.

Item pulled for discussion by Council Member Ebert, Vice Mayor Duerr and Mayor Schieve.

Elaine Wiseman, City of Reno Housing and Neighborhood Development Housing Manager, presented the staff report.

Council Member Ebert asked if there will be funding left over for other projects or if it will all be allocated to this one project.

Ms. Wiseman stated she can’t speak for the State but she does know this is not all of their bonding capacity.

Ms. Wiseman answered questions from Vice Mayor Duerr regarding the location of the project site.

Angela Fuss, City of Reno Development Services Assistant Director, explained for Vice Mayor Duerr where they are in the permitting process. This went to the Planning Commission last week and the next step for the applicant is to submit for a building permit.

Ms. Fuss explained for Vice Mayor Duerr that the 10-day appeal window will end next week on October 2. The Planning Commission approved it with a three to two vote and there were three or four people at that meeting who spoke under public comment with concerns.

Ms. Wiseman explained that the developer is planning to take this to the Board of Finance in December and the State agency deadline for all materials is November 22. If this letter of support does not go through, none of the financing will go through and the project would fold.

Vice Mayor Duerr suggested approving this item but not submitting it until after the appeal deadline.

Council Member Brekhus agreed it would be good practice to wait until after the appeal deadline and move this item to the next meeting agenda.

Vice Mayor Duerr expressed support for the suggestion to continue this until the next meeting.

Council Member Reese stated the decision on this item is not whether it is a good project or not. It is administrative and Council can say whether or not it is an appropriate exercise to use volume cap to promote affordable housing. If someone appeals the project, Council will hear it then. He discussed his reluctance to grant a continuance.

Council Member Taylor expressed support for Council Member Reese's position and stated this Council needs to do everything they can to show they are supportive of affordable housing.

Council Member Brekhus discussed the need for staff to populate the agenda after appeal periods. She stated that the resolution sounds like they are saying they are all on board and then due process is questioned if an appeal comes.

Mayor Schieve asked staff what happened at the Planning Commission meeting on this item.

Ms. Fuss explained that concerns from the Planning Commissioners that voted against the project had more to do with community outreach. They had concerns that TMCC is nearby and there was not one-on-one communication with the applicant and TMCC to see if they had concerns about the project. One Commissioner also expressed concern that the Washoe County Sheriff was not asked how he felt about the project and if it would impact his ability to serve Sun Valley. There was also a concern about whether RTC's comments regarding traffic had been addressed.

Ms. Fuss confirmed for Council Member Brekhus that TMCC and Washoe County received notices and did not make an appearance at the Planning Commission meeting.

Mayor Schieve discussed the need for due diligence when supporting affordable housing and noted she does not see a red flag here with this project, especially since there was proper noticing.

Council Member Martinez expressed support for this project and affordable housing.

Council Member Ebert discussed the need to follow processes correctly and stated that a delay of a few weeks is not unreasonable.

Ms. Wiseman answered questions from Council clarifying the process.

Jonathan Shipman, Assistant City Attorney, confirmed that approving this would not be prejudicial if an appeal does come forward regarding land use, and explained that would be a separate process.

MAYOR SCHIEVE PRESENT IN CHAMBERS AT 12:38 PM

Discussion on the motion:

Council Member Brekhus stated she will support the motion and noted that there should be clarification from staff on exactly what these resolutions mean. When deals come through the competitive allocation process, zoning verification is a requirement. She is not sure there isn't some signaling that goes on that it has zoning in place to some level, and this doesn't because it is in an appeal period. If there is a project that goes through a site plan review or drives a Planning Commission requirement, staff should be tasked with ensuring that is done and in place before queuing it up for a letter of support so these kinds of discussions don't have to happen.

AGENDA ITEM C.2 WAS HEARD AFTER THIS ITEM.

It was moved by Devon Reese, seconded by Kathleen Taylor, to approve.

RESULT:	Pass [7 TO 0]
MOVER:	Devon Reese, Councilmember
SECONDER:	Kathleen Taylor, Councilmember
AYES:	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
NAYS:	
ABSENT:	

The Consent Agenda was approved with Items B.12, B.15, B.16, B.17, B.18, and B.23 pulled for discussion.

It was moved by Devon Reese, seconded by Kathleen Taylor, to approve Consent Agenda items not pulled for discussion.

RESULT:	Pass [7 TO 0]
MOVER:	Devon Reese, Councilmember
SECONDER:	Kathleen Taylor, Councilmember

AYES:	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
NAYS:	
ABSENT:	

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 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report (For Possible Action): Discussion and potential direction to staff regarding submission of the Consolidated Annual Performance and Evaluation Report (CAPER) for Housing and Urban Development (HUD) Grant Programs for Program Year 2023 for the City of Reno and Washoe County HOME Consortium to HUD.

