



MINUTES

Regular Meeting

Reno City Council

Wednesday, January 22, 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**

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

Council Member Ebert present remotely.

Mayor Schieve absent at roll call.

A.3 **Public Comment**

A.3.1 **Public Comment**

Live Public Comment:

George Campagnoni

Nicole Anagaposis

Chuck Reilly

Gary Melancon

Terry Brooks

Cesar Minera

Elliot Malin

Ben Iness

Chet Duda
Blake Melancon
Ian Bigley
Mike B.
Jax Hart
Ilya Arbatman
C. McCombs
Tara Tran
Steven Markley
David Nyberg
Chelsea Chicvara
Cathy Fulkerson
Iris Jehle-Peppard
Jake Maynard
Elena De La Paz
Alyssa Nishihira
Michael Tang
Kendra Kostelecky
Ila Achtabowski
Jaime Chapman
Dennis Garcia
Erewyn Mears
Patrick Coleman
Bryce Tune
Hannah Hoobyar
Jessica Daylover
Coleman Smith
Stephen Zipkin
Jude Fliegler
Al Lee
Rosa Kirk-Davidoff
Emma Doty
Kelsey Owens
Bill Sims
Rosie Zuckerman
Juniper Murray
Galeson Eagle-Star
Elizabeth Walsh
Lily Baran
Mike Van Houten
Meagan O'Farrell
Jennifer Hilderbrand
Gary Cecil
Jae Richard
Christopher Mullen

For the record we received 4 comments which were general in nature or not directly associated with an agenda item prior to 4:00 p.m. on January 21, 2025. 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.

1 in favor, 0 in opposition, 3 concerned from the following individual(s):

No Name

Jacqueline Clay, Arts for All Nevada

Ila Achtabowski, Nevada Women's Fund

Hannah Hoobyar, Project Bear Hugs

A.4 Approval of the Agenda (For Possible Action) – 22 January 2025

It was moved by Devon Reese, seconded by Brandi Anderson, to approve with Redevelopment Agency Board Agenda Item D.1 moved to February 12, 2025.

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

A.5 Approval of the Minutes

A.5.1 Reno City Council - Regular - 20 November 2024 10:00 AM (For Possible Action)

A.5.2 Reno City Council - Regular - 4 December 2024 10:00 AM (For Possible Action)

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

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

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 - Package Wine and Beer (New) - Bodega Reno, Irvin Hassan, 201 North Virginia Street. [Ward 1]

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

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

- B.2** Staff Report (For Possible Action): Approval of Privileged Business License - On-Premises Alcohol, Cabaret (Change of Location) - Dopo, Gregory Buchheister, 190 South Center Street. [Ward 1]

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

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

- B.3** Staff Report (For Possible Action): Approval of Privileged Business License - On-Premises Wine and Beer (New) - Hub Coffee Roasters, Mark Trujillo, 2020 Red Drive Unit 101. [Ward 3]

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

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

- B.4** Staff Report (For Possible Action): Approval of Privileged Business License - Package Wine and Beer, Cabaret (Change of Description) - The Brass Tap, Brian Edwards, Julie Edwards, 1171 Steamboat Parkway Unit 120. [Ward 6]

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

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

ABSENT:	Hillary Schieve
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- B.5** Staff Report (For Possible Action): Award of RFP 2025-07 to Naisbitt Construction Inc. and approval of contract with Naisbitt Construction Inc. for the Reno Fire Department Vehicle Exhaust Removal System Replacement Project in an amount not to exceed \$869,514. (\$790,467.27 Grant Funds, \$79,046.73 General Fund)

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

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

- B.6** Staff Report (For Possible Action): Approval of Amendment to Contract FM905D with Otis Elevator Company for elevator and escalator maintenance, extending the contract term through December 31, 2025, in the previously-approved not to exceed amount of \$777,400. (General Fund)

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

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

- B.7** Staff Report (For Possible Action): Authorization to amend the City's existing master services and purchasing agreement between the City of Reno and Axon Enterprises Inc to add additional in-car video recording systems (dashboard cameras) and related peripheral equipment, network, and data storage at an amount not to exceed \$47,000 per year for eight years in a total amount not to exceed \$376,000. (\$47,000 State Forfeiture Funds, \$329,000 General Funds)

Item pulled by Council Member Ebert for discussion.

Council Member Ebert asked Chief Nance to explain for the record what is included in this.

Kathryn Nance, City of Reno Police Chief, explained what this agreement includes and why the equipment is needed and how it will be used. She also answered questions regarding the funding.

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:	Reese, Duerr, Taylor, Martinez, Ebert, Anderson
NAYS:	
ABSENT:	Hillary Schieve

- B.8** ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Approval of the Agreement for Economic Development and Purchase/Sale of Real Property between the City of Reno and Ulysses Development Group, LLC, regarding the sale and development of properties located at 315 and 355 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], totaling approximately 2.4± acres, with terms allowing City-funded demolition of the facility to be reimbursed by Ulysses Development at escrow close, with future Council review of the final demolition contract. [Ward 1]

Item pulled by Council Members Ebert and Duerr for discussion.

Council Member Ebert stated she pulled this item due to some of the comments received today. She asked for an explanation as to why they would be voting on an agreement on the demolition of the existing facility prior to the sale.

Bryan McArdle, City of Reno Revitalization Manager, explained that it could take two years for the developer to get the funding mechanism to proceed with closing this deal. It currently costs the city about \$6,000 a month to provide safety and security maintenance of the buildings. This agreement would not require demolition but would provide the option to demolish the buildings with Ulysses reimbursing up to a certain amount of the demolition cost at escrow close.

Mr. McArdle explained for Council Member Duerr that if the deal doesn't close, demolition costs would not be reimbursed. He also noted that in the appraisals the property was worth just as much if not more being a fully scraped site.

Council Member Duerr discussed the clause about commercial development being allowed if the developer cannot effectuate affordable housing. She would like to see that changed so that if they can't do affordable housing, it would come back to Council to move forward with another affordable housing developer. Or if it will end up being commercial development that it be opened up for a variety of commercial developers.

Mr. McArdle stated if Ulysses can't get the funding to do affordable housing, it is likely that this deal will not close. At that point we could put out another RFP.

Council Member Reese expressed support for clearing the site and for having affordable housing, not commercial development there. He guessed that if Ulysses couldn't get funding for affordable housing, nobody could. He discussed the need for including affordability at various metric levels.

Council Member Ebert asked questions about costs for securing the building and for demolition of the building trying to determine which would be more cost effective. She stated she does not think she will support this because she doesn't have numbers on costs for security measures and we would only get reimbursed up to \$600,000 for demolition. She does not know if it makes sense financially.

Ashley Turney, City of Reno Assistant City Manager, explained that one thing to take into consideration is that unoccupied buildings continue to be an ongoing risk for liability and oversight for the City.

Council Member Reese discussed funding for demolition and stated if it is redevelopment, it should be funded out of the Redevelopment Agency.

Council Member Duerr stated she would like to see a caveat in the agreement that if they don't get funding for affordable housing, it would come back to Council.

Mr. McArdle stated if the developer can't get the funding for affordable housing, he doubts this project will close. He confirmed that would require us to come back to Council for another RFP.

Mr. McArdle answered questions regarding funding requirements and explained at the minimum they have to produce 100 units of affordable housing that income averaged are less than 60% AMI.

Vice Mayor Taylor stated she forwarded some public comments to staff and they were able to address all of those concerns.

Council Member Ebert acknowledged there is risk associated with vacant buildings and added that there is also risk associated with vacant lots. In the interest of being fiscally responsible, since the costs are unknown, she is not going to support this.

It was moved by Devon Reese, seconded by Brandi Anderson, to approve.

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

B.9 *SUPPLEMENTAL SUPPORTING MATERIALS* - Staff Report (For Possible Action): Approval of modified Amendment No. 2 to Professional

Services Agreement between the City of Reno and the Downtown Reno Business Improvement District doing business as the Downtown Reno Partnership for the management and operation of the Downtown Reno Business Improvement District.

Item pulled by Council Members Ebert and Duerr for discussion.

