



# MINUTES

## Regular Meeting

### Reno City Council

**Wednesday, April 10, 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**

City Manager Doug Thornley 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 Member Ebert absent.

##### **A.3      Public Comment**

###### **A.3.1      Public Comment**

Proclamation read Eric Edelstein, President of the Reno Aces.

Proclamation read by Cody Shadle, City of Reno Director of Public Safety Dispatch.

COUNCIL MEMBER MARTINEZ ABSENT AT 10:31 AM

COUNCIL MEMBER MARTINEZ PRESENT AT 10:33 AM (Remotely)

###### **Live Public Comment:**

Ron Trevor on behalf of SAVE

Terry Brooks

George Campagnoni  
Gerry Misfud  
Connie Silveira  
Craig Bronzan  
Charles Albright  
Gary Cecil  
Art Rangel  
Karl Feigley  
John Compisi  
Jeff Darling  
Mark Capalongan  
Tara Tran  
Ilya Arbatman  
Lily Baran

COUNCIL MEMBER MARTINEZ ABSENT AT 11:04 AM  
COUNCIL MEMBER EBERT PRESENT AT 11:07 AM  
COUNCIL MEMBER MARTINEZ PRESENT AT 11:07 AM (Remotely)  
COUNCIL MEMBER BREKHUS ABSENT AT 11:10 AM

Natalie Handler

COUNCIL MEMBER BREKHUS PRESENT AT 11:12 AM  
COUNCIL MEMBER TAYLOR ABSENT AT 11:15 AM

Louis Magriel  
Nicole Anagapesis

COUNCIL MEMBER TAYLOR PRESENT AT 11:22 AM

Bill Schrimpf  
Jeff Friedman

COUNCIL MEMBER BREKHUS ABSENT AT 11:25 AM

Kim Maples

COUNCIL MEMBER BREKHUS PRESENT AT 11:29 AM  
COUNCIL MEMBER EBERT ABSENT AT 11:29 AM

Tara Webster  
Vera Miller

COUNCIL MEMBER EBERT PRESENT AT 11:33 AM

Skyler Dart (Via Zoom)

For the record we received 21 comments which were general in nature or not directly associated with an

agenda item prior to 4:00 p.m. on April 9, 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.

2 in favor, 5 in opposition, 14 concerned from the following individual(s):

Catherine Carlson-Croke

Kar Werning

April Barker

Mark Capalongan, Somerset Owners Association

Karla Sanchez

Tiffanie Johnson

Scott Bishop

Tyler Hart

Aaron Doty, The Reno Phil

Wanda O Toole

Yvette Alvarado

Adam Radow

Jennifer Lorrain

Tim Hensley

Meggan Shahmirza

Christopher Robert Schneider

Jenni Lorrain

Denise Kruger

Mohammad Zubair

Diane Carlson

Carolina

#### **A.4 Approval of the Agenda (For Possible Action) – 10 April 2024**

City Manager Thornley requested that Agenda Items D.3 and D.4 be heard at a time certain of 1:00 p.m.

Council Member Brekhus asked that Agenda Item D.5 be pulled from the agenda. She discussed concerns regarding the process of how that transactional item was added to the agenda while her previous requests for an agenda item to have an open discussion about what to do with the CAC was not granted. She will not support an agenda that includes Item D.5 as it is written.

COUNCIL MEMBER MARTINEZ PRESENT IN CHAMBERS AT 11:43 PM

Mayor Schieve discussed her reasons for bringing Item D.5 forward on the agenda. She was told when someone brings forward an interest that Council has to entertain that. She also stated that she wanted to have the item on the agenda for transparency reasons so everyone would know what had been brought to staff and so that people can weigh in and the process can be discussed.

Vice Mayor Duerr stated she was very concerned when she saw Item D.5 on the agenda because it was an unsolicited process and they haven't had an open discussion about it. She is inclined to leave it on the agenda because the people are here to have the conversation and she would like to give direction to staff on the process and what Council would like to see for next steps.

Discussion on the motion:

Council Member Brekhus stated that discussion and direction on the process are not contemplated as it is agendaized.

Vice Member Duerr asked legal counsel if they can discuss the proposal and all of its ramifications based on the way the agenda item is listed.

Karl Hall, Reno City Attorney, responded stating yes you can.

Council Member Ebert stated she has issues with keeping Item D.5 on the agenda, particularly because a council member asked that it come to Council and she does not understand why it wasn't prioritized and brought forward then for general discussion.

Mayor Schieve expressed her opinion that Council should have this discussion and give direction today on Item D.5.

Council Member Ebert asked for clarification on whether Council can have discussion under Item D.5 regarding the process for getting things on the agenda that are requested by a council member.

Vice Mayor Duerr responded stating she is sure they can comment on process.

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

<b>RESULT:</b>	<b>Pass [5 TO 2]</b>
<b>MOVER:</b>	Kathleen Taylor, Councilmember
<b>SECONDER:</b>	Devon Reese, Councilmember
<b>AYES:</b>	Schieve, Reese, Duerr, Taylor, Martinez
<b>NAYS:</b>	Jenny Brekhus, Meghan Ebert
<b>ABSENT:</b>	

## **A.5 Approval of the Minutes**

### **A.5.1 Reno City Council - Regular - 13 March 2024 10:00 AM (For Possible Action)**

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

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Miguel Martinez, Councilmember
<b>SECONDER:</b>	Kathleen Taylor, Councilmember
<b>AYES:</b>	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

## **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 – Alcoholic Beverage Manufacturer, On-Premises Alcohol, Alcoholic Beverage Manufacturer's Package Alcohol, Cabaret (New) – Upshot Brewing Company, Ken Foster, 1041 South Virginia Street. [Ward 1]

It was moved by Hillary Schieve, seconded by Meghan Ebert, to approve.

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Hillary Schieve,
<b>SECONDER:</b>	Meghan Ebert,
<b>AYES:</b>	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

- B.2** Staff Report (For Possible Action): Approval of Privileged Business License – Cabaret (Change of Description) – Noble Pie Parlor Midtown LLC – Ryan Goldhammer – 777 South Center Street. [Ward 3]

It was moved by Hillary Schieve, seconded by Meghan Ebert, to approve.

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Hillary Schieve,
<b>SECONDER:</b>	Meghan Ebert,
<b>AYES:</b>	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

- B.3** Staff Report (For Possible Action): Approval of Privileged Business License – Dining Room Alcohol (New) – Yuzu Sushi and Bar, Denver Liu, 440 North Virginia Street, Suite C. [Ward 5]

It was moved by Hillary Schieve, seconded by Meghan Ebert, to approve.

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Hillary Schieve,
<b>SECONDER:</b>	Meghan Ebert,
<b>AYES:</b>	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

- B.4** Staff Report (For Possible Action): Approval of Privileged Business License – Package Alcohol (Change of Ownership) – VINO's Mart – No Name Given Punam, 160 East Grove Street. [Ward 1]

It was moved by Hillary Schieve, seconded by Meghan Ebert, to approve.

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Hillary Schieve,
<b>SECONDER:</b>	Meghan Ebert,
<b>AYES:</b>	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

- B.5** Staff Report (For Possible Action): Approval of Privileged Business License – Package Alcohol (New) – Trader Joe’s 278, Kathryn Cahan, 13945 South Virginia Street. [Ward 2]

It was moved by Hillary Schieve, seconded by Meghan Ebert, to approve.

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Hillary Schieve,
<b>SECONDER:</b>	Meghan Ebert,
<b>AYES:</b>	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

- B.6** Staff Report (For Possible Action): Approval of Privileged Business License – Restricted Gaming 6 Slot Machines (New) – Dynasty Games dbat Asian Mart, Roger Fuller, 115 East Moana Lane. [Ward 1]

It was moved by Hillary Schieve, seconded by Meghan Ebert, to approve.

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Hillary Schieve,
<b>SECONDER:</b>	Meghan Ebert,
<b>AYES:</b>	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

- B.7** Staff Report (For Possible Action): Approval of a Nevada State Liquor Manufacturer License Application for Ken Foster, Upshot Brewing Company located at 1041 South Virginia Street, Reno, Nevada, and if approved, authorize the Mayor to sign the Nevada State Liquor License Application. [Ward 1]

It was moved by Hillary Schieve, seconded by Meghan Ebert, to approve.

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Hillary Schieve,
<b>SECONDER:</b>	Meghan Ebert,
<b>AYES:</b>	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	

**ABSENT:**

- B.8** ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Approval of Consulting Agreement for Engineering Services with Carollo Engineers, Inc. (Carollo) for the Truckee Meadows Water Reclamation Facility (TMWRF) Granular Media Filter Process Improvements Project in the amount of \$1,049,517 with the City of Reno's share being \$720,283.52. (Sewer Fund)

It was moved by Hillary Schieve, seconded by Meghan Ebert, to approve.

