



# MINUTES

## Regular Meeting

### Reno City Council

**Wednesday, March 27, 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**

Meeting called to order at 10:10 a.m.

##### **A.1      Pledge of Allegiance**

Gerry Misfud 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 at roll call.

Council Member Duerr present via Zoom.

##### **A.3      Public Comment**

###### **A.3.1      Public Comment**

Live Public Comment:

Gerry Misfud  
Terry Brooks  
Cedric Garcia  
Bill Miller

COUNCIL MEMBER EBERT PRESENT AT 10:26 AM

Aspen Nay  
Noah Bristol  
Christian Rees  
Bari Levinson (via Zoom)

COUNCIL MEMBER BREKHUS ABSENT AT 10:38 AM  
COUNCIL MEMBER BREKHUS PRESENT AT 10:39 AM

Tracey Wilson  
Kayla O'Dell  
J.D. Klippenstein, Reno Housing Authority  
Susan Whitenack (via Zoom)  
Vera M  
Jeffrey Loftin

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 March 26, 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.

**13 in favor, 0 in opposition, 8 concerned from the following individual(s):**

Nicole Heglund, Reno Jazz Orchestra  
Barb Stinson  
J.D. McCrillis  
Jacqueline, All Nevada Board of Directors  
Anonymous  
Anonymous  
Anonymous  
Anonymous  
Jody Perkins  
Sid & Judi Gesh  
Paula Patterson  
Amanda Bouse  
Marcy Connington  
Kay M White  
Shannon Hill  
Janice Perry  
Andrea Phillips  
Judy Covert  
Kelly Hyatt  
Vincenzo Pellegrino  
Aubrey Adams

**A.4 Approval of the Agenda (For Possible Action) – 27 March 2024**

Assistant City Manager Ashley Turney reviewed changes to the agenda for approval. Agenda Item C.2 will be removed and re-noticed for a future meeting. Agenda Items D.2, D.3, and D.4 will be removed and moved to the April 10, 2024 meeting agenda.

Discussion on the motion:

Council Member Brekhus stated she appreciates the D Items being removed and will be looking for a consultant to look out for our interest in negotiation. She does not support the motion because Item C.2 needs to go forward as anticipated by the Planning Commission.

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

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

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

### **A.5.1 Reno City Council - Regular - 28 February 2024 10:00 AM (For Possible Action)**

It was moved by Devon Reese, seconded by Miguel Martinez, to accept.

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Devon Reese, Councilmember
<b>SECONDER:</b>	Miguel Martinez, 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 – Cabaret (Change of Description) – Legends Grill, Sports & Spirits, Leon Kauffmann, 6015 South Virginia Street, Suite J. [Ward 2]**

It was moved by Devon Reese, seconded by Miguel Martinez, to approve.

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Devon Reese,
<b>SECONDER:</b>	Miguel Martinez,
<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 – Dining Room Alcohol (Change of Ownership) – Palais De Jade, Mary Louise Relucio, 960 West Moana Lane, Suite 107. [Ward 2]

It was moved by Devon Reese, seconded by Miguel Martinez, to approve.

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Devon Reese,
<b>SECONDER:</b>	Miguel Martinez,
<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 Wine and Beer (New) – Tofu House, Osu Kwon, 1021 Steamboat Parkway, Suite 180. [Ward 2]

It was moved by Devon Reese, seconded by Miguel Martinez, to approve.

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Devon Reese,
<b>SECONDER:</b>	Miguel Martinez,
<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 – On-Premises Alcohol, Cabaret (Change of Ownership) – Brasserie Saint James, Chloe Ure, 901 South Center Street. [Ward 3]

It was moved by Devon Reese, seconded by Miguel Martinez, to approve.

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Devon Reese,
<b>SECONDER:</b>	Miguel Martinez,
<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 – Restricted Gaming 4 Slot Machines (New) – Sartini Gaming LLC db at Midtown Liquor & Food Market, Stephen Arcana, 895 South Virginia Street. [Ward 1]

It was moved by Devon Reese, seconded by Miguel Martinez, to approve.