Vice Mayor Taylor gave the following disclosure:

Madam Mayor, fellow city council members and Madam Clerk, in the interests of full transparency on Item B.9, I am disclosing that I serve on the board of directors of the Downtown Reno Business Improvement District (the "DRP"), a non-profit organization designated by City Council to implement a "clean and safe" program of safety ambassadors and maintenance workers throughout downtown Reno. Item B.9 involves the Amendment No. 2 to the Professional Services Agreement between the City of Reno and the DRP.

On this matter I have sought guidance from the City Attorney's Office. Here, City Council appointed me to the DRP board of directors. As a director, I have a per se commitment in a private capacity to the interests of the DRP pursuant to NRS 281A.065(6). In addition, I am a BID ratepayer, and I have a pecuniary interest in the assessment.

The DRP provides "clean and safe" services that would otherwise fall to the City to provide. Because the DRP's interests, goals and operations closely align with the City's interests, goals and operations, my commitment in a private capacity to the interests of the DRP would not clearly and materially affect the independence of judgment of a reasonable person in my position to warrant abstention under NRS 281A.420(3). See *In re Public Officer*, Comm'n Op. No. 18-006A (2018) (public officer is not required to abstain from acting on matters involving a non-profit entity before the governing body where the interests are aligned).

While I have a pecuniary interest in the assessment, the resulting benefit or detriment accruing to me will not be greater than that accruing to any other member of the BID in a similar rate tier. See, *In re: Weber*, Comm'n Op. No. 09-47C (2009). The fact that I am a ratepayer will not impact my ability to impartially

review and render a decision upon these agenda items.

Madam Clerk, please accept this disclosure and lodge it on the record for this meeting and subsequent meetings pertaining to these agenda items. Thank you.

Council Member Ebert stated she has a lot of concerns about what is being proposed, to remove the supplemental police support for the area. She asked for an explanation of what exactly that means and what supplemental services are provided now that would not be provided in the future.

Bryan McArdle, City of Reno Revitalization Manager, explained the original BID contract said the BID shall financially provide for supplemental police services for the first three years. After that, year to year it would be negotiated between the BID, the Police Department, and the City of Reno to decide what level of services should be required in that area.

Kathryn Nance, City of Reno Police Chief, explained that it was listed in the original agreement that the DRP would pay for a downtown bike team that worked from 2:00 p.m. to midnight Wednesday through Saturday. Last year that financial side of it was removed but we continue to provide those services.

Council Member Duerr asked what the plan is going forward.

Chief Nance stated we absorbed that financial burden into the budget last year. We continued to provide a downtown bike team, the only difference is that they are not exclusively assigned to the BID now.

Council Member Duerr asked for confirmation that we are trying to clean up the contract to match the reality of what is happening.

Chief Nance said yes.

Council Member Duerr asked the City Manager what the cost is for the bike team and if we can afford it.

COUNCIL MEMBER ANDERSON ABSENT AT 1:09 PM

City Manager Bryant stated she does not know what the cost is right now and that we will not be able to continue to provide the same level of service in the BID.

Council Member Reese discussed his understanding of the downtown businesses assessing themselves and stated he does not think it is our job to micro-manage the budget of the Downtown Reno Partnership (DRP). He views this as a cleanup of the agreement and believes the DRP should be able to control their own budget.

COUNCIL MEMBER ANDERSON PRESENT AT 1:11 PM

Mr. McArdle confirmed for Council Member Ebert that the assessment rate did decrease last year. Property values went up so the amount they collected last year was relatively the same.

Council Member Ebert asked if there is a reason why they stopped paying the City of Reno for the additional police patrol.

Mr. McArdle stated it was a financial decision that they wanted security and nighttime ambassadors.

Council Member Ebert stated that we have had several people come in from this area with concerns about noise and enforcement of ordinances regarding noise. We had an ordinance go through making it possible for RPD to enforce things regarding noise and now we are going in a direction that makes it more difficult for that enforcement to happen. She does not believe the security ambassadors are able to write citations or arrest people for criminal activity. This is a step in the wrong direction regarding what the people in that area have asked for directly.

Vice Mayor Taylor asked Neoma Jardon to talk about the DRP Board and how they make decisions.

Neoma Jardon, Downtown Reno Partnership Executive Director, discussed the function of the DRP and how decisions are made. She also confirmed that downtown residents are represented on the Board.

Council Member Duerr asked for clarity on the City's relationship with the DRP, and that we are not micro-managing them but are active members with a representative on the Board voting on things like the budget.

City Manager Bryant explained the City's relationship with the DRP.

Council Member Ebert stated she can't support this knowing what the community has said they need regarding additional enforcement of noise ordinances. She understands people may have asked for additional help but she does not think they realize that was at the expense of losing the supplemental police presence.

It was moved by Devon Reese, seconded by Brandi Anderson, to approve.

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

B.10 Staff Report (For Possible Action): Approval of Temporary License for Reno

Initiative for Shelter and Equality (RISE) to Enter Upon City-owned Property to conduct the Truckee River Urban Tree Workforce Program.

Item pulled by Council Members Ebert and Duerr for discussion.

Council Member Ebert stated she was not planning to pull this item until they had all the comments come in. She knows they can't make everyone happy but wanted to give staff a chance to talk about things they are doing to support the community.

COUNCIL MEMBER REESE ABSENT AT 1:22 PM

Nathan Ulliot, City of Reno Parks and Recreation Director, and Iris Jehle-Peppard, One Truckee River, explained the program.

Council Member Duerr provided positive feedback on the program and stated it is the first time we are giving job training in a particular field versus generalized training.

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

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

- B.11** Staff Report (For Possible Action): Acceptance of Grant Award 23-JAG-16 from the Nevada Department of Public Safety, Office of Criminal Justice Assistance to the City of Reno Police Department for the Regional Gang Unit in the amount of \$110,000.

Item pulled by Council Member Ebert for discussion.

AGENDA ITEMS B.11 AND B.12 WERE OPENED TOGETHER.

Council Member Ebert requested an overview of what RPD will do with these funds.

Kathryn Nance, City of Reno Police Chief, discussed how the grants will be used and answered questions.

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

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

ABSENT:	Hillary Schieve, Devon Reese
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- B.12** Staff Report (For Possible Action): Acceptance of Grant Award 23-JAG-17 from the Nevada Department of Public Safety, Office of Criminal Justice Assistance to the City of Reno Police Department for use by the Human Trafficking and Exploitation Team (HEAT) to combat human trafficking in the amount of \$74,318.

Item pulled by Council Member Ebert for discussion.

AGENDA ITEMS B.11 AND B.12 WERE OPENED TOGETHER.

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

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

- B.13** Staff Report (For Possible Action): Acceptance of Grant Award from the U.S. Department of Housing and Urban Development (HUD) under the FY2024 Economic Development Initiative Community Project Funding Grant in the amount of \$1,000,000 for the purchase and installation of Solar School Zone Flashing Beacon Systems.

Item pulled by Council Member Ebert for discussion.

Council Member Ebert requested information on what this is for and where the flashing beacons will go.

Khalil Wilson, City of Reno Public Works Assistant Director, answered questions and discussed how the grant will be used.

COUNCIL MEMBER REESE PRESENT AT 1:36 PM

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

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

- B.14** Staff Report (For Possible Action): Acceptance of Grant Award from the U.S. Department of Energy, State and Community Programs Office, to install two (2) electric vehicle fast chargers for fleet use at the Public Safety Center, in the amount of \$280,500, with authorization to repurpose any unspent funds toward other projects aligning with the grant's purpose.

Item pulled by Council Member Ebert for discussion.

Council Member Ebert asked if this is a grant we apply for annually.

Suzanne Groneman, City of Reno Sustainability Manager, explained this is formula funding under a block grant program.

Council Member Ebert stated she wanted to point out that the city is prioritizing things like this and thanked staff for their work on these grants.

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

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

- B.15** Staff Report (For Possible Action): Acceptance of donation from Wild Horse Connection to support the Horse Protection Project South Phase including the purchase and installation of horse fencing in the amount of \$32,500.

Item pulled by Council Members Ebert and Duerr for discussion.

Council Member Duerr stated she pulled this item to acknowledge the work of the Wild Horse Connection. She stated for the record there are some alternatives being considered for which way the fence will go. Certain funds donated for a specific fence connection will be refunded if that alternative is not the one chosen.

Council Member Ebert echoed Council Member Duerr's comments.

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

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

- B.16** 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 136 unit affordable housing development by Ulysses Development Group at 315-335 Record Street.