It was moved by Devon Reese, seconded by Kathleen Taylor, to accept.

RESULT:	Pass [7 TO 0]
MOVER:	Devon Reese, Councilmember
SECONDER:	Kathleen Taylor, Councilmember
AYES:	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
NAYS:	
ABSENT:	

THIS ITEM WAS HEARD AFTER AGENDA ITEM D.4.

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

City Clerk Huntsman confirmed that proper notice was given and no correspondence was received.

Jayna Litz, City of Reno Housing and Neighborhood Development Housing Manager, presented the staff report.

AGENDA ITEM C.3 WAS HEARD AFTER THIS ITEM.

- C.2 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report (For Possible Action): Review, discussion, and potential approval of request for an affordable housing fee reduction in accordance with Reno Municipal Code 1.08, consisting of up to \$1,465,059 in sewer connection fees for the Stoker by Vintage Apartments, 500 Stoker Ave., Reno.

It was moved by Jenny Brekhus, seconded by Devon Reese, to continue this item to the October 9, 2024 City Council meeting at 10:00 a.m.

RESULT:	Pass [7 TO 0]
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MOVER:	Jenny Brekhus, Councilmember
SECONDER:	Devon Reese, Councilmember
AYES:	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
NAYS:	
ABSENT:	

THIS ITEM WAS HEARD AFTER AGENDA ITEM B.23.

Dane Hillyard requested that this item be continued to allow them time to address the concerns expressed during Item A.4 Public Comment.

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

City Clerk Huntsman confirmed that proper notice was given and no correspondence was received.

A RECESS WAS CALLED AND AGENDA ITEM D.3 WAS HEARD WHEN THE MEETING RECONVENED.

- C.3 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report (For Possible Action): Review, discussion, and potential approval of request for an affordable housing fee reduction in accordance with Reno Municipal Code 1.08, consisting of up to \$21,120 in building permit fees and up to \$451,186 in sewer connection fees for the Line Drive Apartments located at 700 Line Drive, Reno.

It was moved by Devon Reese, seconded by Kathleen Taylor, to approve.

RESULT:	Pass [7 TO 0]
MOVER:	Devon Reese, Councilmember
SECONDER:	Kathleen Taylor, Councilmember
AYES:	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
NAYS:	
ABSENT:	

THIS ITEM WAS HEARD AFTER AGENDA ITEM C.1.

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

City Clerk Huntsman confirmed that proper notice was given and no correspondence was received.

Elaine Wiseman, City of Reno Housing and Neighborhood Development Housing Manager, presented the staff report and answered questions from Council.

AGENDA ITEMS D.7 AND D.8 WERE HEARD AFTER THIS ITEM.

D Department Items

Dispatch

Housing and Neighborhood Development

Parks and Recreation

- D.1 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report (For Possible Action): Resolution to designate all City of Reno owned and/or controlled property located adjacent to the Truckee River, between Booth Street and South Virginia Street, as a City of Reno park pursuant to RMC Sec 8.23.010.

It was moved by Naomi Duerr, seconded by Devon Reese, to adopt.

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

THIS ITEM WAS HEARD AFTER AGENDA ITEMS D.7 AND D.8.

COUNCIL MEMBER BREKHUS ABSENT

Nathan Ulliyot, City of Reno Director of Parks and Recreation, presented the staff report and answered questions from Council.

AGENDA ITEM D.5 WAS HEARD AFTER THIS ITEM.

Police Department

- D.2 Staff Report (For Possible Action): Approval of Contract for joint agreement between the City of Reno, City of Sparks and Technical Medical, LLC., for phlebotomy services and court testimony for the Reno Police Department (RPD) in an amount not to exceed \$172,584. (General

Fund)

It was moved by Devon Reese, seconded by Kathleen Taylor, to approve.

RESULT:	Pass [5 TO 0]
MOVER:	Devon Reese, Councilmember
SECONDER:	Kathleen Taylor, Councilmember
AYES:	Reese, Duerr, Taylor, Martinez, Ebert
NAYS:	
ABSENT:	Hillary Schieve, Jenny Brekhus

THIS ITEM WAS HEARD AFTER AGENDA ITEM D.5.

MAYOR SCHIEVE ABSENT

AGENDA ITEM D.6 WAS HEARD AFTER THIS ITEM.

Public Works

- D.3 Staff Report (For Possible Action): Presentation, discussion, and potential approval of the Truckee River Vision Plan prepared by Dig Studio with regard to the cohesive plan of the Truckee River corridor and adjacent land within unincorporated Washoe County and the City of Reno from the California state line to the border of Sparks including direction to staff to pursue project opportunities outlined in the implementation plan including but not limited to safety, water and ecological systems, mobility and connectivity, parks and open space, land use and design, and public art.