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Hillary Schieve,
<b>SECONDER:</b>	Meghan Ebert,
<b>AYES:</b>	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

- B.9** ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Approval of an agreement between the City of Reno and the Community Foundation of Northern Nevada (CFNN) to manage the City of Reno's Affordable Housing Charitable Donation Fund.

RECESS AT 12:25 PM

RECONVENE AT 12:54 PM WITH COUNCIL MEMBER EBERT ABSENT

Item pulled by Council Member Ebert for discussion.

COUNCIL MEMBER EBERT PRESENT AT 12:57 PM

Monica Kirch, City of Reno Director of Housing and Neighborhood Development, gave the staff presentation.

Council Member Brekhus stated she wants this recorded verbatim so there will be a history. I did ask questions in my briefing how these would be accounted for on the city books and I haven't heard and no one is here from Finance, but my understanding is that we have money that is under our authority to spend, we have money that we have made authority to raise, if you will, through a revenue action, and I am just calling out the question does that show on city books under general accounting principals and requirements that are in place. The reason I bring this up is I didn't support any of these. There is a mechanism under Nevada law to get these sort of commitments and we didn't do it so it came through a very transactional way of commitments, sometimes written at the table, of approvals and I think that it was a workaround of Nevada Revised Statutes of impact fees or exactions. It was ad hoc and case by case but as the money trail continues on I want to make sure that there is accountability on our books for this money.

Council Member Taylor stated as far as administration goes on something like this, it looks like it came to us November of 2023 and then it took another five months to get to this point just because of the operations of how things like this work, so when it came back to Council it was a difference of five months.

Ms. Kirch confirmed that is correct.

Mayor Schieve stated she thinks the Council should have leeway to figure out how the funds should be used.

Ms. Kirch stated there is a clause in the contract that says when the fund reaches four million, or at a time that Council deems necessary, to start those conversations again. Right now we are trying to get the mechanism in place for the donations to be made and then the Community Foundation will come back each year and give an update and Council can have those discussions on whether it is time to decide how we want to use the funds.

Council Member Ebert asked if this will help with the wait list time for people trying to get into affordable housing.

Ms. Kirch explained it hasn't been decided how the funds are going to be spent.

Ms. Kirch confirmed for Mayor Schieve that it is set up with the Council having maximum control over the pool of money, basically being the fiscal agent.

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

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Meghan Ebert,
<b>SECONDER:</b>	Naomi Duerr,
<b>AYES:</b>	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

- B.10**    ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Approval of Consultant Agreement with Tectonics Design Group for design and construction administration services for the Neil Road Facility Remodel and Expansion project in an amount not to exceed \$342,583. (ARPA Fund) [Ward 3]

Item pulled by Council Member Ebert for discussion.

Justin George, City of Reno Senior Civil Engineer Public Works, gave the staff presentation.

Mr. George confirmed for Council Member Ebert that this \$342,000 for a consultant agreement comes from the five million dollar ARPA allocation.



Council Member Ebert stated she understands this is an investment of ARPA funds in the Neil Road facility that the City of Reno owns so that the Community Health Alliance (CHA) can use the facility. She stated she is trying to understand the difference between this facility and the Record Street facility that has fallen into disrepair and asked if there is a process another organization can use so that we can bring the Record Street facility up to what we are doing with the Neil Road facility.

City Manager Thornley stated he does not believe ARPA funds are available for ordinary maintenance, which is what the Record Street project would be. It is available for the expansion or establishment of facilities that provide care.

Council Member Brekhus stated she was not going to pull this item for discussion but sometimes public comment helps inform your thinking. She asked who the lease is with.

Kerrie Koski, City of Reno Director of Public Works, confirmed the lease is with CHA as a successor to Saint Mary's.

Council Member Brekhus stated a lot of leases will have heir and successor provisions but she is concerned moving forward with inheriting a lease that contemplates occupation by another party of a completely different facility. She explained her position that the Council should have a lease with CHA in front of them before moving forward and not an heir and successor to a lease that doesn't contemplate this expansion activity. She clarified she is very open to it but it should not jump ahead of having a new lease because the project will cost between five and nine million and she wants the city to have terms on that lease. She again stated she is okay with moving forward but wanted to know why a new lease wasn't brought forward.

City Manager Thornley explained there is an existing lease in place that is exacted for at least another year or two and there was no reason to bring a new lease forward right now.

Council Member Brekhus stated she thinks there is because we are talking about a five to nine million dollar project with them bringing investment and us bringing investment and those terms should be outlined.

Council Member Martinez reminded Council that they have already made the decision to invest the ARPA funding into increasing access to health care. He discussed the community needs that this facility would help meet. Whether the total project cost will be five or nine million, it sounds like we have the support from the current lease holder to meet that delta and we need to support this expansion.

Council Member Reese expressed appreciation for the public comment on this topic and discussed the important work done at this facility. He stated Council Member Brekhus is correct that an important component of this conversation is the lease but he disagreed that it has to be coupled with this particular vote. We can move forward today and vote on the design process without having the lease in front of us. Three or

four different entities have operated out of this facility before CHA so he is not concerned as to who the operator is, it is more about the building we own.

Council Member Taylor stated this is not about the work that CHA does, it is about the building the city owns. She discussed her concerns regarding the schedule and asked if the five million allocated to this has a time sensitive condition.

Ms. Koski confirmed it is time sensitive and a contract needs to be in place by the end of this year. She also confirmed that If we do not meet that obligation, we lose the money.

Ms. Koski confirmed for Council Member Taylor that nothing is wrong with the building that would make it unusable right now. She also answered questions regarding the timing of the process and funding.

Council Member Duerr stated she is very concerned we don't know the cost and that there is a gap in the cost estimate of between five and nine million dollars.

Ms. Koski answered questions about what is covered by soft costs and stated that CHA has approximately \$900,000 set aside for furniture and fixtures.

Ms. Koski explained what would happen if the cost is over the five million dollars of allocated funding. They would ask CHA if they are able to make the gap before going out to bid, or see if they can scale the project back to stay in budget.

Council Member Ebert noted that the building is functional now and asked if these updates are specific to CHA's needs.

Ms. Koski stated it is to expand their services.

Council Member Ebert asked if they are looking into using union labor.

Ms. Koski explained what they are allowed to require in contract documents and confirmed contractors do have to pay prevailing wage.

Council Member Reese stated he visited the site to see what the expansion would involve. It is not retrofitting the building to make it better for any particular operator. He discussed the need for more room at the facility and that it would be useful for any potential future entities as well. He is confident they will be able to make this project happen.

Council Member Brekhus discussed her appreciation for the work of CHA. Her central question to Council is if CHA ends up bringing in more money to the deal, what are their rights and privileges of the building because it almost gets to ownership. She discussed the need to clarify the rules and suggested the City Manager come back in two meetings with an MOU negotiated with CHA to show us how we are going to work through this. If there is a design and preference by CHA to go beyond the money we have allocated, then there will be a negotiation of a lease.

Council Member Martinez asked a Tectonics representative to address some of the concerns that have been brought up regarding the timeline and costs.

Barrett Donovan, Tectonics Design Group, stated the schedule is reasonable and is not an issue. If it gets pushed another couple times, it may become unreasonable. We have talked with the city about making the project scale-able and that would solve the budget concerns. He does not see the concerns raised as insurmountable challenges.

Council Member Martinez stated that he has been asking for updates on all of our projects that have to do with ARPA since November. He discussed the importance of not delaying any of the projects moving forward. It is important that we look at the lease and determine if it needs to be renegotiated.

Council Member Taylor noted there was a block of projects Council approved for ARPA funds in March of 2023 and stated she is trying to understand where this project lies in the overall schedule with the other projects.

Ms. Koski stated we are near the tail end of the rest of the projects. There are several projects that are still in design and we are looking to scale all of those projects as well. This project is not way behind and it is not leading the pack either.

Ms. Koski confirmed for Council Member Taylor that there are opportunities to apply for a grant for a project like this if Council wanted to move forward with the expansion using other money that does not have the same time schedule constraint.

Mayor Schieve agreed with Council Member Brekhus with regard to bringing the lease forward and stated that she asked about that in her brief. She also stated that she wasn't as worried because we are the owner of the building and will do right by the people we are the landlords to. That being said, when it comes to clarity, being able to raise money, and to look at timelines the long-term lease probably helps them and it would be beneficial.

Council Member Duerr stated she is struggling because every single one of the ARPA funded projects has come in over the amount allocated for them. Every single one of those projects is at a dead stop and they all need to meet the same deadline to be under contract by December. She expressed concern that they will get to December and have to scramble to reallocate funds from one of the projects to be able to do any of them. If Council moves forward with this, she would want to know a very clear deadline from Tectonics that we are going to get a number. Council will also have to be cued up to make hard decisions because every single project has come over budget and there is a risk of losing the funding for all of them. She also stated that she likes the MOU idea.