Item pulled by Council Member Ebert for discussion.

Council Member Ebert stated she wants to find out more about this agreement.

Elaine Wiseman, City of Reno Housing and Neighborhood Development Housing Manager, explained what this is for.

Council Member Ebert stated she wanted to make sure the public is aware that the City of Reno is engaging in helping to bring in affordable housing.

Resolution No. 9347 was adopted.

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

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

- B.17** Resolution No. ____ (For Possible Action): Resolution accepting streets Vista Enclave, Retreat Avenue, Aspect Avenue, Enclave Key Court, Sky Key Road, Arya Court, Additional Right of Way, a portion of Enclave Key Road, and a portion of Rambling Ridge Road. [Ward 4]

Item pulled by Council Member Ebert for discussion.

Council Member Ebert stated she just wanted to take a look at the roads and asked what happens to these areas now that they have been accepted by Reno.

COUNCIL MEMBERS DUERR AND REESE ABSENT AT 1:49 PM

Mike Mischel, City of Reno Development Services Engineering Manager, confirmed that upon approval of this item, these streets will be maintained by the City of Reno.

Resolution No. 9348 was adopted.

It was moved by Meghan Ebert, seconded by Brandi Anderson, to adopt.

RESULT:	Pass [4 TO 0]
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MOVER:	Meghan Ebert, Councilmember
SECONDER:	Brandi Anderson, Councilmember
AYES:	Taylor, Martinez, Ebert, Anderson
NAYS:	
ABSENT:	Hillary Schieve, Devon Reese, Naomi Duerr

- B.18** Resolution No. ____ (For Possible Action): Resolution donating Council Discretionary Funds to the University of Nevada, Reno Foundation to support the Latino Student Advisory Board’s mission to empower Latino students to develop as leaders and advocates through workshops, mentoring, and civic engagement initiatives from Councilmember Martinez (\$3,000) and Councilmember Anderson (\$1,412) in the total amount of \$4,412. (General Fund) [Martinez] [Anderson]

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

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

Resolution No. 9349 was adopted.

- B.19** Resolution No. ____ (For Possible Action): Resolution donating Council Discretionary Funds to Henry’s House to support their mission to provide a safe haven for neglected, abandoned, or unwanted senior and special needs small breed dogs in the total amount of \$2,000. (General Fund) [Schieve]

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

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

Resolution No. 9350 was adopted.

Live Public Comment:
Deepak Singh
Amandeep Kaur

For the record we received 4 comments which were directly associated with the agenda item prior to 4:00 p.m. on January 21, 2025. These comments were voicemails 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.

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

Elizabeth Fadali
Bryan Cristensen
David Cordeiro
Alicia Barber

The Consent Agenda was approved with Items B.7 through B.17 pulled for discussion.

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): Case No. LDC25-00015 (Reno Housing Authority at Carville Master Plan and Zoning Map Amendments) – A request has been made for: 1) a Master Plan Amendment from Mixed Neighborhood (MX) to Multi-Family Neighborhood (MF); and 2) a zoning map amendment from Multi-Family Residential - 14 units per acre (MF-14) to Multi-Family Residential – 30 units per acre (MF-30). The ±0.75 acre site is composed of four parcels located at the northeast corner of Sutro Street and Carville Drive, extending ±250 feet east along the north side of Carville Drive, south of Hillboro Avenue. [Ward 1]

RECESS AT 1:50 PM

RECONVENED AT 2:22 PM WITH MAYOR SCHIEVE AND COUNCIL MEMBER EBERT ABSENT.

AGENDA ITEMS C.1, C.2, AND C.3 WERE OPENED AND HEARD TOGETHER.

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

Mikki Huntsman, City of Reno City Clerk, confirmed that proper notice was given and no correspondence was received on Agenda Items C.1, C.2, and C.3.

Vice Mayor Taylor made the following disclosure:

Madam Mayor, fellow city council members and Madam Clerk, in the interests of full transparency on Items C.1, C.2, and C3, I am disclosing that I was appointed by the Mayor and currently serve on the board of directors of the Reno Housing Authority (the “RHA”), a non-profit organization closely aligned with the City to implement

affordable housing projects in Reno. Items C.1, C.2, and C3 involve a future affordable housing project on the northeast corner of Sutro Street and Carville Drive.

On this matter I have sought guidance from the City Attorney’s Office. Here, the Mayor appointed me to the RHP board of directors. As a director, I have a per se commitment in a private capacity to the interests of the RHA pursuant to NRS 281A.065(6).

Because the RHA’s interests, goals and operations closely align with the City’s interests, goals and operations to provide affordable housing, my commitment in a private capacity to the interests of RHA would not clearly and materially affect the independence of judgment of a reasonable person in my position to warrant abstention under NRS 281A.420(3). See *In re Public Officer, Comm’n Op. No. 18-006A* (2018) (public officer is not required to abstain from acting on matters involving a non-profit entity before the governing body where the interests are aligned).

Madam Clerk, please accept this disclosure and lodge it on the record for this meeting and subsequent meetings pertaining to these agenda items. Thank you.

Council Members did not have any questions on these items and did not request a staff presentation.

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

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

- C.2 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Resolution No. _____ (For Possible Action): Case No. LDC25-00015 (Reno Housing Authority at Carville Master Plan and Zoning Map Amendments) – Resolution adopting an amendment to the land use plan of the City of Reno

Master Plan from ±0.75 acres of Mixed Neighborhood (MX) to Multi-Family Neighborhood (MF) on four parcels located at the northeast corner of Sutro Street and Carville Drive, extending ±250 feet east along the north side of Carville Drive, south of Hillboro Avenue. The adoption is contingent on the approval of a conformance review by the Truckee Meadows Regional Planning Commission. [Ward 1]

AGENDA ITEMS C.1, C.2, AND C.3 WERE OPENED AND HEARD TOGETHER.

Resolution No. 9351 was adopted.

It was moved by Devon Reese, seconded by Naomi Duerr, to adopt Resolution No. 9351.

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

- C.3 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Ordinance Introduction - Bill No. ____ (For Possible Action): Case No. LDC25-00015 Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±0.75 acre site composed of four parcels located at the northeast corner of Sutro Street and Carville Drive, extending ±250 feet east along the north side of Carville Drive, south of Hillboro Avenue, from Multi-Family Residential - 14 units per acre (MF-14) to Multi-Family Residential – 30 units per acre (MF-30); together with matters which pertain to or are necessarily connected therewith. [Ward 1]

AGENDA ITEMS C.1, C.2, AND C.3 WERE OPENED AND HEARD TOGETHER.

Bill No. 7293 was referred for a second reading and adoption.

It was moved by Devon Reese, seconded by Naomi Duerr, to refer Bill No. 7293 for a second reading and adoption.

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

D Department Items

Finance

- D.1 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 October 1, 2024 through December 31, 2024.

THE REDEVELOPMENT AGENCY BOARD MEETING WAS OPENED AT THIS TIME.

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

Vicki Van Buren, City of Reno Finance Director, gave a presentation on the budget and answered questions from Council.

COUNCIL MEMBER EBERT PRESENT AT 2:32 PM

COUNCIL MEMBER DUERR ABSENT AT 2:49 PM
COUNCIL MEMBER DUERR PRESENT AT 2:51 PM

Vice Mayor Taylor summarized the budget report stating that the projected shortfall can't be made up by cutting but we need to bring in more revenue long-term.

Ms. Van Buren confirmed that summary is correct.

There was discussion regarding various funds and regulations on how they can be used.

Council Member Duerr summarized that discussion stating that the more we put funds in boxes it reduces our flexibility to expend those dollars. She suggested looking into all the various funds to determine where we have flexibility to help solve the budget problems.

There was discussion regarding potential ways to increase revenue and the need for more room tax revenue.

City Manager Bryant discussed efforts being made to identify things that can be done to increase revenue and reduce expenses. She stated there is no way to get to where we need to be without impacting labor. The goal is to reduce that impact as much as possible.

Lynsey Hatfield, City of Reno Budget Manager, gave the presentation on the

budget augmentation details and answered questions from Council.

Ashley Turney, City of Reno Assistant City Manager, also answered budget questions from Council.

Resolution No. 9352 was adopted.

