



MINUTES

Regular Meeting

Reno City Council

Wednesday, August 28, 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**

A.1 **Pledge of Allegiance**

Terry Brooks 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 and Ebert were absent at Roll Call.

A.3 **Public Comment**

A.3.1 **Public Comment**

Live Public Comment:

George Campagnoni

Terry Brooks

Sharon Boersma

David Tscheekar

Steven White

COUNCIL MEMBER EBERT PRESENT AT 10:32 AM

Chris Sewell
Niko Saladis

RECESS AT 10:39 AM TO ADDRESS A TECHNICAL AUDIO ISSUE
RECONVENE AT 10:53 AM WITH COUNCIL MEMBER BREKHUS ABSENT

Sunny Allen
Jill Flanzraich
Sidney Tiar
Eric Lerude
Tray Abney
Jennifer McDonald
Ken Hines
Troy Regas
Nicole Harris
Elliott Josi
Jim Puzey
Iris Jehle-Peppard
Sonia Folsom

MAYOR SCHIEVE ABSENT

Gary Overholt
Magali Rivera
Stephanie Lerude
Damien Cole
Tyler Colton

MAYOR SCHIEVE PRESENT

Lacey Shea
Deb Yates
Beverly Ellis
Guillermo Carey
Scott Rahbeck
Art Rangel
Matt Clark
Ilya Arbatman
Gary Cecil

For the record we received 14 comments which were general in nature or not directly associated with an agenda item prior to 4:00 p.m. on August 27, 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.

1 in favor, 2 in opposition, 11 concerned from the following individual(s):
Dave Olson

Arthur Jenson
 Jayda Martinez
 Reymond
 Dr. Gillian Silver
 Raymond Polak
 Anonymous
 Kristin Domela
 Philip Roberts
 Joe Atack
 Tania Jacinto
 Steven Williams
 Jack Hawkins
 Michael Gawthrop-Hutchins

A.4 Approval of the Agenda (For Possible Action) – 28 August 2024

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

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

Agenda Items C.1 and C.2 will be heard at a time certain of 1:00 p.m. Agenda Item D.5 will be heard at a time certain of 3:00 p.m. Agenda Item D.7 will be heard immediately following Consent Agenda items not pulled for discussion. Consent Agenda items pulled for discussion will be heard immediately following Agenda Item D.7. Agenda Item D.11 will be postponed until September 11, 2024.

A.5 Approval of the Minutes

A.5.1 Reno City Council - Regular - 24 July 2024 10:00 AM (For Possible Action)

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

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

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 – Restricted Gaming (Change of Operator) – Eclipse Route Operations LLC dbas ECL Gaming dbat Bully’s Lounge, Ronald Winchell, 18150 Wedge Parkway. [Ward 2]

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

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

- B.2** Staff Report (For Possible Action): Approval of Privileged Business License – Restricted Gaming (Change of Operator) – Eclipse Route Operations LLC dbas ECL Gaming dbat Bully’s Sports Bar & Grill Mt Rose, Ronald Winchell, 18156 Wedge Parkway. [Ward 2]

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

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

- B.3** Staff Report (For Possible Action): Approval of Privileged Business License – Restricted Gaming (Change of Operator) – Eclipse Route Operations LLC dbas ECL Gaming dbat Bully’s Sports Bar & Grill #7, Ronald Winchell, 1640 Robb Drive. [Ward 5]

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

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

- B.4** Staff Report (For Possible Action): Approval of Privileged Business License – Restricted Gaming (Change of Operator) – Eclipse Route Operations LLC dbas ECL Gaming dbat Bully’s Sports Bar & Grill, Ronald Winchell, 2005 Sierra Highlands Drive, Suite 155. [Ward 5]

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

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

- B.5** Staff Report (For Possible Action): Approval of Privileged Business License - Dining Room Alcohol, Package Alcohol (New) - Liberty Toast, Patrick Murray, Michael Svagdis, George Mboya, 2001 East Plumb Lane. [Ward 3]

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

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

- B.6** Staff Report (For Possible Action): Approval of Privileged Business License - On-Premises Alcohol (Change of Ownership) - Honey Bar, Richard Casazza, 299 East Plumb Lane, Suite 180. [Ward 3]

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

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

- B.7** Staff Report (For Possible Action): Approval of Privileged Business License - Package Alcohol (Change of Description) - Timber Ridge, Patrick Murray, Michael Svagdis, George Mboya, 2001 East Plumb Lane. [Ward 3]

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

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

NAYS:	
ABSENT:	Jenny Brekhus

- B.8** Staff Report (For Possible Action): Approval of an amended Contract for Security Services between the City of Reno and Universal Protection Service, LLC dba Allied Universal Security Services to update the rate charged through September 30, 2025, for a not-to-exceed amount of \$1,850,655.36. (State and Local Fiscal Recovery Funds [SLFRF] and General Fund)

Item pulled by Council Member Ebert for discussion.

Council Member Ebert stated she wanted to go over the increase in cost.