Mayor Schieve asked if a representative from CHA would like to speak.

Oscar Delgado, Comunity Health Alliance, stated they are a strong partner and will make sure this project is fulfilled. They are working with Tectonics to make sure they meet all the deadlines and they have foundation members in the audience as well to

make sure they hit that gap. He stated they are more than happy to have a conversation about an MOU and bringing a lease into the conversation to make sure that they bring support to 3,600 more patients and lives in the community.

Council Member Ebert asked if CHA currently offers mental health services.

Mr. Delgado discussed the mental health services they do offer and explained there is not currently enough room for in-person mental health services at this location.

Ms. Koski confirmed for Council Member Ebert that this facility was originally built to be a medical facility.

Council Member Ebert discussed the possibility of Council prioritizing the ARPA projects in order to pull funding from a project that may be way behind and reallocate it to a higher priority project in order to meet the deadline and not lose any of the funds.

Discussion on the motion:

Council Member Taylor asked if we have the staff to move this forward.

Ms. Koski confirmed that she does have the staff to carry this forward. What they were lacking is included in the Tectonics contract and that is to provide the construction administration services.

Council Member Duerr asked that the motion include a date when the cost estimate will come back to Council. She also asked that the motion include an MOU to clarify that this action does not commit funds past this.

Council Member Brekhus stated she would support those changes. She also noted that our practice is that once we go into design, staff more or less has the authority to go to bid.

Council Member Duerr stated she would withhold that and say they have to bring it back.

Council Member Brekhus stated she does not think that authority is a good idea at this time. The design consultant needs to come and Council needs to look at the bid documents.

Council Member Duerr agreed and stated Council needs to hear the cost estimate before taking the step of going to prepare all the bid documents.

Ms. Koski suggested that she confer with the City Manager to look for a date in July to have the design and cost estimate complete and bring it back to Council before going out to bid.

Council Member Reese stated he does not think the motion needs to be changed but it

is just additional direction to staff that we need to see those things in July.

Council Member Duerr discussed with Council Member Martinez wording to add to the motion that would address her requests.

AGENDA ITEMS D.3, D.4 AND D.5 WERE HEARD AFTER THIS ITEM.

It was moved by Miguel Martinez, seconded by Hillary Schieve, to approve the consultant agreement with Tectonics Design Group for design and construction administration services for the Neil Road Facility Remodel and Expansion project in an amount not to exceed \$342,583 and authorize the Mayor to sign, and to direct staff to bring the cost estimate to the second Council meeting in July and that the City Manager negotiate a letter of understanding with CHA for the process.

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Miguel Martinez,
<b>SECONDER:</b>	Hillary Schieve,
<b>AYES:</b>	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

- B.11** Staff Report (For Possible Action): Approval of Contract for Professional Services for Accela support between the City of Reno and Truepoint Solutions, LLC in an amount not to exceed \$250,000 per fiscal year for up to five years for a total of \$1,250,000. (Building Enterprise Fund)

THIS ITEM WAS HEARD AFTER AGENDA ITEM D.6.

Item pulled by Council Member Ebert for discussion.

Council Member Ebert requested staff explanation of what Accela is for the benefit of members of the public that may not know.

Chris Pingree, City of Reno Director of Development Services, explained that Accela is the platform they use for all permitting and all things related to Development Services business licenses.

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

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

- B.12** ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For

Possible Action): Award of Contract to Martin Harris Construction for the major remodel of floors 10, 11, 14, and 16, asbestos abatement, and heating/cooling induction piping separation at City Hall in an amount not to exceed \$5,381,164. (General Capital Maintenance Fund and Sewer Enterprise Fund) [Ward 5]

It was moved by Hillary Schieve, seconded by Meghan Ebert, to approve.

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Hillary Schieve,
<b>SECONDER:</b>	Meghan Ebert,
<b>AYES:</b>	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

- B.13**    ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Approval of artist Michele Gutlove for the Moana Springs Community Aquatics and Fitness Center Public Project in an amount not to exceed \$525,000. (Public Art Fund) [Ward 2]

Item pulled by Council Members Duerr and Ebert for discussion.

Council Member Duerr stated she pulled this item so Council can see what is being proposed.

Megan Berner, City of Reno Arts and Culture Manager, gave the staff presentation and answered questions from Council.

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

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

- B.14**    Staff Report (For Possible Action): Acceptance of a donation from the University of Nevada, Reno (UNR) to support the historic marker program at the City of Reno in the amount of \$500.

It was moved by Hillary Schieve, seconded by Meghan Ebert, to approve.

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Hillary Schieve,
<b>SECONDER:</b>	Meghan Ebert,

<b>AYES:</b>	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

- B.15** Staff Report (For Possible Action): Resolution donating Council Discretionary Funds to the Sierra Arts Foundation to support their mission of creating opportunities for the art community through their gallery spaces and programs in Northern Nevada in the amount of \$1,000. (General Fund) [Schieve]

Resolution No. 9263 was passed and adopted.

It was moved by Hillary Schieve, seconded by Meghan Ebert, to approve.

<b>RESULT:</b>	Pass [7 TO 0]
<b>MOVER:</b>	Hillary Schieve,
<b>SECONDER:</b>	Meghan Ebert,
<b>AYES:</b>	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

**Live Public Comment:**

Oscar Delgado  
Travis Walker  
Laura Vargas  
Michael Johnson

COUNCIL MEMBER BREKHUS ABSENT AT 12:00 PM  
MAYOR SCHIEVE ABSENT AT 12:01 PM  
COUNCIL MEMBER EBERT ABSENT AT 12:12 PM

Jacquelin Maloney  
Maria Fernandez

COUNCIL MEMBER BREKHUS PRESENT AT 12:14 PM  
MAYOR SCHIEVE PRESENT AT 12:14 PM  
COUNCIL MEMBER EBERT PRESENT AT 12:17 PM

Victor Salcido  
Osvaldo Jimenez-Estupinan  
Caroline Martinez

The following 33 members of the public registered for public comment in favor of Item B.10 but did not wish to speak:

Michele Davenport  
Jose A Servin  
Jose Garcia  
Bonnie Daugherty  
Tony Apodaca

Paul Parent  
Tracy Lopez  
Emma Diega  
Carlos Aros  
Abel Nunez  
Edgar Zepeda  
Molly Winkler  
Jenny Cordova  
Megan Duggan  
Nancy Herrera  
Julio Viveros  
Michele Sullivan  
Jennifer Wheeler  
Casey Gillham  
Karla Rodriguez  
Celina Rico  
Ana Biselli  
Thalia Rubio Marisco  
Nalleli Rico  
Debbie Rodriguez  
Randy Calderon  
Vanessa Ceja  
Juli Pengelly  
Scott McAby  
Perla Aguilar  
Dina Hunsberger  
Jennifer Stammel  
Kyle Boyer

**For the record we received 6 comments which were directly associated with the agenda item prior to 4:00 p.m. on March 9, 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, 1 in opposition, 0 concerned from the following individual(s):**

Cathleen Trachok  
Annette Bland  
Bryan Delara  
Evelyn Summers  
Scott Love, Lifestyle Homes  
Carina Gomez Martinez

CONSENT AGENDA ITEMS WERE APPROVED WITH ITEMS B.9, B.10, B.11, AND B.13  
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. LDC23-00020 (White Lake Parkway Master Plan and Zoning Map Amendments) A request has been made for 1) a Master Plan amendment from Suburban-Mixed Use (SMU); Single-Family Neighborhood (SF); and Parks, Greenways, and Open Space (PGOS) to Mixed Employment (ME); and 2) a zoning map amendment from Industrial Commercial (IC); Neighborhood Commercial (NC); Single-Family – 3 Units per Acre (SF-3); and PGOS to Specific Plan District (SPD). The ±218.69-acre site consists of five parcels and is located south and west of White Lake Parkway in Cold Springs, east of White Lake and U.S. Highway 395. [Ward 4]

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

Mayor Schieve asked if proper notice was given and any correspondence received.

City Clerk Mikki Huntsman stated proper notice was given and correspondence was received.

For the record we received 22 comments which were directly associated with the agenda item prior to 4:00 p.m. on April 9, 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.

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

Jana Lamoureux  
Alberto Lopez  
Ande Lamoureux  
Debe Goodenough  
Bailey Lissner  
Thomas Thomas  
Dena Corritore  
Blair O'Neil  
Rebecca Marko  
Lesley Froggatt  
Jenna O'Neil  
Lexie Ferguson  
Dustin Lissner  
Robert Corrado  
Broocke Gray, Lifestyle Homes  
Rilee Negron  
Thomas Corritore  
Parker Gallagher

Micha Caldwell  
Pandora Gulan  
Matt Caldwell  
Brianna Stombaugh

**Live Public Comment:**

Frank Shenk (Via Zoom)  
Rebecca Flannery (Via Zoom)

Grace Mackedon, City of Reno Senior Management Analyst Development Services, gave the staff presentation.