It was moved by Devon Reese, seconded by Brandi Anderson, to adopt Resolution No. 9352.

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

City Manager's Office

- D.2 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report (For Possible Action): Presentation, discussion, and potential direction to staff regarding the City of Reno's 83rd (2025) State Legislative Session Platform.

THIS ITEM WAS HEARD AFTER THE ADJOURNMENT OF THE REDEVELOPMENT AGENCY BOARD MEETING.

COUNCIL MEMBER MARTINEZ ABSENT AT 3:46 PM

Nic Ciccone, City of Reno Government Relations Manager, gave the presentation.

COUNCIL MEMBER DUERR ABSENT AT 3:50 PM

COUNCIL MEMBERS MARTINEZ AND DUERR PRESENT AT 3:53 PM

Mr. Ciccone received feedback and answered questions from Council.

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

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

NAYS:	
ABSENT:	Hillary Schieve

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 Ordinance Adoption - Bill No. 7284 (For Possible Action): An Ordinance to amend Title 8, Chapter 8.12, of the Reno Municipal Code titled “Offenses Against Public Peace” prohibiting sitting, lying, sleeping, or camping on public places including, but not limited to, sidewalks, streets, alleys, sensitive areas, or within doorways prohibited; and other matters properly relating thereto.

Live Public Commenters not wishing to speak:

Dallen Britton
Mandy Medlin
Rita Sloan

Live Public Comment:

Natalie Handler (via Zoom)

For the record we received 187 comments which were directly associated with the agenda item prior to 4:00 p.m. on January 21, 2025. These comments were voicemails 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.

4 in favor, 183 in opposition, 0 concerned from the following individual(s):

Richard Grefath
Theresa Verza
Eric Scolari
Mika Sargenti
Odalys Farias
Myciah Cook
David Zavesky
Kiawna Lavery
Allison Sullivan
Bahar Jazani
Calvin Bunuel
Devin Haverly
Audrey Buccola
Adam Mashour

ME
Sarah Phillips
Emma Lintz
Jacey Montgomery-Garcia
Charles Clay
Adrian Rodriguez
Austin Pratt
Aiden Borghese
Mary Dickson
Eric Olivarez
December Cuccaro
Audrey Kajtsa
Trinity Minard
Meaghan Davis
Marge Mirsky
Alex Hoinville
Jennifer Zeni
Cara Schaefer
Jackson Cook
Juliana Kluck
Nick Helmreich
Jordyn Dashiell
Elijah Mayorga
Riley Wyatt
Samuel Sheridan
Dana Rider
Drew Leeder
Bailey Watkins
Tiffany Trussell
Naseem Jamnia
Skyler Bunn
Andrew Pavlu
Melissa Fant
Jack Woods
Alejandra Pasinki
Zina Pasinki
Leagha Perry
Abbey Anderson
Josiah Hejny
Owen Swall
Ray McCoy
Cassandra Hueber
Marisa Magoni
Kristin Seyfried
Amanda Mulholland
Michael Visser
Donovan Brooks
Mary Frisk

Jeremy Benik
Joseph Taglieber
Kashmir Martin
Aurora Sotelo
Holly Carter
Aspen Adams
Natalie Handler
Jeff Depaoli
Alyssa Colis
Peregrine Hart
Angelica Farias
Brian Bosma
Summre Baker
Meg Gardner
Daniela Ibanez
Seth Crowther
Natalie Handler
Lee Anne Moore
James Winn
Melisssa Alcantar
Natalie Handler
Adrienne Fisher
Cheyenne Graham
Isabel Whitlock
Michael Clyne
Kyle Reeves
Paige Gomez
Magdalena Callejas
Isabel Youngs
Neoma Jardon
Carissa Pearce
Josiah Franklin
Heather Carpenter
Peter Banke
Amity Crowther
Anna Tatarko
Angelo Monroy
Ana Perez-McKay
Lauren Whitenack
David Cordeiro
Phoenix Caller
Laura Wade
Jianna Von Savoye
Kelsey Allen
Bridger Fiore
Richard Cooper
Anthea Zander
John Willoughby

Ruby Barrientos
Maeve Moynihan
Shannon Lavender
Elena Cox
Marliena Landeros
Jazel Suguitan
Lauryn Kern
Dinsteny Alvarez
Alexander Milham
Bryce Tune
Aubrey Adams
Terry Walsh
Adrian Lowry
Molly Willoughby
Alex Hanson
Jasmine Munoz
Brenda N.
Ava Sloane
Rabbi Zober
Paul Lenart
Scott Goodin
Edith Caufield
Jacob Flynt
Makenna Carpinella
Cindy Gallimore
Elizabeth Walsh
Adrienne Fisher
Ashton Sherman
Brooklyn Barrio
Ryan Chanthapadith
Rosalind Bedell
Lukas Forzani
Joffea Burgos
Luke Rizzotto
Brandy Burgess
Carol Peterson
Clinton Collins
Michael Gawthrop-Hutchins
Alek Henriksen
Guadalupe Alvarez
Rebecca Bishop
Sedona Zander
Meghan D.
Nicholas Deitch
Jackie Reno
Lauren Shaw
Spencer Banda
Connor Phelan

Sophia Pierce
Jesse Wydrinski
Nicholas Deitch
Megan Walsh
Elaina Snyder
Zoe Malen
Mia Swain
Zackary Borchert
Erica Bradley
Kaitlyn Johnston
Chanel Gonzales
Jessica Ebbe
Erin Blake
Jennifer Tibben
Brooke Germain
Mallory Guyton
Sierra Jickling
Jessica Daylover
Lauren Winne
Jose Murillo
Daniel Pineda Luna
Shantelle Lewis
Jude Fliegler
Kyle Richard
Stack Wright-Hemphill
Valerie Handlos
Geo January
Chelsea Fleischman
Drew Willis
Lily Contreras
Ezekiel Vinson
Kalah ORear
Mel Harris
Kalah ORear
Audrey Groenlykke
Mell Harris
R. Haverly

Council Member Ebert expressed concern with making it illegal to sit, lay down, or sleep in public places. She discussed the need to provide services for people without arresting them.

Council Member Duerr expressed concern with including sitting and lying down as part of the definition of camping.

Brian Sooudi, City of Reno Deputy City Attorney, clarified that this law is not to stop the use and enjoyment of public space like parks. The intent of this law is to prevent people from converting a public space into their private use or personal

residence. He explained that this ordinance combines other ordinances where things like camping along the river and blocking sidewalks are already illegal and expands the jurisdiction. This ordinance also requires a warning first and an opportunity to get services instead of being charged, and if they are ultimately charged, they have the option of going to community court.

Council Member Ebert asked how people that might look like they are camping in an area would be able to show they are not unhoused.

Reno Police Chief Nance stated it is not about being housed or unhoused. It is about not being allowed to camp in an area. If you have a tent and sleeping bag and belongings and you are sleeping in that space, that is not allowed for anybody whether they are housed or not.

Council Member Ebert asked how the police will determine if someone is just lying down or living there without any camping gear.

Chief Nance stated she has been in law enforcement for 28 years and has never been sent to a call in a park or done her own investigation in a park and not known the difference between somebody lying down and taking a nap and somebody who is establishing that as their current living space. She is not worried about officers being able to differentiate that either by their own observations or a very easy conversation with the people they contact.

Council Member Reese discussed concerns he has heard from constituents about unhoused people coming into their neighborhoods and finding areas to camp. He has listened to arguments raised for and against the ordinance and he will be supporting this ordinance and believes it is just one of the things that can be done to address some of the mounting concerns our community has.

Council Member Duerr discussed her support for the no camping piece and expressed concern regarding including the part about sitting, lying or sleeping. If this is passed today, it will be very important to her to get a report back from police officers during the first year of implementation to understand how many times this is being used and under what scenarios it is being used. If it is overly broad and not very clear, we need to be able to roll it back to the key principles we are trying to address.

Chief Nance stated police officers have a lot of work to do and a lot of things going on. This is in response to people and businesses seeing excessive amounts of cleanups and debris and human waste, things that are just not safe for our community and create an excessive amount of blight. We can easily provide data back on how it is going. Our goal is not to take a lot of people to jail.

Council Member Anderson expressed support for the ordinance and stated she believes in the integrity of the police department and park rangers and does not believe they will be encountering people in the spirit of wanting to take them to jail or not having a positive outcome for them.