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Devon Reese,
<b>SECONDER:</b>	Miguel Martinez,
<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 agreement between the City and Thomson Reuters to provide legal research database services to the City Attorney's Office for three years in an amount not to exceed \$120,000. (General Fund)

It was moved by Devon Reese, seconded by Miguel Martinez, to approve.

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

- B.7** ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Award of Contract to Sierra Nevada Construction, Inc. (SNC) for the 2024 Reno Preventative Maintenance Project in an amount not to exceed \$3,471,007. (Street Fund)

Item pulled by Council Member Duerr for discussion.

Council Member Duerr asked for a brief staff presentation on this item noting it is for over three million dollars of expenditures the public will benefit from directly.

Hans Meyer, City of Reno Public Works Senior Civil Engineer, gave the staff presentation.

MAYOR SCHIEVE ABSENT AT 11:08 AM

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

**B.8** Staff Report (For Possible Action): Approval of Consultant Agreement with Lumos & Associates for construction services for the 2024 Reno Preventative Maintenance Project in an amount not to exceed \$175,495. (Street Fund)

It was moved by Devon Reese, seconded by Miguel Martinez, to approve.

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Devon Reese,
<b>SECONDER:</b>	Miguel Martinez,
<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): Award of Contract to Sierra Nevada Construction, Inc. (SNC) for the 2024 Yori North Street Rehabilitation Project in the amount of \$3,074,007. (Street Fund and Sewer Fund) [Ward 3]

AGENDA ITEMS B.9 AND B.10 WERE OPENED AND HEARD TOGETHER.

Item pulled by Council Members Duerr and Martinez for discussion.

Council Member Martinez requested a staff presentation so the public is aware of what is being done.

Catie Harrison, City of Reno Public Works Engineering Manager, gave the staff presentation.

Ms. Harrison answered questions from Council Member Duerr. She confirmed they do coordinate with other agencies and there is minor utility work being done with this project but it does not include under-grounding of power lines.

Council Member Duerr stated she would like to see additional coordination and asked staff to make sure going forward that they look at all the utilities including power.

Ms. Harrison answered questions from Council Member Ebert regarding the process for how this area was identified for this work.

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

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

- B.10** Staff Report (For Possible Action): Award of Contract to Spanish Springs Construction for the 2024 Yori South Street Rehabilitation Project in the amount of \$5,531,000. (Street Fund and Sewer Fund) [Ward 1]

Item pulled by Council Members Duerr and Martinez for discussion.

AGENDA ITEMS B.9 AND B.10 WERE OPENED AND HEARD TOGETHER.

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

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

- B.11** Staff Report (For Possible Action): Approval of Consultant Agreement with Lumos & Associates, Inc. for construction services for the 2024 Yori North and South Street Rehabilitation Projects in an amount not to exceed \$758,310. (Street Fund and Sewer Fund) [Ward 1, 3]

It was moved by Devon Reese, seconded by Miguel Martinez, to approve.

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

- B.12** ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Approval of an amendment to the Otis Elevator Company Elevator & Escalator Maintenance 2022-2024 contract to modernize the elevator located at McKinley Arts & Culture Center, 925 Riverside Drive, in an amount not to exceed \$175,000. (Facilities Maintenance Capital Maintenance Projects Fund)

- B.13** Staff Report (For Possible Action): Approval of an additional \$75,000 in compensation for Special Counsel Dickinson Wright, PLLC for legal services rendered in connection with the City's response in Brekhus v. City of Reno et al., Case No. CV23-02355, in the total amount of \$150,000. (General Fund)

Item pulled by Council Member Ebert for discussion.

MAYOR SCHIEVE PRESENT AT 11:21 AM

Council Member Brekhuis made the following disclosure:

This item is related to a request by the City Attorney for legal services pertaining to a legal proceeding that is pending a judge's order on the question that I brought on whether or not I am entitled to an administrative hearing with a timely request related to claims that I have made about inappropriate government actions by our City Manager Doug Thornley, specifically an incident of drinking in the office in November of 2021 and ongoing retaliation by Mr. Thornley, raising questions in turn about his fitness to perform his duties. Because I am a participant in this I, like the City Attorney's Office, have a conflict and will be stepping away from the dais while the Council considered this item, and not participate.