Chris Harper, City of Reno Security Manager, stated there is no increase in cost here and reviewed the amendments.

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, Reese, Duerr, Taylor, Martinez, Ebert
NAYS:	
ABSENT:	Jenny Brekhus

- B.9** Staff Report (For Possible Action): Authorization to purchase new factory ammunition for the Reno Police Department (RPD) from Salt Lake Wholesale Sports utilizing the Joinder provision of Nevada Revised Statutes (NRS) 332.195 and Nevada State Contract 99SWC-NV23-15157 in an amount not to exceed \$400,405. (General Fund)

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

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

- B.10** Staff Report (For Possible Action): Acceptance of a Nevada State Historic Preservation Office (SHPO) Historic Preservation Fund (HPF) Subgrant for staff to attend the National Alliance of Preservation Commissions (NAPC) biennial conference FORUM in West Palm Beach, Florida, from August 1-4, 2024, in the amount of \$4,368.

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

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

B.11 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Approval of the Reno Arts & Culture Commission (RACC) Fiscal Year (FY) 2024/2025 Work Plan.

Item pulled by Council Member Ebert for discussion.

COUNCIL MEMBER REESE ABSENT

Council Member Ebert stated she just wanted to see what the plan is and what we have going on.

Megan Berner, City of Reno Arts and Culture Manager, gave the staff presentation.

It was moved by Meghan Ebert, seconded by Miguel Martinez, to approve.

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

B.12 Resolution No. ____ (For Possible Action): Resolution of the City Council of the City of Reno, Nevada, to transfer to the Director of the Nevada Department of Business and Industry all of the City of Reno's Private Activity Bond Cap for 2024 to Arrowleaf, LP, for the benefit of the project identified as "Arrowleaf on Harvard" and providing other details in connection therewith.

Item pulled by Council Members Martinez and Ebert for discussion.

Council Member Martinez stated he pulled this item to highlight our efforts to bring more affordable housing into our region and to highlight the work staff is doing.

Elaine Wiseman, City of Reno Housing Manager, discussed the project.

Resolution No. 9305 was adopted.

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

recommendation.

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

- B.13** ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Resolution No. _____ (For Possible Action): Resolution of the Reno City Council Amending Resolution No. 9153, adopting an amended salary schedule for Reno Municipal Court employees not covered by an employee-management contract or collective bargaining agreement, reflecting three annual three percent cost-of-living salary increases, implementing the results of a classification and compensation study, and adopting a corresponding salary increase for affected employees, to cost \$613,528 for fiscal year 24-25; \$854,546 for fiscal year 25-26; and \$1,116,690 for fiscal year 26-27; together with other matters properly relating thereto.

Item pulled by Council Member Ebert for discussion.

Council Member Ebert stated that she does not think Agenda Items B.13 through B.18 should be Consent Agenda items but they should be reviewed.

Jesse Puett, City of Reno Human Resources Labor Relations Manager, gave the staff presentation for Agenda Items B.13 through B.16, which are cost of living adjustments.

Resolution No. 9306 was adopted.

It was moved by Meghan Ebert, seconded by Miguel Martinez, to adopt.

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

- B.14** Resolution No. _____ (For Possible Action): Resolution of the Reno City Council Amending Resolution No. 9154, adopting an amended salary schedule for unrepresented hourly employees not covered by an employee-management contract or collective bargaining agreement, reflecting three annual three percent cost-of-living salary increases, implementing the results of a classification and compensation study, and adopting a corresponding salary increase for affected

employees, to cost \$352,242 for fiscal year 24-25; \$537,841 for fiscal year 25-26; and \$740,524 for fiscal year 26-27; together with other matters properly relating thereto.

Item pulled by Council Member Ebert for discussion.

Resolution No. 9307 was adopted.

It was moved by Meghan Ebert, seconded by Miguel Martinez, to adopt.

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

- B.15** Resolution No. ____ (For Possible Action): Resolution of the Reno City Council Amending Resolution No. 9155, adopting an amended salary schedule for mid-management employees not covered by an employee-management contract or collective bargaining agreement reflecting three annual three percent cost-of-living salary increases, implementing the results of a classification and compensation study, and adopting a corresponding salary increase for affected employees, to cost \$976,157 for fiscal year 24-25; \$1,505,293 for fiscal year 25-26; and \$2,068,085 for fiscal year 26-27; together with other matters properly relating thereto.

Item pulled by Council Member Ebert for discussion.

Resolution No. 9308 was adopted.

It was moved by Meghan Ebert, seconded by Miguel Martinez, to adopt.

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

- B.16** Resolution No. ____ (For Possible Action): Resolution of the Reno City Council Amending Resolution No. 9156, adopting an amended salary schedule for Management employees not covered by an employee-management contract or collective bargaining agreement reflecting three annual three percent cost-of-living salary increases, and adopting a corresponding salary increase for affected employees, to cost \$261,092 for fiscal year 24-25; \$542,484 for fiscal year 25-

26; and \$839,974 for fiscal year 26-27; together with other matters properly relating thereto.