Council Member Ebert noted we are out of ARPA funds that have been supporting karma boxes. She thinks the problems will get worse and does not think this is a problem we can arrest our way out of.

Ordinance No. 6694 was passed and adopted.

It was moved by Devon Reese, seconded by Brandi Anderson, to adopt.

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

- F.2 Ordinance Adoption - Bill No. 7285 (For Possible Action): An Ordinance to repeal Title 8, Chapter 8.12 section 8.12.030 of the Reno Municipal Code entitled “Camping on public property in the Truckee River corridor”; and other matters properly relating thereto.

For the record we received 165 comments which were directly associated with the agenda item prior to 4:00 p.m. on January 21, 2025. These comments were voicemails 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.

3 in favor, 162 in opposition, 0 concerned from the following individual(s):

David Zavesky
Kiawna Lavery
Allison Sullivan
Bahar Jazani
Calvin Bunuel
Devin Haverly
Audrey Buccola
Adam Mashour
ME
Sarah Phillips
Emma Lintz
Jacey Montgomery-Garcia
Charles Clay
Adrian Rodriguez
Austin Pratt
Mary Dickson
Eric Olivarez
December Cuccaro
Audrey Kajtsa

Trinity Minard
Marge Mirsky
Alex Hoinville
Jennifer Zeni
Cara Schaefer
Jackson Cook
Juliana Kluck
Nick Helmreich
Jordyn Dashiell
Elijah Mayorga
Riley Wyatt
samuel Sheridan
Dana Rider
Drew Leeder
Bailey Watkins
Tiffany Trussell
Skyler Bunn
Andrew Pavlu
Melissa Fant
Alejandra Pasinki
Zina Pasinki
Leagha Perry
Abbay Anderson
Josiah Hejny
Owen Swall
Cassandra Hueber
Marisa Magoni
Kristin Seyfried
Amanda Mulholland
Michael Visser
Donovan Brooks
Mary Frisk
Jeremy Benik
Kashmir Martin
Joseph Taglieber
Aurora Sotelo
Holly Carter
Natalie Handler
Jeff Depaoli
Alyssa Colis
Peregrine Hart
Angelica Farias
Summre Baker
Meg Gardner
Brian Bosma
Daniela Ibanez
Seth Crowther
Natalie Handler

Lee Anne Moore
James Winn
Natalie Handler
Melissa Alcantar
Adrienne Fisher
Cheyenne Graham
Isabel Whitlock
Michael Clyne
Paige Gomez
Magdalena Callejas
Isabel Youngs
Neoma Jardon
Carissa Pearce
Josiah Franklin
Heather Carpenter
Peter Banke
Amity Crowther
Angelo Monroy
Anna Tatarko
Ana Perez-McKay
Lauren Whitenack
David Cordeiro
Phoenix Caller
Laura Wade
Jianna Von Savoye
Kelsey Allen
Bridger Fiore
Anthea Zander
Richard Cooper
John Willoughby
Ruby Barrientos
Maeve Moynihan
Shannon Lavender
Elena Cox
Marliena Landeros
Jazel Suguitan
Dinsteny Alvarez
Alexander Milham
Makenna Carpinella
Aubrey Adams
Adrian Lowry
Molly Willoughby
Alex Hanson
Brenda N.
Ava Sloane
Paul Lenart
Jacob Flynt
Makenna Carpinella

Edith Caufield
Cindy Gallimore
Scott Goodin
Elizabeth Walsh
Adrienne Fisher
Ashton Sherman
Brooklyn Barrio
Ryan Chanthapadith
Rosalind Bedell
Lukas Forzani
Joffea Burgos
Brandy Burgess
Carol Peterson
Luke Rizzotto
Clinton Collins
Alek Henricksen
Rebecca Bishop
Sedona Zander
Meghan D.
Jackie Reno
Nicholas Deitch
Lauren Shaw
Spencer Banda
Connor Phelan
Sophia Pierce
Jesse Wydrinski
Zoe Malen
Mia Swain
Megan Walsh
Erica Bradley
Kaitlyn Johnston
Chanel Gonzales
Jessica Ebbe
Brooke Germain
Jennifer Tibben
Mallory Guyton
Sierra Jickling
Lauren Winne
Jessica Daylover
Daniel Pineda Luna
Shantelle Lewis
Jose Murillo
Jude Fliegler
Kyle Richard
Stack Wright-Hemphill
Valerie Handlos
Geo January
Chelsea Fleischman

Drew Willis
Lily Contreras
Ezekiel Vinson
Kalah ORear
Mel Harris
Audrey Groenlykke
R. Haverly

Ordinance No. 6695 was passed and adopted.

It was moved by Devon Reese, seconded by Brandi Anderson, to adopt.

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

- F.3 Ordinance Adoption - Bill No. 7286 (For Possible Action): An Ordinance to repeal Title 8, Chapter 8.12 section 8.12.012 of the Reno Municipal Code entitled “Prohibition against sitting or lying in doorways; penalty”; and other matters properly relating thereto.

For the record we received 10 comments which were directly associated with the agenda item prior to 4:00 p.m. on January 21, 2025. These comments were voicemails 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.

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

Brian Bosma
Natalie Handler
Lee Anne Moore
Neoma Jardon
David Cordeiro
Bridger Fiore
Cindy Gallimore
Luke Rizzotto
Chelsea Fleischman
R. Haverly

Ordinance No. 6696 was passed and adopted.

It was moved by Devon Reese, seconded by Brandi Anderson, to adopt.

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

- F.4 Ordinance Adoption - Bill No. 7287 (For Possible Action): An Ordinance to repeal Title 8, Chapter 8.12 section 8.12.015 of the Reno Municipal Code entitled “Sitting or lying down on public sidewalks in the Downtown Reno Regional Center”; and other matters properly relating thereto.

For the record we received 10 comments which were directly associated with the agenda item prior to 4:00 p.m. on January 21, 2025. These comments were voicemails 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.

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

Brian Bosma
Lee Anne Moore
Natalie Handler
Neoma Jardon
David Cordeiro
Bridger Fiore
Cindy Gallimore
Luke Rizzotto
Chelsea Fleischman
R. Haverly

Ordinance No. 6697 was passed and adopted.

It was moved by Devon Reese, seconded by Brandi Anderson, to adopt.

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

- F.5 Ordinance Adoption - Bill No. 7288 (For Possible Action): An Ordinance to repeal Title 8, Chapter 8.23 Section 8.23.090 of the Reno Municipal Code entitled “Camping”; and other matters properly relating thereto.

Live Public Comment:
Lily Baran (via Zoom)

For the record we received 10 comments which were directly associated with the agenda item prior to 4:00 p.m. on January 21, 2025. These comments were voicemails 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.

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

Brian Bosma
Lee Anne Moore
Natalie Handler
Neoma Jardon
David Cordeiro
Bridger Fiore
Cindy Gallimore
Luke Rizzotto
Chelsea Fleischman
R. Haverly

Ordinance No. 6698 was passed and adopted.

It was moved by Devon Reese, seconded by Brandi Anderson, to adopt.

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

- F.6 Ordinance Adoption - Bill No. 7289 (For Possible Action): An Ordinance to amend Title 8, Chapter 8.10, of the Reno Municipal Code titled “Offenses Against Property” prohibiting loitering when posted on private property; and other matters properly relating thereto.

For the record we received 170 comments which were directly associated with the agenda item prior to 4:00 p.m. on January 21, 2025. These comments were voicemails 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.