#### COUNCIL MEMBER BREKHUS ABSENT AT 11:22 AM

Council Member Ebert stated one reason she pulled this item for discussion is because she did not think it would be appropriate for Council Member Brekhuis to vote on it. She asked why it was put on the Consent Agenda.

Jon Shipman, Assistant City Attorney, explained there is no legal requirement for which part of the agenda the item is on. From a policy standpoint, if you would prefer to see it under a department item we can do that in the future.

Mr. Shipman answered questions from Council Member Ebert regarding the budget for this item and who the point of contact would be.

It was moved by Hillary Schieve, seconded by Devon Reese, to approve.

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

- B.14** Staff Report (For Possible Action): Approval for the City to join available contracts for Computers, Computer Equipment, Telecom, Data Communications Products, and Technology Services for the purchase of computers, computer-related equipment, and services via joinder provisions in accordance with Nevada Revised Statute (NRS) 332.195 in an amount not to exceed \$3,000,000 per year. (Various Funds)

Item pulled by Council Member Ebert for discussion.

Council Member Ebert asked if there is an end date on this three million dollars a year for equipment.



Craig Franden, City of Reno Director of Information Technology, stated this is for budgeted funds for a five-year time period and it was done five years ago as well.

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

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

- B.15 *SUPPLEMENTAL SUPPORTING MATERIALS* - Staff Report (For Possible Action):** Resolution accepting the National Fitness Campaign’s (NFC) 2024 Renown Health Nevada Campaign Grant in the amount of \$120,000 to construct Fitness Courts at Damonte Ranch Park and Brodhead Memorial Park, and approval to use Residential Construction Tax (RCT) to fund the remaining project cost in the amount of \$294,000. [Ward 2, 3]

Item pulled by Council Members Martinez and Ebert for discussion.

COUNCIL MEMBER BREKHUS PRESENT AT 11:27 AM

Council Member Ebert pulled this item to see what would be included in it.

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

Resolution No. 9262 was adopted.

It was moved by Meghan Ebert, seconded by Miguel Martinez, to approve Resolution No. 9262.

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

CONSENT AGENDA ITEMS B.1 THROUGH B.15 WERE APPROVED WITH ITEMS B.7, B.9, B.10, B.13, B.14, AND B.15 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): Ordinance Introduction - Bill No. \_\_\_\_\_ 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]

COUNCIL MEMBER MARTINEZ ABSENT AT 11:34 AM

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

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

Carter Williams, City of Reno Development Services Associate Planner, answered questions from Council.

Bill No. 7263 was referred for a second reading and adoption.

It was moved by Jenny Brekhus, seconded by Devon Reese, to refer Bill No. 7263 for second reading and adoption.

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

- C.2 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report (For Possible Action): Ordinance Introduction – Bill No. \_\_\_\_\_ Case No. TXT24-00001 (Title 18 – Affordable Housing Initiatives) Ordinance amending the Reno Municipal Code Title 18, “Annexation and Land Development,” specifically in Chapter 18.03 “Use Regulations,” Section 18.03.206 “Table of Allowed Uses,” Section 18.03.302 “Residential Uses,” Chapter 18.04 “Development Standards,” Section 18.04.905 “Additional Standards for Multi-Family District,” Section 18.04.1503 “Incentives for Affordable Housing,” and Section 18.04.1504 “Density Bonus Incentives for Small Unit Sizes,” in order to expand which zoning

districts duplex, triplex, and fourplex units are allowed; expand which zoning districts live/work, multi-family and single-family attached uses are allowed; amend use standards for residential uses; amend triggers for entitlements for residential uses with less than 100 units; relocate the standards for density bonuses in multi-family districts to a different section of the zoning code; add exemptions from entitlement review for affordable housing projects; add expedited building permit processes for affordable housing projects; modify the density bonuses for affordable housing projects; and to increase the density bonuses for small unit sizes; together with matters which pertain to or are necessarily connected therewith.