Item pulled by Council Member Ebert for discussion.

Resolution No. 9309 was adopted.

It was moved by Meghan Ebert, seconded by Miguel Martinez, to adopt.

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

- B.17** ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Resolution No. _____ (For Possible Action): Resolution of the Reno City Council amending Resolution Number 9168, amending benefits provided to Unrepresented Hourly employees not covered by an employee-management contract or collective bargaining agreement; together with other matters properly relating thereto.

Item pulled by Council Member Ebert for discussion.

Jesse Puett, City of Reno Human Resources Labor Relations Manager, gave the staff presentation for Agenda Items B.17 and B.18, which are benefit resolutions for unrepresented employees.

Resolution No. 9310 was adopted.

It was moved by Meghan Ebert, seconded by Miguel Martinez, to adopt.

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

- B.18** Resolution No. _____ (For Possible Action): Resolution of the Reno City Council amending Resolution Number 9169, amending benefits provided to Mid-Management employees not covered by an employee-management contract or collective bargaining agreement; together with other matters properly relating thereto.

Item pulled by Council Member Ebert for discussion.

Resolution No. 9311 was adopted.

It was moved by Meghan Ebert, seconded by Miguel Martinez, to adopt.

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

- B.19** Resolution No. _____ (For Possible Action): Resolution of the Reno City Council amending Resolution Number 9170, amending benefits provided to Management employees not covered by an employee-management contract or collective bargaining agreement; together with other matters properly relating thereto.

Item pulled by Council Members Ebert and Reese for discussion.

Council Member Reese stated he is not seeing something he had asked to be included here, and that is some protection for the Assistant City Managers in a severance type of arrangement.

Jesse Puett, City of Reno Human Resources Labor Relations Manager, stated that is correct. It was not included here. What they put forward is just a clerical clean up and a language clarification in this resolution for management staff.

Council Member Reese made a motion to approve with the addition of six months salary and benefits for termination without cause for the Assistant City Manager level employees.

Mark Dunagan, Deputy City Attorney, added qualifying language stating that the provision of that benefit be subject to the provisions of the Reno City Charter and the Nevada Revised Statutes.

Jonathan Shipman, Deputy City Attorney, asked for clarification of the specific language that would be added to the resolution.

Council Member Reese stated he motion is to approve with the addition of a provision that provides for six months of salary and benefits for termination without cause for Assistant City Managers.

Mayor Schieve expressed concern with doing this now before a new City Manager is here to weigh in.

Council Member Ebert stated this is a bigger issue that the City Manager should weigh in on.

Resolution No. 9312 was adopted.

It was moved by Devon Reese, seconded by Kathleen Taylor, to approve with the addition of a provision that provides for six months of salary and benefits for termination without cause for Assistant City Managers, and the addition of the qualifying language as stated by Deputy City Attorney Mark Dunagan.

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

- B.20** Resolution No. _____ (For Possible Action): Resolution donating Council Discretionary Funds to Join Together Northern Nevada in support of the Just One Pill Event and their mission to create a healthy drug-free community by building successful partnerships to support prevention education and outreach in the amount of \$2,500. (General Fund)

Resolution No. 9313 was adopted.

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

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

- B.21** Resolution No. _____ (For Possible Action): Resolution donating Council Discretionary Funds to Sleep in Heavenly Peace, a non-profit dedicated to building beds for children in the amount of \$500. (General Fund) [Ebert]

Item pulled by Council Member Ebert for discussion.

COUNCIL MEMBER REESE ABSENT

Council Member Ebert stated she wanted to acknowledge this non-profit group for the work they do.

Resolution No. 9314 was adopted.

AGENDA ITEM C.3 WAS HEARD AFTER ALL OF THE CONSENT AGENDA ITEM THAT WERE PULLED FOR DISCUSSION.

It was moved by Meghan Ebert, seconded by Miguel Martinez, to adopt.

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

For the record we received 2 comments which were directly associated with the agenda item prior to 4:00 p.m. on August 27, 2024. 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, 0 in opposition, 2 concerned from the following individual(s):

Darlene Luster
Brian Erbis

Agenda Items B.8, B.11 – B.19, and B.21 were pulled for discussion and were heard after Agenda Item D.5.

AGENDA ITEM D.7 WAS HEARD AFTER APPROVAL OF CONSENT AGENDA ITEMS THAT WERE NOT PULLED 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. LDC24-00050 (The Canyons PUD Amendment) – A request has been made for an amendment to The Canyons Planned Unit Development (PUD) handbook to: a) increase the number of residential units from 81 to 126; b) reduce the number of land use categories and villages; c) modify the allowed uses within each land category; d) make changes to various environmental standards including grading, feral horse management, and open space requirements; and e) make changes to other development standards including site, building, and roadway design, among other modifications. The ±161.23 acre site is located east of the eastern terminus of Mine Shaft Drive. The site is within The Canyons PUD zoning district and has the Master Plan land use designations of Single-Family Neighborhood (SF) and Parks, Greenways, and Open Space (PGOS). [Ward 3]

THIS ITEM WAS HEARD AFTER AGENDA ITEM D.7.