4 in favor, 166 in opposition, 0 concerned from the following individual(s):

Theresa Verza
Eric Scolari
Mika Sargenti
Odalys Farias

Myciah Cook
David Zavesky
Kiawna Lavery
Allison Sullivan
Bahar Jazani
Calvin Bunuel
Devin Haverly
Audrey Buccola
Adam Mashour
ME
Sarah Phillips
Emma Lintz
Jacey Montgomery-Garcia
Charles Clay
Adrian Rodriguez
Austin Pratt
Mary Dickson
Eric Olivarez
December Cuccaro
Audrey Kajtsa
Trinity Minard
Marge Mirsky
Alex Hoinville
Jennifer Zeni
Cara Schaefer
Jackson Cook
Juliana Kluck
Nick Helmreich
Jordyn Dashiell
Elijah Mayorga
Riley Wyatt
Samuel Sheridan
Dana Rider
Drew Leeder
Bailey Watkins
Tiffany Trussell
Skyler Bunn
Andrew Pavlu
Melissa Fant
Jack Woods
Alejandra Pasinki
Zina Pasinki
Leagha Perry
Abbey Anderson
Josiah Hejny
Owen Swall
Cassandra Hueber
Marisa Magoni

Kristin Seyfried
Amanda Mulholland
Michael Visser
Donovan Brooks
Mary Frisk
Jeremy Benik
Kashmir Martin
Joseph Taglieber
Aurora Sotelo
Holly Carter
Natalie Handler
Jeff Depaoli
Alyssa Colis
Peregrine Hart
Angelica Farias
Summre Baker
Meg Gardner
Brian Bosma
Daniela Ibanez
Seth Crowther
James Winn
Lee Anne Moore
Natalie Handler
Melissa Alcantar
Adrienne Fisher
Cheyenne Graham
Isabel Whitlock
Michael Clyne
Paige Gomez
Magdalena Callejas
Isabel Youngs
Neoma Jardon
Josiah Franklin
Heather Carpenter
Carissa Pearce
Peter Banke
Amity Crowther
Angelo Monroy
Anna Tatarko
Ana Perez-McKay
Lauren Whitenack
David Cordeiro
Phoenix Caller
Laura Wade
Jianna Von Savoye
Kelsey Allen
Bridger Fiore
Anthea Zander

Richard Cooper
John Willoughby
Ruby Barrientos
Maeve Moynihan
Shannon Lavender
Elena Cox
Marliena Landeros
Jazel Suguitan
Dinsteny Alvarez
Alexander Milham
Bryce Tune
Lauryn Kern
Aubrey Adams
Adrian Lowry
Molly Willoughby
Alex Hanson
Brenda N.
Ava Sloane
Paul Lenart
Jacob Flynt
Makenna Carpinella
Scott Goodin
Edith Caufield
Cindy Gallimore
Adrienne Fisher
Ashton Sherman
Brooklyn Barrio
Ryan Chanthapadith
Rosalind Bedell
Lukas Forzani
Joffea Burgos
Brandy Burgess
Carol Peterson
Luke Rizzotto
Clinton Collins
Nicholas Deitch
Alek Henriksen
Rebecca Bishop
Sedona Zander
Meghan D.
Jackie Reno
Lauren Shaw
Spencer Banda
Connor Phelan
Sophia Pierce
Jesse Wydrinski
Zoe Malen
Mia Swain

Megan Walsh
 Erica Bradley
 Kaitlyn Johnston
 Chanel Gonzales
 Jessica Ebbe
 Brooke Germain
 Jennifer Tibben
 Mallory Guyton
 Sierra Jickling
 Lauren Winne
 Jessica Daylover
 Daniel Pineda Luna
 Shantelle Lewis
 Jose Murillo
 Jude Fliegler
 Kyle Richard
 Stack Wright-Hemphill
 Valerie Handlos
 Geo January
 Chelsea Fleischman
 Drew Willis
 Lily Contreras
 Kalah ORear
 Ezekiel Vinson
 Mel Harris
 Audrey Groenlykke
 R. Haverly

Chris Jacobson, Assistant Police Chief, presented information on this ordinance.

Ordinance No. 6699 was passed and adopted.

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

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

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)

Council Member Anderson reported on the Ward 6 NAB application process.

Council Member Reese reported on an upcoming pool party on February 14 at the Northwest Pool called Love in Full Splash.

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. LDC25-00016 (Plumas Redevelopment) - Appeal of the Planning Commission's decision to approve a request for a conditional use permit to allow for: 1) a 273-unit multi-family apartment complex; and 2) grading resulting in fills greater than ten feet. The ±9.48 acre project site includes three parcels and is located on the southeast corner of Plumas Street and South McCarran Boulevard. The site is located in the General Commercial (GC) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). Appeals were filed by the applicant, Thompson Thrift, and Terry Ruppert, Lakeridge Villa HOA, Board Member. City Council may affirm, modify, or reverse the decision of the Planning Commission. [Ward 2]

RECESS AT 4:42 PM

RECONVENE AT 6:01 PM WITH COUNCIL MEMBER DUERR ABSENT.

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

Mikki Huntsman, City of Reno City Clerk, confirmed that proper notice was given and correspondence was received

COUNCIL MEMBER DUERR PRESENT AT 6:02 PM

Leah Piccotti, City of Reno Development Services Associate Planner, presented the staff report.

Terry Ruppert, Representing Lakeridge Community, gave the appellant presentation.

Andy Durling, Wood Rodgers, gave the applicant presentation.

Live Public Comment:

Kim Bacchus

Janice Schaffers

Megan Schuster

Nancy Chontos
Cindi Chandler
Tori Benjamin
Margo Piscevich
Patricia Evans
Diane Bachman
Marianne Merriam
Clay Alder
Steve Topol
Denis Dolan
Ken Hubbard
Linda Cross
Beth Dory

Live Public Commenters not wishing to speak:

Judith Luce
Chris Klum
Sandra Benytson
Linda Cook
Margaret Crowley
Deborah Zalokar
Virginia Williamson
Cathy Barcomb
Sara Laird
Glen Chandler
C. Darlene Morris Ho
Lester Ho
James Davis

For the record we received 25 comments which were directly associated with the agenda item prior to 4:00 p.m. on January 21, 2025. These comments were voicemails 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.

0 in favor, 18 in opposition, 7 concerned from the following individual(s):

Alice Nealis
Rachel Moll
Rosemary Johnson
John Benjamin
Claudia Pettinari
No Name
Susan Lynn
Lester Ho
Maureen Allen
Patricia Cromer
Bill Wymore

Carole McCann
Herbert Dix
Roman and Edie Versch
Margo Piscevich
Don and Ranjini Zucker
Nancy Jones
Brittney Thaler
Marianne Merriam
Mary Ann & Charles Quaglieri
Erica Carroll
Nancy Chontos
Keith Larkin
Jori Benjamin
Rene Kerr

Council Member Duerr expressed concern that she does not see where the new development has addressed the issues that were brought up at the NAB meeting about a month ago. When Council reviewed this before, her main concern was traffic. When McCarran is widened some trees will be cut down and the number of required trees on this site may not be met. The site plan should show the impacts of the proposed changes to McCarran. Another traffic concern expressed by the public is that there should be no left out from the project onto Lakeside. Reducing the number of units by 40 is not sufficient. It was rezoned to General Commercial (GC) because there was a commitment and a request to put a restaurant onsite but there is no restaurant on the site and the GC zoning has been used to have almost unlimited density.

Council Member Ebert asked if this is a planned community.

COUNCIL MEMBER ANDERSON ABSENT AT 7:28 PM

Ms. Piccotti stated this was an Specific Plan District (SPD) but in 2019 a zoning map change was approved to remove it from the SPD and make it GC.

Council Member Ebert asked if the community was notified.

Ms. Piccotti confirmed that noticing requirements were met. She also confirmed the noticing stated it would be a zoning map amendment from SPD to GC.

COUNCIL MEMBER ANDERSON PRESENT AT 7:30 PM

Council Member Ebert asked if there were any comments received at that time.

Ms. Piccotti stated she is not sure.

Council Member Reese stated the compatibility concerns at the Planning Commission were based on land use zoning designations and he is trying to understand that versus the concerns heard here tonight about architectural styles

for example. He asked what the compatibility standard is they are asked to evaluate.

Ms. Piccotti explained the specific finding is that it is compatible with surrounding development and surrounding uses. Compatibility is not defined within Reno Municipal Code. When we are looking at compatibility we are looking at whether it can coexist with the surrounding uses without conflict. Multi-family use and this density is allowed by right in this zoning district. There is nothing exaggerated about this request, it's just that within Code when you are going to put in 100 units or more we require that the conditional use permit is done to look at if there is any additional mitigation that needs to be done in order to make that compatibility finding. Generally that includes things like additional screening, additional setbacks, landscaping, and amenities. We have very specific design guidelines that address architectural style and this proposal meets and exceeds those guidelines.

Council Member Anderson asked Reno Fire Chief Cochran to respond to the concerns expressed by the public regarding fire safety and access during emergencies.