Garrett Gordon, Lewis Roca on behalf of the applicant, gave the applicant's presentation.

Council Member Ebert asked if there have been any environmental studies done regarding impacts from the dry lake bed dust blowing into residential neighborhoods.

Ms. Mackedon stated they did not get any specific environmental studies but they did send the application to Washoe County Air Quality and no comments were received from them.

Mr. Gordon confirmed for Council Member Ebert that when projects come forward traffic studies will be done as required. He also responded to questions about what the land can be used for if the requested changes are not made.

Council Member Brekhus discussed the information in the presentation regarding strict standards for 24-hour operation and stated she does not see it as strict 24-hour operation standards. She has heard time and time again that any 24-hour operation is very intrusive to a residential setting. She discussed the concept of commercial use that was presented and stated the proposal is not giving the people a commercial center in their area. She also stated the SPD cannot modify other provisions related to services and infrastructure and she thinks it is modifying services.

Council Member Martinez expressed appreciation to the applicant for the amount of opportunity they provided for public input and for their attention to the need for commercial use in this area.

Council Member Reese expressed support for this request and for the comments made by Council Member Martinez.

Council Member Duerr expressed support and appreciation for the applicant's work with the neighborhood and with Council Member Ebert.

Ms. Mackedon answered questions from Council Member Duerr regarding details of the 24-hour use restrictions.

Council Member Duerr stated she wants to make sure everybody is aware of the potential impacts to operations from the blowing dust in the area. She noted that the dry alkaline lake is not the best environment for trees and suggested the applicant might want to consider having some of their trees planted in another location where they are more likely to thrive.

Council Member Ebert expressed appreciation to the applicant for coming to NAB meetings and receiving input and making changes to the plan based on that feedback. She stated she also has concerns about the soil for landscaping but noted vegetation is needed in Ward 4. She wants to make sure the funds received go to Ward 4 and asked the applicant if they considered using native vegetation that can thrive in this area.

Mr. Gordon stated they worked with their landscape architect on the landscape plan and feel comfortable that what is in the plan will survive, but they are happy to work with Council Member Ebert and the urban forester to make sure they get it right before moving forward.

Ms. Mackedon answered questions from Council Member Ebert regarding fire and police responders that would cover this area.

Mayor Schieve stated she has found that the Lissner projects do the best outreach of anyone.

Council Member Brekhus expressed concern regarding compatibility issues. The limit for industrial buildings is 500,000 square feet and that is not compatible here. She suggested making this smaller flex space and to not put a mega warehouse here. She also discussed concerns regarding emergency response and stated they are not service ready for this area.

Ms. Mackedon confirmed for Council Member Ebert that this is in a flood zone and the applicant will have to do significant flood mitigation at the time of development.

Council Member Ebert pointed out that if this change is not made, the housing that would be allowed would generate more calls for service than a commercial and industrial development.

Council Member Brekhus stated we need to go out there and do the science and understand the ability to serve the public services and the sewer and water utility. With regard to water utilities, Reno uses TMWA and does not do deals out into these private investor owned water utilities. That is not our service level so that is a problem as well.

Council Member Ebert stated she is aware of the concerns about infrastructure and getting in and out of the North Valleys. With that in mind, building 1,600 homes which is allowed right now would have a greater impact on traffic than this proposed development. Based off the requests she has received

from constituents regarding the need for commercial development, this request fills that need and is a good use of the land.

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

<b>RESULT:</b>	<b>Pass [6 TO 1]</b>
<b>MOVER:</b>	Meghan Ebert,
<b>SECONDER:</b>	Naomi Duerr,
<b>AYES:</b>	Schieve, Reese, Duerr, Taylor, Martinez, Ebert
<b>NAYS:</b>	Jenny Brekhus
<b>ABSENT:</b>	

- C.2 Staff Report (For Possible Action): Case No. LDC23-00020 (White Lake Parkway Master Plan and Zoning Map Amendments) Resolution to adopt an amendment to the land use plan of the City of Reno Master Plan from ±155.03 acres of Single-Family (SF); ±38.67 acres of Suburban Mixed-Use (SMU); and ±24.99 acres of Parks, Greenways, and Open Space (PGOS) to ±218.69 acres of Mixed Employment (ME) located south and west of White Lake Parkway in Cold Springs, East of White Lake and U.S. Highway 395, and further described in Planning Case No. LDC 23-00020 (White Lake Parkway Master Plan and Zoning Map Amendments). The adoption is contingent on the conformance review by the Truckee Meadows Regional Planning Agency. [Ward 4]

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

Resolution No. 9264 was passed and adopted.

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

<b>RESULT:</b>	<b>Pass [6 TO 1]</b>
<b>MOVER:</b>	Meghan Ebert,
<b>SECONDER:</b>	Naomi Duerr,
<b>AYES:</b>	Schieve, Reese, Duerr, Taylor, Martinez, Ebert
<b>NAYS:</b>	Jenny Brekhus
<b>ABSENT:</b>	

- C.3 Staff Report (For Possible Action): Ordinance Introduction – Bill No. \_\_\_\_\_ Case No. LDC23-00020 (White Lake Parkway Master Plan and Zoning Map Amendments) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±218.69-acre site located south and west of White Lake Parkway in Cold Springs, East of White Lake and U.S. Highway 395 from ±124.32 acres of Single-Family – 3 Units per Acre (SF-3); ±38.67 acres of Neighborhood Commercial (NC); ±24.99 acres of Parks, Greenways, and Open Space

(PGOS); and ±30.71 acres of Industrial Commercial (IC) to ±218.69 acres of Specific Plan District (SPD); together with matters which pertain to or are necessarily connected therewith. [Ward 4]

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

Bill No. 7264 was referred for a second reading and adoption.

It was moved by Meghan Ebert, seconded by Naomi Duerr, to refer Bill No 7264 for second reading and adoption.

<b>RESULT:</b>	<b>Pass [6 TO 1]</b>
<b>MOVER:</b>	Meghan Ebert,
<b>SECONDER:</b>	Naomi Duerr,
<b>AYES:</b>	Schieve, Reese, Duerr, Taylor, Martinez, Ebert
<b>NAYS:</b>	Jenny Brekhus
<b>ABSENT:</b>	

- C.4 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report (For Possible Action): Ordinance Introduction – Bill No. \_\_\_\_\_ Case No. LDC24-00033 (Plumb Lane Properties) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±0.88-acre site from Professional Office (PO) and Single-Family Residential 8 Units per Acre (SF-8) to Mixed-Use Urban (MU). The site is comprised of four parcels located on the south side of East Plumb Lane ±685 feet west of its intersection with Kietzke Lane. The site has a Master Plan land use designation of Urban Mixed-Use (UMU). [Ward 1]

Mayor Schieve asked if proper notice was given and any correspondence received.

City Clerk Mikki Huntsman stated proper notice was given and no correspondence was received.

Jeff Foster, City of Reno Associate Planner Development Services, gave the staff presentation.

Bill No. 7265 was referred for a second reading and adoption.

It was moved by Jenny Brekhus, seconded by Devon Reese, to refer Bill No 7265 for second reading and adoption.

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Jenny Brekhus,

<b>SECONDER:</b>	Devon Reese,
<b>AYES:</b>	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

- C.5 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report (For Possible Action): Ordinance Introduction – Bill No. \_\_\_\_ Case No. LDC24-00036 (525 East Plumb Lane Zone Change) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±0.19-acre site from Professional Office (PO) to General Commercial (GC). The single parcel is located north of East Plumb Lane, ±180 feet east of its intersection with Wrondel Way (525 East Plumb Lane). The site has a Master Plan land use designation of Suburban Mixed-Use (SMU). [Ward 3]

Bill No. 7266 was referred for a second reading and adoption.

It was moved by Miguel Martinez, seconded by Devon Reese, to refer Bill No 7266 for second reading and adoption.

<b>RESULT:</b>	Pass [7 TO 0]
<b>MOVER:</b>	Miguel Martinez,
<b>SECONDER:</b>	Devon Reese,
<b>AYES:</b>	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

- C.6 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report (For Possible Action): Ordinance Introduction – Bill No. \_\_\_\_\_ Case No. LDC24-00041 (9590 North Virginia Street Zoning Map Amendment) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±2-acre site from Mixed-Use Suburban (MS) to Industrial Commercial (IC). The single parcel is located on the north side of North Virginia Street, ±200 feet east of its intersection with Doubleback Road (9590 North Virginia Street). The site has a Master Plan land use designation of Industrial (I). [Ward 4]

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

Bill No. 7267 was referred for a second reading and adoption.