RECESS AT 1:07 PM
RECONVENE AT 1:29 PM

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

Mayor Schieve 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 for Agenda Items C.1 and C.2 and correspondence was received.

Live Public Comment:

Jay Howard

Kate Tolles

Mary Harger

Tracy Wilson

Non Speakers:

Sandra Bhennecke

For the record we received 8 comments which were directly associated with the agenda item prior to 4:00 p.m. on August 27, 2024. 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, 7 in opposition, 1 concerned from the following individual(s):

Joyce White

William McLarty

Tina Schackman

S. Belk

Pat Kelley

Laura Szuhai

Tom Fitzgerald

Tracy Wilson, Nevada State Director

Carter Williams, City of Reno Development Services Associate Planner, presented the staff report.

Brooklyn Oswald, Applicant Representative, gave a presentation on the project and the requested amendment.

Mr. Williams answered questions from Council regarding the development constraints map.

Mike Mischel, City of Reno Development Services Engineering Manager, answered questions from Council regarding traffic concerns raised in public comments. He confirmed he is comfortable with the traffic studies that have been done and their recommendations.

Mr. Oswald answered questions from Council regarding wildlife in the area.

Council Member Ebert expressed concern regarding the liability to the City of Reno when it comes to the horses trying to get through fences to get to water.

Mr. Williams answered questions from Council regarding the review processes in place that are still to come.

Vice Mayor Duerr stated she is supportive if they can add conditions related to her previous request that the applicant remove development from a specific area, and conditions related to wildlife in the area including eagles and horses.

Mr. Williams answered questions from Council regarding sustainability efforts and confirmed the applicant is comfortable with what staff has proposed.

Council Member Taylor referenced a letter from the Nevada Department of Agriculture (NDA) that says they have significant concern over watering horses and establishing a horse trail. She wants to respect what the NDA said and is uncomfortable with the suggestions regarding wild horses because it is not their purview.

Angela Fuss, City of Reno Development Services Assistant Director, confirmed for Council Member Taylor that they definitely should not be managing horses. What they can do is manage how horses are kept out of private property.

Vice Mayor Duerr stated the three conditions she is requesting be added. 1) Remove the development right at the canyon's mouth. 2) Add specificity that the eagles will be addressed with the Fish and Wildlife Service at the appropriate time. 3) Set up a wild horse mitigation contribution, ensure they allow passage for the horses between where their houses end and where the cliff begins, and update the existing agreement to delete the watering and expand the width between the canyon and the development by thirty feet instead of six.

Mayor Schieve asked what the applicant is comfortable with.

Mr. Oswald stated they went from \$500 to \$1,000 per home to go toward affordable housing. They are also contributing \$500 per home to regional trails and \$250 per home to the HOA to help with habitat maintenance. He stated they are not opposed to those contributions but struggle when it comes to a direct charity contribution. The NDA is continuing to find money for that and they do not want to sacrifice part of their affordable housing contribution to set up a wild horse mitigation contribution to a charity.

Vice Mayor Duerr discussed the requirements in the master plan related to wildlife mitigation.

Mr. Oswald clarified that these horses are considered feral or stray livestock, not wildlife. According to the Director of Agriculture, they move from food to

water and do not have migration corridors. Also, there could be some question to the legality of the agreement document as a whole. The State may be saying that the two parties of the agreement never had the authority to enter into the agreement about something they don't manage in the first place. Watering the horses could put them in violation of State law.

Tracy Wilson stated there are multiple interpretations of the State law. The water law quoted in the NDA letter is not applicable as it is being referred to because it is referring to lands different than what this is. It refers to public range which is defined as U.S. or State owned land, not private land. Also, in that letter the NDA states they do not have authority over water.

Mr. Oswald explained that feral or stray livestock is currently not an approved use for allocation of water rights by the State Engineer.

There was discussion regarding potential conditions to be included in a motion. Mr. Oswald stated they will not be able to do anything in the agreement that comes in conflict with State law, and they will work with the State to determine the correct method for dealing with how the horses get around the property.

AGENDA ITEM D.5 WAS HEARD AFTER ITEMS C.1 AND C.2.

It was moved by Naomi Duerr, seconded by Kathleen Taylor, to uphold the recommendation of the Planning Commission with the following additions: modify the PUD descriptive feral horse language; submit a wildlife mitigation plan with the tentative map; EV charging ready for all homes in the development; and all homes will be neutral tones.