Item withdrawn at Agenda Approval, Item A.4.

## **D Department Items**

### **Development Services**

- D.1 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report (For Possible Action) – Presentation and potential direction to staff regarding updates to the amendments to Title 18 of Reno Municipal Code pertaining to accessory structures and accessory dwelling units.

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

Art Rangel (via Zoom)

For the record we received 12 comments which were directly associated with the agenda item prior to 4:00 p.m. on March 26, 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.

#### **1 in favor, 8 in opposition, 3 concerned from the following individual(s):**

Betty Klein  
Brenda McNulty, Ferrari-Lund Real Estate  
Marijke Bekken  
Sally Walter  
Barbara Sanders  
Roy Uhl  
Anonymous  
Peter Chase Neumann  
Art Rangel  
Judy Cornelius  
RJ Smith  
Regan Miller

Grace Mackedon, City of Reno Development Services Senior Management Analyst, gave the staff presentation and answered questions and received feedback from Council.

COUNCIL MEMBER DUERR PRESENT IN CHAMBERS AT 11:45 AM  
COUNCIL MEMBER MARTINEZ PRESENT AT 11:45 AM

Council Member Reese stated he generally has a favorable disposition to ADUs and wants to make sure we are being appropriate with the various neighborhoods that will be impacted the most by the presence of ADUs.

Council Member Brekhus suggested Council have staff bring this back to give more specific direction as a starting point on what the parameters of this ordinance will be. Some of the topics that Council needs to address are whether or not parking should be required for ADUs; a minimum size for ADUs; process for approving ADUs; and address flawed zero lot line issues in code.

COUNCIL MEMBER TAYLOR ABSENT AT 11:48 AM

Council Member Duerr stated that family issues are the most compelling reason for allowing ADUs. She responded to public comment about the owner being nearby and clarified that there is not a requirement for the owner to live on-site. She thinks parking is needed for ADUs. She questioned if the ADU should be brought with the short-term rental because if the ADU is really another name for short-term rental, we need to get our arms around that and address it.

COUNCIL MEMBER REESE ABSENT AT ~11:50 AM

COUNCIL MEMBER TAYLOR PRESENT AT 11:52 AM

Mayor Schieve stated she is glad staff wants to address ADUs and short-term rentals differently because that is a different situation. ADUs are a viable solution for a lot of families and we should move forward on that. She also wants to be sensitive that not every neighborhood may be conducive to ADUs.

Council Member Brekhus agreed with Mayor Schieve that the ADU and short-term rental ordinances should not be brought together.

Council Member Duerr clarified her statement saying she asked a question and did not say the two ordinances should be brought together. She cautioned that if people begin to build ADUs and we don't have a short-term rental ordinance in place that we should be prepared for that. She asked when in the process Council would have input.

Ms. Mackedon suggested letting staff do the outreach and draft an ordinance. Staff can then have Council briefings with Council Members once it is a little more fleshed out.

Council Member Duerr expressed concern regarding Council briefings being more of a one-way communication than an opportunity to have input.

Ms. Mackedon stated she wants to keep the different iterations of the ordinance as they get feedback from the NABs so Council Members can see what feedback is received and how the ordinance has evolved.

Council Member Brekhus discussed the need for Council input on this issue to be more than just through a NAB meeting.

Council Member Brekhus made a motion.

Discussion on the motion:

Council Member Duerr asked about the procedure staff was envisioning.

Ms. Mackedon explained that staff would bring a draft ordinance to the NABs for feedback.

Council Member Duerr stated she would rather have staff get Council's input before drafting the ordinance.

Council Member Taylor stated Council has given staff direction to do outreach and research and that is what they are doing. To change direction now would be saying something different. Based on the action today of removing Agenda Item C.2 based on not having enough public input, this doesn't seem consistent. She stated she does not think she will be supporting the motion as it is.