It was moved by Meghan Ebert, seconded by Devon Reese, to refer Bill No 7267 for second reading and adoption.

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

## D Department Items

### Finance

- D.1 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report  
(For Possible Action): Resolution to augment the budget of the City of Reno, Nevada, for fiscal year (FY) 23/24; and approval of budget revisions for the period of January 1, 2024, through March 31, 2024.

For the record we received 6 comments which were directly associated with the agenda item prior to 4:00 p.m. on April 9, 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, 1 in opposition, 0 concerned from the following individual(s):**

Jill Flanzraich  
Trish Bullentini, Martin Iron Works Inc.  
Dr. Nancy Lee Cecil  
Matt Clark  
Brandi Smith  
Eric Lerude

Lynsey Hatfield, City of Reno Finance Senior Management Analyst, gave the staff presentation.

Ms. Hatfield and City Manager Thornley answered questions from Council.

Council Member Taylor requested they take a look at what the money from the sale of properties is used for in the future. She also stated that at some point a complete activation budget would be helpful.

Discussion on the motion:

Council Member Brekhus stated she is a no on the backup which should be Accounts Payable that she hasn't seen this quarter, and she is a no on the money being tapped from the sewer fund which is on a cost of living increase to our rate-payers.

Resolution No. 9265 was passed and adopted.

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

<b>RESULT:</b>	<b>Pass [6 TO 1]</b>
<b>MOVER:</b>	Naomi Duerr,
<b>SECONDER:</b>	Devon Reese,
<b>AYES:</b>	Schieve, Reese, Duerr, Taylor, Martinez, Ebert
<b>NAYS:</b>	Jenny Brekhus
<b>ABSENT:</b>	

## Public Works

- D.2 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report (For Possible Action): Presentation, discussion, and potential approval of (1) design for Locomotion Plaza and the Virginia Street streetscape furnishings as prioritized in the Virginia Street Placemaking Study Phase One Implementation Plan; (2) using \$1,635,000 in State and Local Fiscal Recovery Funds received through the American Rescue Plan Act for stage one of Locomotion Plaza, including for infrastructure improvements, event activation, and maintenance services; (3) authorization to award contracts to the best bid in accordance with competitive bidding laws set forth in Chapter 338 of the Nevada Revised Statutes (NRS); (4) authorization to approve professional service agreements in accordance with Chapter 332 of NRS and City policy; (5) and authorization to award contracts for the purchase of various needed equipment identified by the professional services agreement in accordance with Chapter 332 of NRS and City policy. [Ward 5]

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

COUNCIL MEMBER BREKHUS ABSENT AT 8:25 PM

Cynthia Albright answered questions about the proposed shade improvement design.

Mayor Schieve expressed concern regarding the holes in the shade structure design. She asked that some of the design concepts be brought back for people to weigh in on.

Ms. Albright clarified that tonight's action is not to approve this specific shade structure design.



Mr. McArdle answered questions regarding what is included in Phase I that is being voted on today. He also answered questions regarding how this project will be sustainable.

Ms. Albright confirmed that she is available to meet with Mayor Schieve to answer questions and go over design details.

It was moved by Hillary Schieve, seconded by Kathleen Taylor, to approve.

<b>RESULT:</b>	<b>Pass [6 TO 0]</b>
<b>MOVER:</b>	Hillary Schieve,
<b>SECONDER:</b>	Kathleen Taylor,
<b>AYES:</b>	Schieve, Reese, Duerr, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	Jenny Brekhus

**City Manager's Office**

D.3 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report (For Possible Action): Presentation and acceptance of the Downtown Reno Partnership's (DRP) Fiscal Year (FY) 2025 Downtown Reno Business Improvement District (BID) Operating Plan and Budget, and Annual Assessment Adjustment.

THIS ITEM WAS HEARD AFTER AGENDA ITEM B.10.

Chris Shanks, Downtown Reno Partnership (DRP), thanked the City of Reno for the last six years of support and strong working relationship with the DRP.

COUNCIL MEMBER DUERR ABSENT AT ~2:09 PM

Council Member Taylor gave the following disclosure:

Madam Mayor, fellow city council members and Madam Clerk, in the interest of full transparency on Items D.3 and D.4, 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. Items D.3 and D.4 involve the DRP’s operating plan and budget, annual assessment adjustment, and sets a hearing for objections.

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).

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).

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.

**Live Public Comment:**

Jeff Siri

COUNCIL MEMBER BREKHUS ABSENT AT 2:11 PM

Phil MacDougall

COUNCIL MEMBER DUERR PRESENT AT 2:14 PM

COUNCIL MEMBER BREKHUS PRESENT AT 2:15 PM

For the record we received 12 comments which were directly associated with the agenda item prior to 4:00 p.m. on April 9, 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.

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

Scott Dunseath, Reno Tahoe Visitors Center

Jim Gallaway

Wanda OToole

Chris Reilly, Brewery District

Owen Truesdell

Courtney Meredith, Design on Edge

Brendan Murphy

Brian Bosma, Reno Sparks Chamber of Commerce

Jonathan Boulware

Phil Macdougall, National Automobile Museum

Eric Lerude

Megan O'Reilly

COUNCIL MEMBER MARTINEZ ABSENT AT 2:26 PM

COUNCIL MEMBER MARTINEZ PRESENT AT 2:29 PM  
MAYOR SCHIEVE ABSENT AT 2:29 PM  
COUNCIL MEMBER EBERT ABSENT AT 2:29 PM  
MAYOR SCHIEVE PRESENT AT 2:32 PM  
COUNCIL MEMBER EBERT PRESENT AT 2:33 PM  
COUNCIL MEMBER TAYLOR ABSENT AT 2:34 PM  
COUNCIL MEMBER TAYLOR PRESENT AT 2:43 PM  
COUNCIL MEMBER DUERR ABSENT AT 2:47 PM  
COUNCIL MEMBER DUERR PRESENT AT 2:50 PM  
COUNCIL MEMBER EBERT ABSENT AT 3:05 PM  
COUNCIL MEMBER EBERT PRESENT AT 3:07 PM  
COUNCIL MEMBER DUERR ABSENT AT 3:15 PM  
COUNCIL MEMBER DUERR PRESENT AT 3:18 PM

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

Council Member Brekhus asked about the five year evaluation and stated she never saw that report.

Mr. McArdle stated there was some work done to essentially qualify that we had completed that evaluation but the BID did do a five year review this year. We have reviewed all the services provided essentially reassessing and readjusting everything for this next coming fiscal year. That is sufficient in many peoples' eyes for the five year evaluation.

Council Member Brekhus discussed her thoughts on the statement about some people thinking what they have done is adequate and stated she is the one who has to make the commitment to the residents so she feels she is the one who needs to be satisfied that we are owning up to and standing up to what we outlined of how we would do that and she does not see it. She takes assessing these people each year very seriously and we are not following through with what we said we would do.

Neoma Jardon, DRP Executive Director, presented the year in review and fiscal year 24-25 budget.

Mayor Schieve gave the following disclosure:

Fellow city council members and Madam Clerk, Items D.3 and 4 involves the acceptance of the Downtown Reno Partnership fiscal year 2025 BID Operating plan and budget, and fixing the public hearing to receive complaints and objections. I understand that Josh Hicks, an attorney from McDonald Carano, represents the BID in this matter. In my private life, I have retained Adam Hosmer-Henner, a partner at McDonald Carano, to represent me on a civil matter unrelated to the BID and Mr. Hicks.

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

That said, any action that I may take on Items D.3 and 4 would not be reasonably affected by my commitment in a private capacity to the interests of McDonald Carano. This item has nothing to do with my civil case. To the best of my knowledge, any action I may take today on this item will not have any impact on me or McDonald Carano.

Given that this is not a clear case where the independence of judgment of a reasonable person in my situation would be materially affected by my commitment in a private capacity to the interests of McDonald Carano, abstention is not warranted. The fact that I am represented by McDonald Carano will not impact my ability to impartially review and render a decision upon this particular Agenda Item.

Madam Clerk, please accept this disclosure and lodge it on the record for this meeting pertaining to this Agenda item. Thank you.

Ms. Jardon received feedback and answered questions from Council.

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

<b>RESULT:</b>	Pass [6 TO 1]
<b>MOVER:</b>	Kathleen Taylor,
<b>SECONDER:</b>	Naomi Duerr,
<b>AYES:</b>	Schieve, Reese, Duerr, Taylor, Martinez, Ebert
<b>NAYS:</b>	Jenny Brekhus
<b>ABSENT:</b>	

- D.4 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report (For Possible Action): Resolution of the Reno City Council pursuant to NRS 271.377, 271.380 and 271.385 fixing the date, time and place when complaints, protests and objections to the assessment roll for a City of Reno, Nevada Neighborhood Improvement Project, otherwise known as the Downtown Reno Business Improvement District, will be heard; and causing such roll to be filed in the office of the City Clerk.