THE MEETING RECONVENED AT 1:19 PM WITH COUNCIL MEMBERS BREKHUS AND EBERT ABSENT.

THIS ITEM WAS HEARD AFTER AGENDA ITEM C.2.

Live Public Comment:
Iris Jehle-Peppard

Bryan McArdle, City of Reno Revitalization Manager, presented the staff report.

COUNCIL MEMBER EBERT PRESENT

Brandon Sobiech, Dig Studio, gave the presentation on the Truckee River Vision Plan.

Mr. Sobiech and Mr. McArdle answered questions from Council.

COUNCIL MEMBER EBERT ABSENT AT 2:00 PM
COUNCIL MEMBER EBERT PRESENT AT 2:05 PM

AGENDA ITEM D.4 WAS HEARD AFTER THIS ITEM.

It was moved by Naomi Duerr, seconded by Kathleen Taylor, to adopt the Truckee River Vision Plan.

RESULT:	Pass [6 TO 0]
MOVER:	Naomi Duerr, Councilmember
SECONDER:	Kathleen Taylor, Councilmember
AYES:	Schieve, Reese, Duerr, Taylor, Martinez, Ebert
NAYS:	
ABSENT:	Jenny Brekhus

City Manager's Office

- D.4 Sky Tavern presentation on non-profit summer and winter sports training, competitions, recreation, and events. (Non-Action Item)

COUNCIL MEMBER TAYLOR ABSENT AT 2:12 PM
COUNCIL MEMBER BREKHUS PRESENT REMOTELY AT 2:12 PM
COUNCIL MEMBER TAYLOR PRESENT AT 2:16 PM

Pat Cashell gave the presentation.

AGENDA ITEM C.1 WAS HEARD AFTER THIS ITEM.

- D.5 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report (For Possible Action): Presentation, discussion, and potential direction to staff regarding the allocation of \$1,391,010 in State Local Fiscal Recovery Funds received through the American Rescue Plan Act to enhance community recreation, address safety needs, and provide continuity of services through the following projects and contract renewals: Reno Tennis Court Lights (\$450,000), a second Parks Rolling Recreation Unit (\$145,702), Parks and Recreation Security Cameras (\$50,000), and outreach contract renewals for the Reno Initiative for Shelter and Equality (\$397,604) and the Karma Box Project (\$347,704).

It was moved by Devon Reese, seconded by Naomi Duerr, to approve.

RESULT:	Pass [5 TO 1]
MOVER:	Devon Reese, Councilmember

SECONDER:	Naomi Duerr, Councilmember
AYES:	Schieve, Reese, Duerr, Taylor, Martinez
NAYS:	Meghan Ebert
ABSENT:	Jenny Brekhus

THIS ITEM WAS HEARD AFTER AGENDA ITEM D.1.

Correspondence received was distributed to Council Members and put into the record.

Cynthia Esparza, City of Reno Chief Equity and Community Relations Officer, presented the staff report.

Nathan Ulliot, City of Reno Director of Parks and Recreation, participated in the presentation and answered questions from Council.

Council expressed concerns regarding funding programs and not seeing the desired results for a clean and safe downtown.

AGENDA ITEM D.2 WAS HEARD AFTER THIS ITEM.

- D.6 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report (For Possible Action): Presentation, discussion and potential direction to staff regarding the disposition of property located at 1940 East Fourth Street (APN 008-381-43), Reno, Nevada in response to a Letter of Interest by Hooten Real Estate LLC. [Ward 3]

It was moved by Devon Reese, seconded by Kathleen Taylor, to approve.

RESULT:	Pass [5 TO 0]
MOVER:	Devon Reese, Councilmember
SECONDER:	Kathleen Taylor, Councilmember
AYES:	Reese, Duerr, Taylor, Martinez, Ebert
NAYS:	
ABSENT:	Hillary Schieve, Jenny Brekhus

THIS ITEM WAS HEARD AFTER AGENDA ITEM D.2.

THE REDEVELOPMENT AGENCY BOARD MEETING WAS OPENED AT THIS TIME.

THIS ITEM WAS OPENED AND HEARD TOGETHER WITH THE REDEVELOPMENT AGENCY BOARD MEETING AGENDA ITEM C.1.

Bryan McArdle, City of Reno Revitalization Manager, presented the staff report.

AGENDA ITEM H.1 WAS HEARD AFTER THIS ITEM.