COUNCIL MEMBER REESE PRESENT AT 12:13 PM (JUST BEFORE THE MOTION VOTE)

It was moved by Jenny Brekhus, seconded by Naomi Duerr, to direct staff to come back to Council within two or three meetings with eight to ten decision points for Council to make about the standard, the procedures, and the applicability of ADUs in the code so staff will have an outline for a suggested ordinance to bring through a public review process.

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

**City Manager's Office**

- D.2 Staff Report (For Possible Action): Approval of an Electrical System Franchise Agreement granted to Sierra Pacific Power Company d/b/a NV Energy.

Item withdrawn at Agenda Approval, Item A.4.

- D.3 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report (For Possible Action): Approval of a Gas System Franchise Agreement granted to Sierra Pacific Power Company d/b/a NV Energy.

Item withdrawn at Agenda Approval, Item A.4.

- D.4 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report (For Possible Action): Approval of an Energy Partnership Agreement, between the City of Reno and Sierra Pacific Power Company d/b/a NV Energy Corporation, to express a joint commitment to collaborate on planning for local projects and initiatives in Reno.

Item withdrawn at Agenda Approval, Item A.4.

**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 Staff Report (For Possible Action): Ordinance Adoption – Bill No. 7261 Case No. LDC24-00039 (Casa del Rey Historic Resource Designation) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±0.12 acre site from Single-Family Residential 8 units per acre (SF-8) to ±0.12 acres of SF-8 with the Historic Landmark (HL) overlay zoning district. The subject property is located at 990 Joaquin Miller Drive in the Newlands Historic District and has a Master Plan land use designation of Single-Family Neighborhood (SF). [Ward 1]

COUNCIL MEMBER REESE ABSENT AT 12:15 PM

Ordinance No. 6671 was adopted.

It was moved by Jenny Brekhus, seconded by Naomi Duerr, to adopt Ordinance No. 6671.

<b>RESULT:</b>	<b>Pass [6 TO 0]</b>
<b>MOVER:</b>	Jenny Brekhus,

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

- F.2 Staff Report (For Possible Action): Ordinance Adoption – Bill No. 7262 Case No. LDC24-00040 (Garat/Humphrey House Historic Resource Designation) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±0.11-acre site from Multi-Family Residential 14 units per acre (MF-14) to ±0.11 acres of MF-14 with the Historic Landmark (HL) overlay zoning district. The subject property is located at 655 South Arlington Avenue in the Newlands Historic District and has a Master Plan land use designation of Mixed Neighborhood (MX). [Ward 1]

It was moved by Jenny Brekhus, seconded by Naomi Duerr, to adopt Ordinance No. 6672.

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

Ordinance No. 6672 was adopted.

## G City Clerk

- G.1 Staff Report (For Possible Action): Discussion and potential appointment of up to three individuals to the Ward 2 Neighborhood Advisory Board (NAB) and/or two alternates from the following pool of applicants, listed in alphabetical order: Stan Dowdy, Audrey Keller, or David Titzel. [Ward 2]

It was moved by Naomi Duerr, seconded by Miguel Martinez, to appoint Stan Dowdy and David Titzel to the Ward 2 Neighborhood Advisory Committee.

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

- G.2 Staff Report (For Possible Action): Discussion and potential reappointment or appointment of up to four individuals to the Reno Arts and Culture

Commission (RACC) from the following pool of applicants, listed in alphabetical order: Eric Andersen (Reappointment), Diana Dupuy, Alysia Dynamik, Cony Linarez, James Nolan, Kendall Nolan, Brenna O'Boyle, Pax Robinson, Carol Schaye, Tyna Sloan, Skye Snyder, or Ruth Waldman.

RECESS AT 12:19 PM  
RECONVENE AT 6:00 PM WITH MAYOR SCHIEVE ABSENT

It was moved by Devon Reese, seconded by Kathleen Taylor, to appoint Alysia Dynamik, Tyna Sloan, and Skye Snyder and reappoint Eric Andersen.