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

<b>RESULT:</b>	Pass [6 TO 1]
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<b>MOVER:</b>	Kathleen Taylor,
<b>SECONDER:</b>	Naomi Duerr,
<b>AYES:</b>	Schieve, Reese, Duerr, Taylor, Martinez, Ebert
<b>NAYS:</b>	Jenny Brekhush
<b>ABSENT:</b>	

Resolution No. 9266 was passed and adopted.

- D.5 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report (For Possible Action): Presentation, discussion, and direction to staff on the potential disposition of the Community Assistance Center (CAC) properties generally located at 315 and 335 Record Street (Assessor's Parcel Numbers [APNs] 007-313-27, 007-313-28, 007-313-30, 007-314-14, 008-350-10 [Portion], and Portion of Record Street [No Parcel Number]), Reno, Nevada, in response to a Letter of Interest by Bash Capital, LLC to include entering into an Exclusive Negotiating Agreement, obtaining an appraisal, and/or reversion of acreage; together with matters which pertain to or are necessarily connected therewith. [Ward 3]

COUNCIL MEMBER BREKHUS ABSENT AT 3:32 PM

**Live Public Comment:**

Batuhan Zadeh

COUNCIL MEMBER BREKHUS PRESENT AT 3:35 PM

Chris Reilly

MAYOR SCHIEVE ABSENT AT 3:35 PM

COUNCIL MEMBER MARTINEZ ABSENT AT 3:37 PM

Lily Baran

Trish Ballertini

Piper Stremmel

COUNCIL MEMBER MARTINEZ PRESENT REMOTELY AT 3:42 PM

MAYOR SCHIEVE PRESENT AT 3:46 PM

Bill Schrimpf (Via Zoom)

Jeff Church

For the record we received 39 comments which were directly associated with the agenda item prior to 4:00 p.m. on April 9, 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.

**25 in favor, 10 in opposition, 4 concerned from the following individual(s):**

Nathan Ashley  
Chris Reilly, The Brewery District  
Ilya Arbatman  
Dash Gopinath, Abby's  
Maia Johnson  
Justin Owen  
Chuck Reilly  
Daniel Vislocky  
Jake Matthews, Children's Advocacy Alliance  
December Cuccaro  
Jesse Spooner  
Shaylee Ruiz  
Magdalena Callejas  
Taylor Harris  
Austin Sambrano  
Drew Leeder  
Candice Fisher  
Natalie Handler  
Kim Pittman  
Lisa Lee  
Alicia Barber  
William Truce  
Sean Lyon  
Robert Bates, The Reno Homebrewer, LLC  
Bryan Holloway  
Hanna Anderson  
Joe Cannella  
Megan O'Reilly  
Leah Sanders  
Travis Rose  
Matthew McIver  
Dane Hillyard, Greenstreet Development  
Ryan Gaumer  
Jake Conway, Black Rabbit Mead Company  
Kyle Oels, Forged Coffee Roasting Co.  
Duke Bristow  
Hanna Cardwell  
Sean Turner, Mammoth Brewing Company  
Lizzy Ramos

Mayor Schieve asked for clarification of the process.

Ashley Turney, City of Reno Assistant City Manager, clarified the policy for disposition of property and confirmed that staff is following the process for an

unsolicited bid or a letter of interest.

Mayor Schieve expressed her opinion that leaving this item on the agenda instead of pulling it off is the best thing to be able to provide an opportunity to have this conversation and determine if this is the direction the Council wants to go.

Council Member Brekhus stated she was the one who proposed the unsolicited process for property disposal and it was never designed this way. The concept was if proposals come in they would be circulated to the Council. Council never got that and didn't even know about it. It was always the manager's discretion whether or not to bring it forward as a concept and circulate it to us. This Manager not only decided to do that, he was having discussions, or his staff, with these people. We had a discussion in September of last year and it wasn't even disclosed that there was an unsolicited proposal and that they were in discussions with someone. She stated that she is stunned that the process is so broken that under Council rules a member asked for an agenda item, could not get it on, and staff was in negotiations and not disclosing it. We have an action of a negotiated deal that was never on the agenda and she feels there have been serial meetings and a decision has been made to bring this forward as an option. She feels we have a walking quorum and we are in troubled waters here.

Mayor Schieve stated the buck stops with Council regardless of what staff does. That is why she wants it here open and transparent.

Ms. Turney clarified that there is not a deal in front of Council today. There have been no negotiations with staff because that direction has not been given by Council. The previous policy stated that the Manager had the discretion and that was changed in 2019 to bring everything before Council.

Council Member Reese stated when a member claims that there are backdoor deals going on and that we are violating our rules because they could not get an item on the agenda, that is political theater. The problem is we have a member who continually says things that are not true. That same member has sued us and today we found out from Judge Hardy that they had lost in court and that member continues to spread disinformation. That is unfortunate because we do have to have substantive conversations about the CAC site. There are challenges with the site that are not made easier when people are simply lying and that is the theater that we should divest ourselves from. We all have differences of opinions but one member continues to lie about things and that is what is not acceptable.

Karl Hall, City Attorney, asked that Council stay on topic for this agenda item.

Council Member Reese stated he will use the time that he has to speak about the issues as he sees them without regard to Mr. Hall's comment. He stated that Mr. Hall seems to get involved in comments when he wants to but not when they are needed. Council Member Reese stated he is also a lawyer and knows

what is on topic. One of the members claimed that this was improperly in front of us because of some email they sent years ago. That is not what our rules say. He asked Mr. Hall if he has corrected the member about what our rules say.

Mr. Hall stated they can have that conversation off-line and he would appreciate it if we stick to this agenda item.

Council Member Reese stated this was what was started by the membership so the body asked about this item and he wants to talk about the CAC.

Mr. Hall stated he is asking Council Member Reese to please talk about the item.

#### COUNCIL MEMBER TAYLOR ABSENT AT 4:04 PM

Council Member Reese stated the CAC is the item in front of us and the question was whether or not this had been properly agendized because a member had sent an email. That is not what our rule says. He stated he wants to make sure the public is aware of what our rules are. Similarly when we were setting the agenda for the meeting, that was the same kind of theater that was being engaged in.

Council Member Ebert stated she did have a meeting with a representative from Bash Capital and one of the first things they said to her during that meeting was concerning. They mentioned that they had spoken to former Council Member Delgado the week prior about the development. This is not the first time she has had a developer or an organization that is looking to do development tell her that they have spoken to former Council Member Delgado prior to her. It raises concerns about the process that the city is following with regard to these developments and what is really going on and who is really planning the city. She also stated she believes Council Member Brekhus requested this be on the agenda a while ago and nobody has addressed that. We have talked about the process that we have to talk about it now because somebody requested that we consider selling this property, but we have not talked about why this hasn't been brought to the agenda when Council Member Brekhus requested it. She asked if there is any process there. There are other organizations interested in this site. It did not fall into disrepair overnight, this was a facility that we let fall into disrepair and now we are going to spend five million dollars to expand and refurbish the Neil Road facility for Community Health Alliance. She wants to understand why we are not giving the same care to all of the facilities we own and why we overlooked this facility to the point where it is now no longer usable and we are discussing selling it at a reduced rate.

Council Member Duerr stated that every time we have been in this position we are accused of some devious doings when we had no idea that a person was going to come forward and ask us to do something. We are recipients of a proposal and yet there are allegations made that we are somehow in cahoots and it is a big conspiracy and it offends her. She suggested that maybe the



process they adopted in 2019 needs to be further refreshed. Maybe if an unsolicited proposal comes in, we need to immediately bring it to Council and ask direction on how to handle it. That would eliminate this speculation and would eliminate people spending time on things that are not going anywhere. She expressed support for the request to have a workshop on this building because it is a city property. She also agreed with Council Member Ebert and stated that demolition by neglect is a real thing. Given budget realities it is hard to do all the things that need to be done to take care of all the things we have. With regard to the proposal, she is impressed that someone wants to come forward with housing but the question is what kind of housing. She has heard the biggest challenge for developers is buying land or property to renovate.

COUNCIL MEMBER TAYLOR PRESENT AT 4:08 PM

Council Member Taylor asked for a presentation.

Mayor Schieve stated the reason she doesn't want to do that is she wanted clarity on the process and doesn't want to waste anyone's time. She expressed concern regarding the process and the way this has been handled. She does not like it that people have done a lot of work and then get here and wonder what is happening.

Council Member Taylor stated our attorneys looked at the agenda and she asked if anything out of line has been done or if they are okay to hear the presentation. She does not think they have done anything wrong.