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

- C.2 Ordinance Introduction – Bill No. _____ (For Possible Action): Case No. LDC24-00050 (The Canyons PUD Amendment): Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled "Zoning," to change the text in the planned unit development (PUD) handbook to: a) increase the number of residential units from 81 to 126; b) reduce the number of land use categories and villages; c) modify the allowed uses within each land category; d) make changes to various environmental standards including grading, feral horse management, and open space requirements; and e) make changes to other development standards including site, building, and roadway design, among other modifications; together with other matters properly relating thereto. [Ward 3]

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

For the record we received 4 comments which were directly associated with the agenda item prior to 4:00 p.m. on August 27, 2024. 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, 3 in opposition, 1 concerned from the following individual(s):

Tina Schackman
S. Belk
Pat Kelley
Tracy Wilson, Nevada State Director

Bill No. 7276 was referred for a second reading and adoption.

It was moved by Naomi Duerr, seconded by Kathleen Taylor, to refer for a second reading and adoption.

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

- C.3 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Resolution No. _____ (For Possible Action): Resolution approving Purchase and Sale Agreement with Regional Transportation Commission of Washoe County for property located at 0 Clear Acre Lane (Assessor's Parcel Numbers [APNs] 004-082-18, 004-061-29, 004-061-20, 004-061-26, 004-061-22, and 035-033-02), Reno, Nevada, for the purchase price of \$2,256,000, together with other matters which pertain to or are necessarily connected therewith.

It was moved by Hillary Schieve, seconded by Miguel Martinez, to adopt.

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

THIS ITEM WAS HEARD AFTER AGENDA ITEM B.21.

AGENDA ITEMS C.3 AND C.4 WERE OPENED AND HEARD TOGETHER.

Mayor Schieve 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 for Agenda Items C.3 and C.4.

Monica Kirch, City of Reno Housing and Neighborhood Development Director, gave the staff presentation for Agenda Items C.3 and C.4.

Ms. Kirch answered questions from Council.

Resolution No. 9315 was adopted.

C.4 Resolution No. _____ (For Possible Action): (1) Public Hearing to determine “fair market value” of six parcels of land located at the southwest corner of Clear Acre Lane and Scottsdale Road in Reno, Nevada, having Assessor’s Parcel Numbers (APNs) 004-082-18, 004-061-29, 004-061-20, 004-061-26, 004-061-22, and 035-033-02 and commonly known as 0 Clear Acre Lane (appraised at \$2,656,000 without a reduction for the Truckee Meadows Water Authority [TMWA] water tank development impacts); (2) Approval of the terms of a sale of the Property to the Northern Nevada Building and Construction Trades Council Development Corporation for the approved fair market value under an “Agreement for Economic Development and Purchase/Sale of Real Property (0 Clear Acre)”; (3) Adoption of a Resolution determining that is in the best interest of the public to sell the Property under Nevada Revised Statutes (NRS) 260.063 without first offering it to the public, and authorizing the City Manager to finalize and approve the sale of the Property.

It was moved by Hillary Schieve, seconded by Miguel Martinez, to determine the fair market value of the Property to be \$2,256,000 and approve staff recommendation.

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

AGENDA ITEMS C.3 AND C.4 WERE OPENED AND HEARD TOGETHER.

Resolution No. 9316 was adopted.

- C.5 **SUPPLEMENTAL SUPPORTING MATERIALS -** Staff Report (For Possible Action): Discussion and potential approval of the Collective Bargaining Agreement between the City of Reno and the Reno Fire Department Administrators’ Association (RFDA) for the period from July 1, 2024, through June 30, 2027, to cost \$1,050,429 for fiscal year (FY) 24/25; \$1,550,234 for FY 25/26; and \$1,567,631 for FY 26/27.

It was moved by Hillary Schieve, seconded by Miguel Martinez, to approve.

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

Mayor Schieve 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.

Jesse Puett, City of Reno Human Resources Labor Relations Manager, gave the staff presentation.

AGENDA ITEM D.3 WAS HEARD AFTER THIS ITEM.

D Department Items

City Attorney

- D.1 Staff Report (For Possible Action): Approval of an amendment to the Economic Development and Purchase/Sale Agreement to convey City-owned property commonly known as 0 Riverside Drive (Assessor’s Parcel Numbers [APNs] 010-590- 01 and 02, 010-591-01 and 02, 010-592-01 to 06, 010-593-01 to 06, 010-594-01 to 06, 010-595-01 to 06, 010-601-01 to 06, 010-602-01 to 04, 010-603-01 to 04, and 010-604-01) adding a standdown provision and a reimbursement mechanism for work completed to date related to a quiet title action, allowing an assignment from BUILT. Investments, LLC, to Riverside Development, LLC, memorializing First Centennial for Escrow and other miscellaneous items. [Ward 1]

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

RESULT:	Pass [4 TO 0]
MOVER:	Kathleen Taylor, Councilmember
SECONDER:	Miguel Martinez, Councilmember
AYES:	Duerr, Taylor, Martinez, Ebert
NAYS:	
ABSENT:	Hillary Schieve, Devon Reese, Jenny Brekhus

AGENDA ITEMS D.1 AND D.2 WERE HEARD AFTER AGENDA ITEM D.4.

Bryan McArdle, City of Reno Revitalization Manager, gave the staff presentation.