Chief Cochran responded and confirmed this meets all the requirements of the Fire Code.

Ms. Piccotti confirmed for Mayor Schieve that the driveway on McCarran is being eliminated.

Mayor Schieve discussed the importance of the parties working together on things like this. This project has come a long way but there are still some things that don't sit well with her. She expressed concern regarding traffic mitigation and stated that the widening of McCarran should happen before this project.

Mike Mischel, City of Reno Development Services Engineering Manager, answered questions from Mayor Schieve regarding the current traffic rating at the intersection of Plumas and McCarran. He also confirmed that the widening of McCarran will not happen until 2030.

Garrett Gordon, Applicant Representative, confirmed for Mayor Schieve that he has reached out to the appellant to see if they could sit down and work out any of the issues. He left a voicemail and sent an email on January 7, and sent another email on January 9 and there has been no response.

Council Member Duerr expressed concern regarding public safety at the intersection of Lakeside and McCarran. Other issues of concern have to do with fire evacuation. With regard to compatibility, instead of a concrete building with very little articulation there needs to be more effort to make it fit in the neighborhood. She asked what thought had gone into the design by Thompson Thrift.

Jo Ryan, Thompson Thrift, explained one of the major constraints here is that the site falls 35 feet from west to east so they had to do a lot of stepping of pavement and building. They also moved all of the density inward to protect and buffer the surrounding area, as well as the tree preservation on McCarran.

Council Member Duerr stated she wants to make sure going forward that there is a fire evacuation plan and some thought about if the residents will be able to get property insurance. She discussed the priority of maintaining a quality of life for existing residents while accommodating growth.

Mr. Mischel confirmed for Council Member Martinez the current level of service at these intersections and that there is currently congestion there. There is a plan to widen McCarran and once that is done the level of service will be at an acceptable level.

Mr. Mischel also responded to an earlier comment from Council Member Duerr regarding restricting left turns from the project onto Lakeside. He explained restricting that left turn will impact existing residents currently using that driveway. They would also have to put in a physical barrier to restrict the left turn which would require widening the driveway, and the developer would have to acquire right-of-way from a neighbor to do that.

Chief Cochran answered questions from Mayor Schieve regarding fire response to this location.

Mayor Schieve asked Margo Piscevich to read her comments about fire concerns into the record again.

Margo Piscevich read her comments and confirmed for Mayor Schieve they were from an RGJ story.

Mayor Schieve expressed concern regarding fire safety and impacts on evacuation plans.

Council Member Ebert asked if there was communication between developers and the community to see if there are exterior changes they would find acceptable to better fit with the feel of the neighborhood.

Mr. Durling stated they did show two elevations at the NAB meeting and noted it can be difficult to visualize what the articulation of the buildings will look like from those. They did take feedback they heard there to heart and while they did not make significant changes to the buildings themselves, they upped the game in the materials. They also presented pictures at the Planning Commission meeting that better demonstrated the richness and variety of the materials and articulation of the buildings. This is a more contemporary design that is popular across the country and that we are seeing across Reno and Sparks right now. This area is older with 1970s architecture and this is part of the evolution and maturation of the community.

Council Member Ebert asked if there is a willingness to change the appearance of the buildings, not just the quality of the materials being used.

Mr. Durling discussed the concerns they have heard and things they have passed on to the builder that could be incorporated into the project. He also discussed the eclectic mix of architecture and mix of roof types and colors currently used in the area. They took a lot of the neighborhood characteristics and incorporated them into a more contemporary design fitting it into an area that is older.

Council Member Reese discussed the importance of outreach and the need to be good neighbors on both sides without fighting back and forth. He asked for help understanding what a possible solution would be, and if it is changes to the building height or breaking it up into smaller building sections.

COUNCIL MEMBER EBERT ABSENT AT 7:57 PM

COUNCIL MEMBER EBERT PRESENT AT 8:00 PM

Mr. Durling explained their design process and things they took into account. They did reach out to the appellant and were not successful, but that doesn't stop them as design professionals from taking into account what they are hearing in the community.

Council Member Reese noted there is some insistence that Reno will always stay what it was in 1973 when this project, Lakeridge, was originally built. There is a place for housing on this site but he is somewhat reluctant to go along with just what has been presented because he does not know what work has been done in the community to figure out what is the most compatible thing. He wants to make sure they have had those conversations and build the best project they can, not just the project they thought there were clues about the community interest.

Mr. Durling stated there was a considerable amount of outreach done with the current approved project. They utilized information from that previous outreach, along with Thompson Thrift's profile and market, to form their decisions.

Council Member Anderson stated she is struggling with the dichotomy of the audience in chambers today. There is public concern that we don't have enough inventory for housing, and at the same time she understands the unique qualities and history of this neighborhood. Infill projects are always emotional and create concern for the current neighbors. It is the priority of City Council to bring more housing to the interior of this community. If they know there will be safe access in and out of the property, she has a hard time limiting housing in this area. She discussed the issue of raising costs when projects are delayed. She heard the main concern is how the building looks and stated she can't slow down residential projects because of the way they look.

Vice Mayor Taylor agreed with Council Member Anderson's comments and stated it looks like the concerns have been mitigated the best they can. She discussed the need for more housing and noted that the Fire Chief confirmed they

can service this area. There was confirmation that a project is coming to address traffic concerns. The applicant has done a lot of work and tried to go above and beyond on tree preservation, land use, and setbacks.

Council Member Martinez also agreed with Council Member Anderson and acknowledged the need for housing, cost of living concerns, and the need for infill.

Council Member Reese stated his concern is whether or not this is the best project that could be designed for this location today and suggested the possibility of a continuance to have those deeper conversations.

Council Member Duerr stated she cannot make three of the five general review criteria findings and three of the conditional use permit findings. She suggested the best path forward is to do a continuance for 120 days to allow the applicant time to work with the appellant and the larger community to modify their design.

Vice Mayor Taylor asked the applicant if they are interested in a continuance at this time.

Mr. Gordon stated if it is the will of City Council for a continuance, they would be agreeable but four months is extraordinary and they would like to be back in 30 days.

Council Member Duerr suggested 90 days as a compromise on the timing to allow for a thoughtful approach.

Vice Mayor Taylor asked Mr. Gordon if he is okay with a 90-day continuance.

Mr. Gordon stated I guess so, and added he would state that as the applicant they would have the right to come back sooner.

Discussion on the motion:

Council Member Reese stated he is not interested in architecture but in things related to density, traffic, and fire safety. He also discussed the need for good neighborliness in this process.

Jonathan Shipman, City of Reno Assistant City Attorney, stated both the appellant and the respondent need to agree in order to continue the item to a future meeting if it is beyond the next regular meeting.

Ms. Ruppert confirmed she is agreeable to a continuance of 90 days.

Council Member Ebert stated there will have to be compromises and she hopes they can use this time to work together to come up with something that everyone can live with because the City does have a plan to work on infill and we do need housing.

Vice Mayor Taylor stated some of the concerns she heard from her colleagues were density, traffic and fire. This proposed plan is less than the current approved plan as far as density and traffic, and she doubts NDOT and RTC will come together in the next 90 days to widen McCarran. She will support a continuance but does not know what she expects to see.

Ms. Huntsman asked for a date and time certain so it will not need to be re-noticed.

Vice Mayor Taylor asked the appellant and the respondent to stated if they are agreeable to continuing to the April 23 meeting.

Ms. Ruppert and Mr. Gordon each confirmed they are agreeable to April 23.

It was moved by Naomi Duerr, seconded by Devon Reese, to continue for 90 days to a time and date certain of April 23, 2025 at 6:00 p.m.

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

- I.2 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Case No. LDC25-00003 (2400 West 7th Street): Appeal of the Planning Commission's decision to deny a request for: 1) a tentative map for a 28-lot single- family detached subdivision; and 2) a major site plan review for cluster development. The ±3.72-acre project site is located directly south of the intersection at West 7th Street and Rhode Island Drive. The site is located in the Single-Family Residential – 8 units per acre (SF-8) zoning district and has a Master Plan land use designation of Single Family (SF). An appeal was filed by the applicant, AMH. City Council may affirm, modify, or reverse the decision of the Planning Commission. [Ward 5]

RECESS AT 8:22 PM

RECONVENE AT 8:30 PM WITH COUNCIL MEMBERS DUERR, EBERT, AND ANDERSON ABSENT.