Mayor Schieve agreed they have not done anything wrong but stated she thinks they did this backwards and she has concerns about that.

Council Member Taylor expressed concern that they are letting public comment dictate how they operate a meeting. There have been several similar agenda items in the past using this process and they have not had this discussion. The discussion is good but she wants to move forward with the presentation and hear what they are supposed to be talking about.

Mayor Schieve stated she wants to be very careful so it doesn't backfire on anyone that wants to come in and do a great project.

Council Member Brekhus discussed the memo she sent to all council members and the City Manager in September of last year asking to have the future of the CAC on an agenda. She stated that she learned yesterday from This is Reno that staff has been talking to Bash Capital since July. She understands the eagerness to dive into the agenda item, but letting them give the pitch disadvantages everyone else. She has asked for nine months to go into the building to see its condition for herself and wondered if Bash has been allowed to go into the building. The pitch gives those proposing it a leg up on anyone else that is not at the table to propose, and that's why she would not meet with them. She suggested taking a vote on whether or not to hear the pitch.

Mayor Schieve stated she is sure those submitting the proposal followed the process they were told to do and she wants to be respectful of all the work they put in. Council Member Brekhus is probably right in the sense of does that help them or hurt them if we go into RFP and let them present. She asked Council Member Brekhus if that is what she was alluding to.

Council Member Brekhus clarified they have more ability to set the understanding of their desires for the property. If Council hears what the desires are of those that submitted a proposal, that would be skipping the step of having a discussion on what Council's desires are.

Mayor Schieve stated that's true but wants to be very careful because the people that submitted the proposal did everything they were supposed to do. She stated she would leave it up to them to decide if they wanted to present today or not.

Brianna Bullentini, Bash Capital, stated they submitted an offer just like it has always been done and they are here to go through the normal routine that is done on any city project ever.

Mayor Schieve asked the City Manager to confirm they have done this before in this way.

City Manager Thornley stated we have.

RECESS AT 4:18 PM

RECONVENE AT 4:30 PM WITH COUNCIL MEMBERS DUERR AND TAYLOR ABSENT AND COUNCIL MEMBERS MARTINEZ AND REESE PRESENT REMOTELY

COUNCIL MEMBERS DUERR AND TAYLOR PRESENT AT 4:32 PM

Bryan McArdle, City of Reno Revitalization Manager, presented the staff report. There is a very clear process on disposition of city property and a way of reviewing city buildings. This property meets the criteria so if someone were to submit an offer, we would at least entertain the idea, mainly because this building is underutilized. When a letter of interest is received staff will prepare preliminary analysis of the request and present it to Council, and that is what we are here for today. He reviewed the staff recommendation included in the staff report.

Representatives from Bash Capital gave the presentation for their proposal.

Council Member Brekhus thanked Bash Capital for their interest in the community and stated they gave a good presentation. She asked staff what the findings were that had to be made to dispose of a property.

Mr. McArdle stated the policy for sale of city owned property says a parcel

owned by the city may become available for sale if the property is not currently used by a city department, does not support a municipal function, is vacant and has no foreseeable use, is non-performing or under performing, the city will be relieved of potential liabilities or costs to continue maintaining the property, property tax increment could be generated by putting it back on the property tax rolls, and it could stimulate the economy by providing opportunities for economic development and redevelopment.

Council Member Brekhus stated that is familiar to her because it is language she worked to propose, but it was never going to be a staff decision. It was always going to be a Council decision. The Council never had that conversation and that is why she wanted to have it on an agenda. She is not sure it should be disposed of.

Mr. McArdle stated staff did not decide to sell this property but brought forward a letter of interest.

Council Member Brekhus stated that the staff recommendation is to engage with Bash Capital, so by presumption the decision has been made. The Council needed to have that discussion. As great as the proposal is, she cannot make the decision to put it on the disposal list until she has been in it.

Council Member Taylor thanked Bash Capital for their presentation and stated that Reno is ready to do business and it is disheartening that they did not show them that today. She referenced information from the presentation and public comment about this building being a shelter and asked legal counsel if it is even possible for it to be a shelter.

Jonathan Shipman, Assistant City Attorney, stated the presentation did raise some practical problems but he would have to go back and check that in code. There are things that are potentially prohibited legally under Title 18.

Council Member Taylor stated the potential that a shelter would not be allowed is something valid to think about. Based on the information she has, she will agree that there should not be a shelter there. She asked staff for confirmation that the appraisal did not take into account the utility pole on the site, and that the building isn't suitable for housing and that is why it would be demolished.

Mr. McArdle confirmed he believes that is true. Staff issued the appraisal to get a quick idea of the context of putting more money into the property to bring it back up versus the value that it sits on. He also stated he does not believe they recognized the complexity of the power pole on the property.

COUNCIL MEMBER BREKHUS ABSENT AT 5:20 PM

Council Member Duerr thanked Bash Capital for being interested in building housing in Reno. She is not sure after hearing their proposal what exactly they want to build. When considering proposals Council has always had a pretty

definite idea of what was going to be built, and with city properties an allocation for people at a lower price point is usually requested by Council. She proposed getting an appraisal and going through an RFP process.

Council Member Reese stated the public is owed some explanation about redevelopment and revitalization efforts and asked Mr. McArdle to explain why his office is running point on this site.

Mr. McArdle explained why this redevelopment project would fall under his office. He confirmed that about five serious parties looked at this site and requested due diligence information. Many of them said this is a difficult site and did not want to touch it even if it was free.

Council Member Reese agreed with Council Member Brekhus in that this is not the process that he would have preferred. Staff did follow process but it feels like many of the community members who might otherwise have interest in it have not necessarily been aware of the machinations of how it comes.

Council Member Ebert apologized for the frustration Bash Capital has dealt with today. She stated Reno has a lot going on and a lot of conflicting interest. Reno has a gap in the need for shelter services and that is why there was such an outpouring of community input when this facility came up. A lot of people have been expecting the City of Reno to rehabilitate the facility and there has been a request from a city council member to discuss it and it hasn't come forward, so unfortunately Bash got the brunt of it today. She asked if there is any guarantee if Council moves forward with this project that it has to move forward the way it was presented.

Mr. McArdle stated it is up to Council to decide how they want to proceed. If Council wants to proceed with negotiations, direction can be given on the details that need to be included.

Council Member Ebert expressed disappointment that Council could not have the discussions about rehabilitating the facility and maintaining the city's properties prior to this coming to Council. There is a lot of community interest in what happens with this facility and we have to weigh all of that.

#### COUNCIL MEMBER BREKHUS PRESENT AT 5:32 PM

Council Member Martinez stated when he learned about the proposal from Bash he was intrigued by the thought of bringing more affordable housing into the downtown region.

Council Member Brekhus discussed the history of the building and stated it still has a purpose as our asset to be a facility of some sort and they should have that discussion. If this does not go forward, she would also like to have a discussion about whether it should be offered to other governments.

Council Member Taylor discussed the support that has been expressed for this project and noted a lot of public comment was received in favor of this project.

Council Member Reese discussed the need for more information before making a decision on whether to dispose of this property.

Council Member Duerr made a motion (see first motion box).

Council Member Duerr stated the bottom line of her motion is if there is interest in the Council, they can request an appraisal, have staff draft an RFP, and move forward. She does not want to go into an appraisal process and then be uncertain about what direction they are going while the appraisal is aging.

Mayor Schieve asked if that helps Bash Capital as well.

Ms. Bullentini stated that a lot of people have looked at the property and nobody else has put forth an offer in four years. Going out for an RFP would only delay this.

Council Member Duerr stated it may be that Bash Capital is the only one that answers the RFP, but it is important that it is a fair process.

Council Member Taylor stated she was excited when she read about this project and would have made the motion to move forward as is.

Council Member Brekhus seconded the motion.

Discussion on the motion:

Council Member Brekhus stated she will support the motion but she would have said to get a facility use analysis and have an architect come through and look at the property and have an RFP that looks at using the building for its design purpose.

Ms. Turney asked if the motion includes the reversion of acreage.

Council Member Duerr stated she did not include that because she was not ready to go there. That is a process they can do later.

There was discussion regarding the timing of the RFP process.

Council Member Duerr stated that part of her motion was to clarify their unsolicited proposal process and any improvements they might want to make in that to avoid this kind of unwieldy conversation.

Council Member Reese stated he does not know what the motion is at this point.

Council Member Duerr summarized the motion stating that it is to direct staff to

conduct an appraisal of the property, to draft an RFP, and to propose an unsolicited proposal policy to come back to Council. The question she is not sure of is whether the RFP comes to Council before it is issued. That is what she would prefer so that everyone has clarity about what the RFP says. So, the motion includes an appraisal and a draft RFP that comes back to Council to review before it is issued.