AGENDA ITEM D.6 WAS HEARD AFTER ITEMS D.1 AND D.2.

- D.2 Staff Report (For Possible Action): Request for approval from Council to initiate and prosecute a quiet title action in State District Court for the parcels having Assessor’s Parcel Numbers (APNs) 010-590-01 and 02, 010-591-01 and 02, 010-592-01 to 06, 010-593-01 to 06, 010-594-01 to 06, 010-595-01 to 06, 010-601-01 to 06, 010-602-01 to 04, 010-603-01-04, and 010-604-01, located to the north of the Truckee River and west of the terminus of Riverside Drive, commonly known as 0 Riverside Drive. [Ward 1]

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

RESULT:	Pass [4 TO 0]
MOVER:	Miguel Martinez, Councilmember
SECONDER:	Kathleen Taylor, Councilmember
AYES:	Duerr, Taylor, Martinez, Ebert
NAYS:	
ABSENT:	Hillary Schieve, Devon Reese, Jenny Brekhus

Jasmine Mehta, City of Reno Deputy City Attorney, gave the staff presentation.

Development Services

- D.3 **SUPPLEMENTAL SUPPORTING MATERIALS -** Staff Report (For Possible Action): Case No. TXT23-00005 (Title 18 Zoning Code Clean-Up) – Presentation, discussion, and potential direction to staff

regarding TXT23-00005 Reno Municipal Code (RMC) Title 18 Annexation and Land Development to address clean-up refinements including grammatical errors, inconsistencies with regulations and unintended deletions or insertions, together with matters which pertain to or are necessarily connected therewith. [Ward 1, 2, 3, 4, 5, At-large]

THIS ITEM WAS HEARD AFTER AGENDA ITEM C.5.

Angela Fuss, City of Reno Development Services Assistant Director, gave the staff presentation.

Ms. Fuss answered questions and received feedback from Council on the proposed changes for the following: Tattoo Parlors; Tree Protection Standards; Changes to School Standards; Protection of Neighborhoods; Wild Horse Protection Standards; and Downtown Noise.

VICE MAYOR DUERR PRESENT IN CHAMBERS

COUNCIL MEMBER BREKHUS PRESENT VIRTUALLY AT 6:02 PM
COUNCIL MEMBER BREKHUS ABSENT VIRTUALLY AT 6:17 PM

It was decided that the topic of Downtown Noise will not be part of the zoning code cleanup. It will be addressed as a separate topic for discussion with Council and stakeholders to figure out what direction to go. Ms. Fuss will put together a table of the topics discussed and provide Council some options for ways to address them. If it is decided that a downtown noise ordinance needs to be initiated, she would like to hire a noise consultant to do a base level noise study.

MAYOR SCHIEVE ABSENT AT 6:21 PM
MAYOR SCHIEVE PRESENT AT 6:26 PM

COUNCIL MEMBER TAYLOR ABSENT AT 6:27 PM

Any additional feedback can be emailed to Ms. Fuss.

Commenters not wishing to speak:
Angela Faulkner

For the record we received 16 comments which were directly associated with the agenda item prior to 4:00 p.m. on August 27, 2024. 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, 0 in opposition, 11 concerned from the following individual(s):

Lo Hoyman
Robert Goldberg
Elizabeth Starr
Myra Soifer
Hannah Rodis
Pamela Troy
Lawrence Rodis
Ed Riahi
Gary Cecil
Annette Alvarez-Peters
Morten Homme
Paul Douglas
Nancy Lee Cecil
Anonymous
Elliot Josi
Tessyn Opferman, Pinyon Public Affairs

Dispatch

Housing and Neighborhood Development

Parks and Recreation

- D.4 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report (For Possible Action): Presentation on the status of the request for qualifications (RFQ) #2024-13 for Pembroke Flat Field Development utilizing American Rescue Plan Act (ARPA) funds on City-owned land and discussion on design, construction, operations, maintenance, and possible next steps to include possible direction to expend up to \$450,000 to take the project to final design. [Ward 3]

RECESS AT 3:23 PM

RECONVENE AT 3:40 PM WITH COUNCIL MEMBER BREKHUS
ABSENT AND COUNCIL MEMBER REESE AND VICE MAYOR
DUERR PRESENT VIA ZOOM

THIS ITEM WAS HEARD AFTER AGENDA ITEMS C.1 AND C.2.

Live Public Comment:

Richard Jay

For the record we received 7 comments which were directly associated with the agenda item prior to 4:00 p.m. on August 27, 2024. 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.

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

Richard L. Jay
Miles Stewart
Elizabeth Hassler
Alexa Olsen
Julie Mortara
Michelle Loux
Jake Kliewer

Karina Mercier, City of Reno Parks and Recreation Project Manager, gave the staff presentation.

Nathan Ullyot, City of Reno Parks and Recreation Director, answered questions from Council.

There was discussion regarding the need for a Parks District and Mr. Ullyot stated they need direction from Council to work on a plan for a Parks District.