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

Mikki Huntsman, City of Reno City Clerk, confirmed that proper notice was given and no correspondence was received.

Leah Piccotti, City of Reno Development Services Associate Planner, presented the staff report.

COUNCIL MEMBER EBERT PRESENT AT 8:32 PM
COUNCIL MEMBER ANDERSON PRESENT AT 8:33 PM

Andy Durling, Wood Rodgers, gave the appellant presentation, including three new suggested conditions of approval, and requested City Council reverse the decision of the Planning Commission and approve the project.

COUNCIL MEMBER DUERR PRESENT AT 8:40 PM
COUNCIL MEMBER EBERT ABSENT AT 8:41 PM
COUNCIL MEMBER EBERT PRESENT AT 8:45 PM

Live Public Comment:

Barbara Korosa
TeJay Harvey
Ashleigh Harvey
Tim Smith

Live Public Commenters not wishing to speak:

Ben Mansfield

Ms. Piccotti confirmed for Council Member Reese that cluster developments have not been used to reduce lot sizes like this applicant has proposed. This is not what we would traditionally see for cluster development.

Council Member Reese asked staff about one of the conditions of approval suggested by the applicant.

Ms. Piccotti stated staff has not had time to vet the suggested additional conditions of approval that were submitted by the applicant.

Ms. Piccotti explained for Council Member Duerr that the staff report presented to the Planning Commission recommended approval. She further explained that staff did not initially support the request and did not believe it met the definition of a cluster development. In working with the applicant, staff determined that it could potentially be conditioned.

Ms. Piccotti answered questions from Council Member Duerr and explained the difference between density and lot sizes.

Council Member Reese made a motion to affirm the appeal, reverse the denial of the tentative map and major site plan review by the Planning Commission, and directly approve the tentative map and major site plan review, based on the ability to make the applicable findings, and the changes noted in the presentation material.

Discussion on the motion:

Council Member Duerr asked staff to summarize the key changes that were

made since this was denied by the Planning Commission.

Ms. Piccotti stated there were three requested conditions of approval that the applicant presented but the motion that was made to reverse the Planning Commission's decision would not include those conditions.

Council Member Reese stated he would like to make sure the additional conditions are approved.

Ms. Piccotti explained that the additional conditions of approval were not part of the presentation and have not been vetted by staff or reviewed.

Council Member Reese asked Mr. Durling to come forward.

Mr. Durling stated they sent a letter dated January 10, 2025 to the Council stating that the applicant wishes to voluntarily offer three additional conditions. He read the additional conditions into the record.

Council Member Reese stated it was his intention to include those conditions and he changed his motion to modify the Planning Commission's decision, consistent with the applicant's presentation. The second concurred.

Discussion on the revised motion:

Ms. Piccotti confirmed for Council Member Duerr that she did not recommend any additional conditions of approval from what was presented to the Planning Commission.

It was moved by Devon Reese, seconded by Brandi Anderson, to affirm the appeal, reverse the denial of the tentative map and major site plan review by the Planning Commission, and modify the decision of the Planning Commission consistent with the applicant's presentation.

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

- I.3 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Case No. LDC25-00014 (Webb Data Center) - Appeal of the Planning Commission's decision to approve a request for a conditional use permit to allow: 1) development of a data center, and 2) business operations between 11:00 p.m. and 6:00 a.m. The ±6.02 acre site is comprised of three parcels located on the north side of North Virginia Street ±1,170 feet east of its intersection with Stead Boulevard. The site is

zoned Mixed-Use Suburban (MS) and has a Master Plan land use designation of Industrial (I). Appeals were filed by the Sierra Club Toiyabe Chapter and the applicant, EPL Virginia Investors LLC. City Council may affirm, modify, or reverse the decision of the Planning Commission. [Ward 4]

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

Mikki Huntsman, City of Reno City Clerk, confirmed that proper notice was given and correspondence was received.

For the record we received 7 comments which were directly associated with the agenda item prior to 4:00 p.m. on January 21, 2025. These comments were voicemails 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.

5 in favor, 2 in opposition, 0 concerned from the following individual(s):

Chelsea Fleischman

Owen Bartlett

Karen Etnyre

Nicholas Duenas

James Wallace

Ryan Defilippi

Colin Briggs

Jeff Foster, City of Reno Development Services Associate Planner, presented the staff report.

Olivia Tanager, Director of the Sierra Club Toiyabe Chapter, gave the appellant presentation.

David Harty, Ellis Properties, gave the applicant presentation.

Live Public Comment:

Doug Browne

Steve Munson

Rich Bissett

Tray Abney

Jordyn Dashiell

Robbin Palmer

Cathy Fulkerson

Rose Wolterbeek

Bill Miller

Bari Levinson

Chris Bell

Ryan Defilippi
Ken Bartlett
Owen Bartlett
Lisa Hill
Bob Blackstock

Council Member Anderson discussed the benefits of data centers in response to public comments.

Council Member Ebert discussed the cost versus benefit of data centers and stated there are still ways that we can do better with this. She expressed concern that people did not know the full scope of power that data centers will use and she does not think it is possible for them to come to our community without any increased rates to the ratepayers.

Council Member Duerr stated she generally supports data centers but she also knows their impacts. She discussed the importance of offsetting those impacts and some ways that can be done. She recommended a moratorium on data centers so Council can address the issues and unique challenges of data centers.

Council Member Reese asked legal counsel to comment on whether or not the appeal is timely.

Jonathan Shipman, City of Reno Assistant City Attorney, stated the administrative interpretation for the new use of data centers was done in conformance with Code. That has been superceded by the fact that Council has adopted data center standards since then. It appears they did not meet the timing requirement for appealing the administrative interpretation.

Council Member Reese referenced state regulations on distribution infrastructure costs and asked who will pay for this distribution infrastructure.

Dean Robinson, Ellis Properties, explained they will be paying NV Energy for the cost to double the size of the Peavine substation that is under construction. That will also be creating an additional 30 MW for the region at our cost. They will also be entirely funding the cost to underground the mile long run from the substation to the site.

Mr. Robinson explained for Council Member Ebert that he was not aware until tonight about any opportunities for tax abatements so that was not factored in to the figures the Planning Commission asked them to provide.

Council Member Ebert expressed concern about costs for generating the electricity for this project getting passed on to the ratepayers.

Mayor Schieve discussed the importance of everyone collaborating and working together to address concerns.

Vice Mayor Taylor expressed support for the project and stated she believes the Planning Commission got it right. She also stated we need to seriously revisit the appeal process at a later date.

Council Member Duerr discussed the need for Reno to take a stand and be even more thoughtful about energy use as the fastest warming city in America. Data centers can effectuate change by how they do business. This one got a lot of things right but needs more work to offset more of the energy use. Barring that, she will not be able to support this project.

Council Member Reese discussed the need for data centers to help create opportunities for newer green technology. He expressed support for this project and stated he is not in favor of a moratorium as that would be better left to the state to decide on uniform rules about data centers.

Council Member Ebert discussed additional conditions she would like to see in place to make this more sustainable.

Discussion on the motion:

Council Member Duerr asked for clarification from Council Member Ebert on whether she had some additional conditions to include.

Council Member Ebert stated she would have liked to see things like parking spaces and the roof covered with solar to set a standard here. She would rather have more sustainability now rather than trying to fix things later.

During the vote Council Member Duerr stated she can't make general review criteria findings 1, 2, 4, and 6.

Council Member Ebert voted no based on the same reasons mentioned by Council Member Duerr.

It was moved by Devon Reese, seconded by Brandi Anderson, to affirm the Planning Commission decision and deny the appeals.

RESULT:	Pass [5 TO 2]
MOVER:	Devon Reese, Councilmember
SECONDER:	Brandi Anderson, Councilmember
AYES:	Schieve, Reese, Taylor, Martinez, Anderson
NAYS:	Naomi Duerr, Meghan Ebert
ABSENT:	

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:
Council Member Duerr

Live Public Commenter not wishing to speak:
Linda Cross

For the record we received 66 comments which were general in nature or not directly associated with an agenda item after 4:00 p.m. on January 21, 2025. These comments were voicemails 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.

12 in favor, 46 in opposition, 8 concerned

K Adjournment (For Possible Action)

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

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