Council Member Taylor asked if staff can get the RFP out without Council in order to streamline the process.

Ms. Turney confirmed staff can issue an RFP without approval of Council if that is the direction from the body. She asked for clarification on the motion that the RFP will be brought back to Council before it is issued.

Council Member Duerr stated she would like to have the appraisal and know what the RFP looks like before it goes out.

Council Member Brekhus stated that is what she understood when she seconded the motion.

Council Member Ebert stated a lot of this could have been avoided if they had a meeting about this in September when the initial request was made. She stated she will support the motion.

Mayor Schieve stated she will not support the motion because Bash Capital followed the process that has been used in the past.

Motion failed.

Council Member Taylor made a motion (see second motion box). Mayor Schieve seconded for discussion.

Discussion on the motion:

Council Member Duerr stated she will not support the motion. That has nothing to do with the people before Council but she has been very consistent for years about a public process. She is fine if Bash Capital is the only respondent to the RFP but that is where she is and it is just good government.

Council Member Reese stated he was unwilling to support the prior motion because he thought it went too far and required too much and was overly complicated. He stated he is inclined to support an appraisal and an RFP process without all the other things that were loaded onto it. He will not support this motion either because he believes they can still do something appropriate with this site but it will take more time. There are a lot of variables still to be answered, including some of the legal ones.

Motion failed.

Council Member Martinez made a motion (see third motion box). Council Member Reese seconded.

Discussion on the motion:

Council Member Brekhus stated it is getting there but she will not support the motion. She referenced earlier discussion about another city facility that is leased to a social services provider and expressed concern that getting it ready to sell and disposing it for sale would remove some options on the property and preclude a process for a social services provider or the County to be able to lease the property.

Mayor Schieve stated anyone that wanted to come forward with that type of option could do that.

Council Member Reese stated he believes it would allow anyone to make a proposal.

Motion carried.

RECESS AT 6:17 PM

AGENDA ITEM F.1 WAS ADDRESSED AFTER THE RECESS.

It was moved by Naomi Duerr, seconded by Jenny Brekhus, to direct staff to do an appraisal given all of the pertinences and issues with the property, draft an RFP, visit with the council members in individual briefings to make sure they understand what the RFP would have and address any issues such as what Council Members brought up and what their interests would be, bring it back to Council to approve the RFP given the heightened interest in this, and propose a changed process for unsolicited proposals that might include notifying Council within seven days when one is received and make sure the normal public process is followed.

<b>RESULT:</b>	<b>Fail [3 TO 4]</b>
<b>MOVER:</b>	Naomi Duerr,
<b>SECONDER:</b>	Jenny Brekhus,
<b>AYES:</b>	Duerr, Brekhus, Ebert
<b>NAYS:</b>	Hillary Schieve, Devon Reese, Kathleen Taylor, Miguel Martinez
<b>ABSENT:</b>	

It was moved by Kathleen Taylor, seconded by Hillary Schieve, to direct staff to obtain appraisals of the properties, enter into an Exclusive Negotiating Agreement with Bash Capital, and conduct a reversion of acreage, together with matters which pertain to or are necessarily connected therewith.

<b>RESULT:</b>	<b>Fail [2 TO 5]</b>
<b>MOVER:</b>	Kathleen Taylor,

<b>SECONDER:</b>	Hillary Schieve,
<b>AYES:</b>	Schieve, Taylor
<b>NAYS:</b>	Devon Reese, Naomi Duerr, Jenny Brekhus, Miguel Martinez, Meghan Ebert
<b>ABSENT:</b>	

It was moved by Miguel Martinez, seconded by Devon Reese, to approve the following staff recommendations: staff shall take all actions necessary to prepare the Community Assistant Center property for sale, including but not limited to, ordering appraisals and completing any necessary parcel maps or boundary line adjustments; and staff shall prepare and release a Request for Proposal for the sale of the Community Assistance Center.

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Miguel Martinez,
<b>SECONDER:</b>	Devon Reese,
<b>AYES:</b>	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

- D.6 Staff Report (For Possible Action): Presentation, discussion, and potential direction to staff regarding parking enforcement code changes, including removing parking infractions from the code and listing them on the adopted fee schedule.

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

<b>RESULT:</b>	<b>Pass [6 TO 0]</b>
<b>MOVER:</b>	Kathleen Taylor,
<b>SECONDER:</b>	Devon Reese,
<b>AYES:</b>	Schieve, Reese, Duerr, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	Jenny Brekhus

Alex Woodley, City of Reno Director of Parking and Code Enforcement, gave the staff presentation and answered questions from Council.

AGNEDA ITEM B.11 WAS HEARD AFTER THIS ITEM.

**E Ordinances - Introduction (Other Ordinance, Introduction items may be found under the following agenda sections: Public Hearings, and/or Standard Department Items.)**

**F Ordinances - Adoption**

F.1 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For



Possible Action): Ordinance Adoption - Bill No. 7263 Case No. ANX24-00002 (Dermody Trust Annexation) Ordinance annexing to and making part of the City of Reno certain specifically described territory of a portion each of two parcels being ±4,113 square feet of property generally located south of Aspen Trail and north of Bridle Way; together with other matters which pertain to or are necessarily connected therewith. The site is adjacent to the City of Reno's jurisdictional boundary but is not located within the Sphere of Influence (SOI). Upon annexation, the site will have the Large-Lot Neighborhood (LL) Master Plan land use designation and the Large-Lot Residential – 1 acre (LLR1) zoning designation. [Ward 1]

It was moved by Jenny Brekhus, seconded by Kathleen Taylor, to adopt Ordinance Number 6673.

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Jenny Brekhus,
<b>SECONDER:</b>	Kathleen Taylor,
<b>AYES:</b>	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

THIS ITEM WAS HEARD AFTER AGENDA ITEM D.5.

UPON RECONVENING AT 6:44 PM ALL COUNCIL MEMBERS WERE PRESENT.

Ordinance No. 6673 was adopted.

AGENDA ITEM C.1 WAS HEARD AFTER THIS ITEM.

## G City Clerk

- G.1 Staff Report (For Possible Action): Discussion and potential reappointment or appointment of up to five individuals to the Ward 2 Neighborhood Advisory Board (NAB) and/or two alternates from the following pool of applicants, listed in alphabetical order: Patrick Fisher (Reappointment), Audrey Keller, or Stacey Shinn (Reappointment). [Ward 2]

It was moved by Naomi Duerr, seconded by Kathleen Taylor, to reappoint Patrick Fisher and Stacey Shinn and appoint Audrey Keller.

<b>RESULT:</b>	<b>Pass [6 TO 0]</b>
<b>MOVER:</b>	Naomi Duerr,
<b>SECONDER:</b>	Kathleen Taylor,
<b>AYES:</b>	Schieve, Reese, Duerr, Taylor, Martinez, Ebert
<b>NAYS:</b>	

<b>ABSENT:</b>	Jenny Brekhus
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- G.2 Staff Report (For Possible Action): Discussion and potential appointment of up to six individuals to the Ward 4 Neighborhood Advisory Board (NAB) and/or two alternates from the following pool of applicants, listed in alphabetical order: Rebecca Flannery. [Ward 4]

It was moved by Meghan Ebert, seconded by Naomi Duerr, to appoint Rebecca Flannery.

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

- G.3 Staff Report (For Possible Action): Discussion and potential reappointment or appointment of up to nine individuals to the Ward 5 Neighborhood Advisory Board (NAB) and/or two alternates from the following pool of applicants, listed in alphabetical order: Gary Cecil (Reappointment), Bryce Chisholm (Reappointment), Warren Lyons, Scott Rahbeck, Elton "Mac" Rossi, or Allen Setterquist. [Ward 5]

It was moved by Kathleen Taylor, seconded by Naomi Duerr, to reappoint Gary Cecil and Bryce Chisholm.

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

## **H Mayor and Council**

- H.1 City Council Comments, including announcements regarding City boards and commissions, activities of local charitable organizations and upcoming local community events. (Non-Action Item)

None

## **I Public Hearings - 6:00 PM (Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.)**

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

**J.1    Public Comment**

For the record we received 17 comments which were general in nature or not directly associated with an agenda item after 4:00 p.m. on April 9, 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, 4 in opposition, 6 concerned from the following individual(s):**

Chuck Durante  
Pe'shance Reyes  
Jacob Radow  
Jeff Darling  
John Compisi  
Karl Feigley  
Paul Kotler  
David Friedman  
Chris Phillips, Reno Aces  
Mike Harris  
Kristen Harris  
Rebecca Flannery  
Cathy Martson  
Heather Carpenter  
Kelsey Allen  
Rotem Azulay  
Marie Baxter, Catholic Charities of Northern Nevada

**K      Adjournment (For Possible Action)**

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

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