Concern was expressed that after spending this money for the design, they may not have funding available to build the project and the design would be left unused.

Mr. Jay answered questions from Mayor Schieve regarding how to make this happen. He discussed the option of issuing a bond and using revenue from tournaments to help pay for that.

Mr. Ullyot explained that approving this item for the design is the practical next step in the process. An important part of a funding plan is knowing what it will cost and the design is needed for that.

Kerrie Koski, City of Reno Public Works Director, explained for Mayor Schieve how they came up with the estimate of \$450,000.

Mayor Schieve asked the City Manager to bring back a future agenda item for a presentation on the feasibility of issuing a bond to pay for construction.

AGENDA ITEM B.8, ALONG WITH THE REMAINING CONSENT AGENDA ITEMS PULLED FOR DISCUSSION, WERE HEARD AFTER

THIS ITEM.

It was moved by Hillary Schieve, seconded by Miguel Martinez, to approve.

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

Public Works

- D.5 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** 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.

THIS ITEM WAS HEARD AFTER AGENDA ITEMS D.1 AND D.2.

Live Public Comment:
Damien Cole

For the record we received 2 comments which were directly associated with the agenda item prior to 4:00 p.m. on August 27, 2024. 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, 0 in opposition, 2 concerned from the following individual(s):
Charles Albright
Peter Harvey

There was discussion regarding possibly continuing this item to a future meeting due to time constraints. It was decided to move this item to follow Agenda Item I.1 Public Hearing.

AGENDA ITEMS D.8, D.9, AND D.10 WERE HEARD AT THIS TIME.

DURING AGENDA ITEM I.1 A MOTION WAS MADE TO CONTINUE THIS ITEM FOR TWO WEEKS.

It was moved by Meghan Ebert, seconded by Miguel Martinez, to continue.

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

City Manager's Office

- D.6 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report (For Possible Action): Presentation, discussion, and potential acceptance of the report regarding downtown updates for the month of July 2024.

It was moved by Kathleen Taylor, seconded by Naomi Duerr, to accept the report.

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

THIS ITEM WAS HEARD AFTER APPROVAL OF CONSENT AGENDA ITEMS THAT WERE NOT PULLED FOR DISCUSSION.

Bryan McArdle, City of Reno Revitalization Manager, presented the staff report. Individual department/division reports were presented.

AGENDA ITEM C.1 WAS HEARD AFTER THIS ITEM.

- D.7 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report (For Possible Action): Acceptance of the second, final audit follow-up regarding the 2023-01E Payroll Performance Audit issued August 23, 2023.

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

RESULT:	Pass [4 TO 0]
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MOVER:	Kathleen Taylor, Councilmember
SECONDER:	Miguel Martinez, Councilmember
AYES:	Duerr, Taylor, Martinez, Ebert
NAYS:	
ABSENT:	Hillary Schieve, Devon Reese, Jenny Brekhus

THIS ITEM WAS HEARD AFTER AGENDA ITEM D.6 WAS STARTED AND PUT ON HOLD.

Emily Kidd, City of Reno Internal Auditor, gave the staff presentation.

- D.8 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report (For Possible Action): Acceptance of the audit follow-up regarding the 23-02 Civil Service Audit issued February 28, 2024.

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

RESULT:	Pass [4 TO 0]
MOVER:	Kathleen Taylor, Councilmember
SECONDER:	Miguel Martinez, Councilmember
AYES:	Duerr, Taylor, Martinez, Ebert
NAYS:	
ABSENT:	Hillary Schieve, Devon Reese, Jenny Brekhus

Rob Miller, City of Reno Internal Audit Staff Auditor, gave the staff presentation.

- D.9 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report (For Possible Action): Presentation, discussion, and possible action regarding the 24-02 Fire Inspection Fees Audit Report.

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

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

Rob Miller, City of Reno Internal Audit Staff Auditor, gave the staff presentation and answered questions from Council.

MAYOR SCHIEVE PRESENT REMOTELY AT 7:04 PM

AGENDA ITEM F.1 WAS HEARD AFTER THIS ITEM.

- D.10 **POSTPONED ITEM** - Staff Report (For Possible Action): Discussion and direction under Article 3.1(B), Extension Terms: Termination, of the Amended and Restated Exclusive Franchise Agreements between Refuse, Inc. and Reno Disposal Company, Inc. (Collectively Contractor), and the City of Reno.

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. 7275 (For Possible Action): An Ordinance to amend Title 8, Chapter 8.10, of the Reno Municipal Code entitled “Offenses Against Property”, prohibiting trespassing upon railroad tracks; and other matters properly relating thereto.

THIS ITEM WAS HEARD AFTER AGENDA ITEM D.10.

Any public comment and correspondence received was forwarded to the Council and entered into the record.

Council Member Ebert stated she will not support this ordinance. She expressed concern regarding unintended consequences and the miscommunication related to what some people think this will do versus what it will actually do.