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

**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 Ebert announced another scheduled senior cooking class.

Vice Mayor Duerr reported on action taken by the Public Works Department to address an issue with speeding cars by Coral Academy.

MAYOR SCHIEVE PRESENT VIRTUALLY AT 6:04 PM

**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. LDC24-00029 (Reno Axe) Appeal of the Planning Commission’s decision to approve a request for a conditional use permit to allow an existing indoor recreation and bar use to operate live entertainment activities between the hours of 11:00 p.m. and 10:00 a.m. The ±0.321-acre site is located on the northeast corner of North Sierra Street and West First Street (100 North Sierra Street). The site is within the Mixed-Use Downtown – Riverwalk District (MD-RD) zone and has a Master Plan land use designation of Downtown Mixed-Used (DT-MU). An appeal was filed by Morten O. Homme II. Council may affirm, modify, or



reverse the decision of the Planning Commission. [Ward 5]

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

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

For the record we received 5 comments which were directly associated with the agenda item prior to 4:00 p.m. on March 26, 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.

**1 in favor of the appeal, 3 in opposition of the appeal, 1 concerned from the following individual(s):**

Jim Gallaway  
Tom Zemanek  
Scott McLeod  
Dion George  
Gaby Alcaraz

Carter Williams, City of Reno Development Services Associate Planner, presented the staff report and answered questions from Council.

Morten Homme II, Appellant, gave a presentation on the appeal.

MAYOR SCHIEVE PRESENT IN CHAMBERS AT 6:21 PM

Alex Groden, Reno Axe General Manager, gave the respondent presentation.  
Phil Frayssinoux, Reno Axe Owner,

Reno Police Chief Nance explained for Mayor Schieve the process for responding to disturbance calls. She also answered questions regarding the Ambassador night team and the coordination between them and the police.

Chief Nance answered questions from Council Member Duerr regarding their downtown patrol. She also explained the process for getting information coming in through the non-emergency number to police officers.

Mr. Williams answered questions from Council Member Taylor regarding the process for ensuring that the conditions of approval are being met.

Council Member Taylor stated she does not want to punish the business for things that we need to be doing as a city to help keep our city clean and safe.

Mr. William answered questions from Council Member Reese and explained the

availability of special activity permits.

Assistant City Manager Turney allocated funds would be needed for additional time from the Community Safety and Services Team (CSAST). If there are concerns with existing businesses or noise issues as it relates to businesses with special use permits, complaints should be submitted to Reno Direct.

**Live Public Comment:**

Robert Rabkin

Discussion on the motion:

Council Member Brekhus will not support the motion. She is impressed with the operator and their track record but she feels we need to look very fine grain if the code is set up for this in this area. We have another property owner who got in first. The fine grain nature of this immediate vicinity poses too much wee hour activity and potential problems, not only to residents in the area but also to our operations for response. She would like to support it and if the other one wasn't sitting out there she would support it.

It was moved by Kathleen Taylor, seconded by Devon Reese, to affirm the planning commission decision and deny the appeal.

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

**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 25 comments which were general in nature or not directly associated with an agenda item after 4:00 p.m. on March 26, 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, 10 in opposition, 10 concerned from the following individual(s):**

Kris B.  
Robin Penfield  
Wanda Otoole  
Oscar Williams

Ellen Martinelli  
 Roslyn Zimmerman  
 Laura Meillier  
 David Corrao, Architectural Committee for the Greenfield Subdivision Blocks A& B  
 Tom Quinn, Architectural Committee for the Greenfield Subdivision Blocks A& B  
 Barbara Fleming  
 Jennifer Stahl  
 Marilyn Rappaport  
 Hilary Hobbs  
 Arne Hoel  
 Roslyn Zimmerman  
 Sofia Lombardo  
 Vivian Rosas  
 Bari Levinson  
 Kenneth Hickenbottom  
 Sandra Shaff  
 Jerry Jim Bowman  
 Vivian Rosas  
 Jim Christoff  
 Kenneth Hines  
 Elise Weatherly

**K      Adjournment (For Possible Action)**

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

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