- D.7 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Resolution No. _____ (For Possible Action): Adoption of a Resolution determining that is in the best interest of the public to sell properties located at 315 and 335 Record Street, Assessor's Parcel Numbers (APNs) 007-313-27, 007-313-28, 007-313-30, 007-314-14, 008-350-10 [Portion], & Portion of Record Street to be abandoned [No Parcel Number], which consists of five parcels totaling approximately 2.4± acres, under NRS 268.063 without first offering it to the public. Two appraisals were conducted, setting a Fair Market Value of the properties at \$3,375,000. [Ward 3]

THIS ITEM WAS HEARD AFTER AGENDA ITEM C.3.

AGENDA ITEMS D.7 AND D.8 WERE OPENED AND HEARD TOGETHER.

Mayor Schieve made the following disclosure:

Fellow City Council members and Madam Clerk, this item involves Josh Hicks, an attorney from McDonald Carano, who represents Ulysses Development in this matter. In my private life, I have retained Adam Hosmer-Henner, a partner at McDonald Carano, to sue certain individuals on a civil matter unrelated to this item or Ulysses Development and Mr. Hicks.

I have sought guidance from the City Attorney's Office. As a client of McDonald Carano, I have been advised that I may have a commitment in a private capacity to the interests of McDonald Carano pursuant to NRS 281A.065(5). In re Public Officer, Comm'n Op. No. 23-094A (2023).

For the record, any action that I may take on this item would not be reasonably affected by my client relationship with McDonald Carano. McDonald Carano is large law firm. This item has nothing to do with my civil case, nor will it impact what I pay McDonald Carano, or the services I receive from Mr. Hosmer-Henner in return for payment now or in the future. I have no facts, information, or reason to believe that any action I take today on this item will have any impact on me or McDonald Carano.

Given that this is not a clear case where the independence of judgment of a reasonable person in my situation would be materially affected by my commitment in a private capacity to the interests of McDonald Carano, abstention is not required. The fact that I am represented by McDonald Carano in an unrelated civil matter will not impact my ability to impartially review and render a decision upon this item. Madam Clerk, please accept this disclosure and lodge it on the record for this meeting pertaining to this Agenda item. Thank you.

Bryan McArdle, City of Reno Revitalization Manager, presented the staff report for Agenda Items D.7 and D.8.

Council Members asked questions and provided feedback on Agenda Items D.7 and D.8. Topics discussed include: demolition timeline; interest rate and details on the 15 year note; whether the City Manager should be given authority to approve the agreement if changes are made; importance of using a good property management company; 99 year deed restriction for affordable housing; and consideration of rent caps and a backup power source for elevators.

Jonathan Shipman, Assistant City Attorney, explained the basic concept for giving the City Manager authority to sign the final agreement as long as it is within the context of the deal terms that are being presented here today. If it is outside of those terms, that would have to come back to Council for approval.

Heather Lafferty and Ryan Watt, Ulysses Development Group, answered questions from Council. They have not fully designed the project yet but will look into the topics that have been discussed noting their goal to have low turnover and ensure their projects work for communities and residents.

AGENDA ITEM D.1 WAS HEARD AFTER ITEMS D.7 AND D.8.

It was moved by Devon Reese, seconded by Naomi Duerr, to adopt.

RESULT:	Pass [7 TO 0]
MOVER:	Devon Reese, Councilmember
SECONDER:	Naomi Duerr, Councilmember
AYES:	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
NAYS:	
ABSENT:	

D.8 **SUPPLEMENTAL SUPPORTING MATERIALS -** Staff Report
(For Possible Action): Approval of an Exclusive Negotiating Agreement

with Ulysses Acquisition LLC for the sale of properties located at 315 and 335 Record Street for \$3,375,000 for an affordable housing development. [Ward 3]

AGENDA ITEMS D.7 AND D.8 WERE OPENED AND HEARD TOGETHER.

It was moved by Devon Reese, seconded by Naomi Duerr, to approve.

RESULT:	Pass [7 TO 0]
MOVER:	Devon Reese, Councilmember
SECONDER:	Naomi Duerr, Councilmember
AYES:	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
NAYS:	
ABSENT:	

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

G City Clerk

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)

None

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.)

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:
Damien Cole
Sara Jones

For the record we received 2 comments after 4:00 p.m. on September 24, 2024. These comments were voicemail and/or 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.

K Adjournment (For Possible Action)

It was moved by Devon Reese, seconded by Kathleen Taylor, to adjourn.

RESULT:	Pass [5 TO 0]
MOVER:	Devon Reese, Councilmember
SECONDER:	Kathleen Taylor, Councilmember
AYES:	Reese, Duerr, Taylor, Martinez, Ebert
NAYS:	
ABSENT:	Hillary Schieve, Jenny Brekhus