Ordinance No. 6684 was adopted.

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

RESULT:	Pass [4 TO 1]
MOVER:	Kathleen Taylor, Councilmember
SECONDER:	Miguel Martinez, Councilmember
AYES:	Schieve, Duerr, Taylor, Martinez
NAYS:	Meghan Ebert
ABSENT:	Devon Reese, Jenny Brekhus

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 Martinez thanked Chair Abbott and Vice Chair Hill from the Truckee River Flood Management Authority for helping negotiate an agreement with the Pyramid Lake Paiute Tribe.

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. LDC24-00015 (NV Energy Utility Corridor) Appeal of the Planning Commission's decision to include Condition of Approval No. 9 in their approval of a conditional use permit to: a) establish a major utility to allow for the construction of a new overhead 120kV electrical power line, and b) allow for hillside development. Condition No. 9 requires matching of the general alignment as presented in the Final Environmental Impact Statement. The corridor alignment for the utility is generally located between the Bordertown substation (Cold Springs area) to the north and the California substation (Verdi area) to the south. Approximately 4.1 miles of the overall ±10.9 mile Nevada portion of the power line are within the City of Reno with the remainder in unincorporated Washoe County. The request is a Project of Regional Significance (PRS) and requires an amendment to the Truckee Meadows Regional Plan to establish a new regional utility corridor. Appeals were filed by the applicant, NV Energy, and Heinz Ranch Land Company LLC. City Council may affirm, modify, or reverse the decision of the Planning Commission. [Ward 4, 5]

RECESS AT 7:15 PM

RECONVENE AT 7:32 PM WITH MAYOR SCHIEVE AND COUNCIL MEMBER REESE ABSENT

Vice Mayor Duerr 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 4 comments which were directly associated with the agenda item prior to 4:00 p.m. on August 27, 2024. 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, 3 in opposition, 1 concerned from the following individual(s):

Ann Whitney

Ruth Ebens

Thomas Silewicz
Ian Peterson

Vice Mayor Duerr disclosed that she met with one of the appellants and spoke with one member of the public that was opposed.

AT THIS TIME A MOTION WAS MADE AND PASSED TO CONTINUE AGENDA ITEM D.6 FOR TWO WEEKS TO A FUTURE MEETING.

Nathan Gilbert, City of Reno Development Services Principal Planner, presented the staff report and answered questions from Council.

MAYOR SCHIEVE PRESENT AT 7:40 PM

Ryan Bellows, NV Energy, gave a presentation on their appeal.

Mr. Bellows and Mark Sullivan, NV Energy, answered questions from Council on a variety of topics including: timing of their proposed alternate alignment being made available to the public, Reno staff and Planning Commission; above ground versus underground line; impact of removing trees for the alternate alignment; and increased costs associated with the alternate alignment.

Sev Carlson, on behalf of Heinz Ranch Land Company LLC, gave a presentation on their appeal.

Mr. Carlson answered questions from Council related to their negotiated utility easement and the reasoning for their preferred alignment.

Live Public Comment:
Antone Cassano-LeBard
Phillip Stone
Taylor Gould
Terry Ruppert
Lloyd LeBard
Cynthia Fedinic

Discussion on the motion:

Mayor Schieve stated she was under the impression these would be underground lines. She feels there wasn't enough outreach to some of the other residents in the area that this would impact. She would be much more comfortable with the Environmental Impact Study (EIS). It seems there needs to be more collaboration with everyone. There is more work to be done.

Mr. Gilbert confirmed for Vice Mayor Duerr there is a difference between distribution and transmission lines with regard to underground requirements.

There was discussion regarding the possibility and cost of the line being

underground. Legal Counsel clarified that this item is about the alignment of the line and not whether or not it would be underground.

Vice Mayor Duerrr stated she will support the motion and she expressed concern regarding the timing of when the easement agreement was made and when it was presented to city staff.

Council Member Brekhus expressed support for the motion.

Council Member Taylor stated she will not support the motion. She is looking at it from a private property standpoint and based on the information presented tonight.

Council Member Martinez stated that with the agreement that was made with the property owner he is leaning toward not supporting the motion.

It was moved by Meghan Ebert, seconded by Jenny Brekhus, to affirm the Planning Commission decision and deny the appeals.

RESULT:	Pass [4 TO 2]
MOVER:	Meghan Ebert, Councilmember
SECONDER:	Jenny Brekhus, Councilmember
AYES:	Schieve, Duerr, Brekhus, Ebert
NAYS:	Kathleen Taylor, Miguel Martinez
ABSENT:	Devon Reese

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

J.1 Public Comment

For the record we received 7 comments after 4:00 p.m. on August 27, 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.

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

- Randy Ritter
- Kate Tolles
- Ana Guzman
- Mary Harger
- Shannon Gerlitz
- Angie Mahaiuddin
- Tina Nappe

K Adjournment (For Possible Action)

It was moved by Miguel Martinez, seconded by Meghan Ebert, to adjourn at 9:26 p.m.

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