



MINUTES

Regular Meeting

Reno City Council

Wednesday, October 25, 2023 • 10:00 AM

Reno City Council Chamber, One 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

Meeting called to order at 10:02 AM.

Council Members Duerr, Martinez, Taylor and Reese present.

Mayor Schieve and Council Members Brekhus and Ebert absent.

A.3 Public Comment

MAYOR SCHIEVE PRESENT AT 10:10 AM

COUNCIL MEMBER EBERT PRESENT AT 10:13 AM

Live Public Comment:

Terry Brooks

Bill Schrimpf

Noah Bristol

Rich Bissett

Iris Jehle-Peppard
Christopher Schneider

For the record we received 13 comments which were general in nature or not directly associated with an agenda item prior to 4:00 p.m. on October 24, 2023. These comments were voicemail and/or written correspondence received via our Reno.gov online public comments 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, 2 in opposition, 9 concerned from the following individual(s):

Farrell Vaughn
Jake Andriese
Charles Poe
Curt Baker
Alice Belfiore
Katriel Van Cleve
Michael Gaawthrop-Hutchins

Voicemails:

Matt
Michelle
Anonymous
Gladys Anderson
Anonymous
Anonymous

A.4 Approval of the Agenda (For Possible Action) – 25 October 2023

It was moved by Naomi Duerr, seconded by Hillary Schieve, to approve as amended.

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

Item C.6 postponed due to a noticing error.

A.5 Approval of the Minutes

A.5.1 Reno City Council - Regular - 27 September 2023 10:00 AM (For Possible Action)

It was moved by Hillary Schieve, seconded by Naomi Duerr, to approve.

RESULT:	Pass [6 TO 0]
MOVER:	Hillary Schieve, Mayor
SECONDER:	Naomi Duerr, Councilmember

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

B Consent Agenda (All consent items may be approved together with a single motion, be taken out of order, and/or be heard and discussed individually.)

- B.1** Staff Report (For Possible Action): Approval of Privileged Business License – Change of Ownership Alcohol Manufacturing, Alcohol Manufacturer’s Package Alcohol, On-Premises Wine and Beer – Nevada Sunset Winery, Kate MacDonald, 415 East 4th Street, Suite B. [Ward 3]

It was moved by Naomi Duerr, seconded by Hillary Schieve, to approve.

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

- B.2** Staff Report (For Possible Action): Approval of a Nevada State Liquor Manufacturer’s License Application for Kate MacDonald, Boyle MacDonald NV LLC dba Nevada Sunset Winery located at 415 East 4th Street, Suite B, Reno, Nevada and if approved, authorize the Mayor to sign the Nevada State Liquor License Application.

It was moved by Naomi Duerr, seconded by Hillary Schieve, to approve.

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

- B.3** Staff Report (For Possible Action): Approval of Privileged Business License – New Dining Room Wine and Beer – Bouchee Confections, Natalie Landsinger, 940 West Moana Lane, Suite 102. [Ward 2]

It was moved by Naomi Duerr, seconded by Hillary Schieve, to approve.

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

NAYS:	
ABSENT:	Jenny Brekhus

- B.4** Staff Report (For Possible Action): Approval of Privileged Business License – Change of Ownership On-Premises Wine and Beer – Ramen 4 Real, Yuehong Wang, 400 West 5th Street, Suite 105. [Ward 5]

It was moved by Naomi Duerr, seconded by Hillary Schieve, to approve.

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

- B.5** Staff Report (For Possible Action): Approval of Privileged Business License – Change of Ownership Non-Restricted Gaming – BetMGM, LLC dba Siri’s Casino, Adam Greenblatt, 237 North Virginia Street. [Ward 5]

It was moved by Naomi Duerr, seconded by Hillary Schieve, to approve.

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

- B.6** Staff Report (For Possible Action): Approval of Privileged Business License – New On-Premises Alcohol – Hammer & Nails Grooming, Thomas Nicholas, 4792 Caughlin Parkway, Suite 205. [Ward 1]

It was moved by Naomi Duerr, seconded by Hillary Schieve, to approve.

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

- B.7** Staff Report (For Possible Action): Approval of Privileged Business License – New On-Premises Wine and Beer – Hammer & Nails South Reno, Diaz Dixon, 13925 South Virginia Street, Suite 248. [Ward 2]

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

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

Item pulled by Council Member Ebert for discussion.

Lance Ferrato, City of Reno Director of Business Licensing, answered questions from Council Member Ebert regarding the business requesting this license.

- B.8** Staff Report (For Possible Action): Approval of Privileged Business License – Supplemental Alcohol – Ijji2 Sushi and Japanese Steakhouse, Jie Yang, 4955 South Virginia Street. [Ward 2]

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

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

Item pulled by Council Member Ebert for discussion.

Lance Ferrato, City of Reno Director of Business Licensing, answered questions from Council Member Ebert regarding what a supplemental alcohol application is.

- B.9** Staff Report (For Possible Action): Acceptance of Donation from the Atlantis Casino Resort Spa for the costs associated with the purchase and installation of equipment and furnishings for the fitness center and multipurpose rooms at the Moana Springs Community Aquatics and Fitness Center in the amount of \$250,000. [Ward 2]

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

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

Item pulled by Council Member Duerr for discussion at a time certain of noon or shortly thereafter.

COUNCIL MEMBER TAYLOR ABSENT AT 12:03 PM (2:01:08)

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

The donation from the Atlantis Casino Resort Spa was accepted.

RECESS AT 12:17 PM

- B.10** Staff Report (For Possible Action): Resolution authorizing Finance Director to execute purchase orders and required contracts or Joinder contracts for the purchase of materials, equipment and independent services for the Moana Springs Community Aquatics and Fitness Center project pursuant to Chapter 332 of the Nevada Revised Statutes. (General Capital Fund) [Ward 2]

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

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

Item pulled by Council Member Ebert for discussion.

Justin George, City of Reno Public Works Senior Civil Engineer, answered questions from Council Member Ebert regarding what this resolution will authorize.

Resolution No. 9207 was adopted.

- B.11** Staff Report (For Possible Action): Acceptance of Truckee River Fund Grant for the construction of Lake Park Watershed Project (Floating Wetlands and Pollinator Revegetation Project) in the amount of \$30,832.

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

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

Item pulled by Council Member Ebert for discussion.

Daniel Moss, City of Reno Utility Services Project Coordinator, gave the staff presentation at Council Member Ebert's request.

- B.12** Staff Report (For Possible Action): Approval of Settlement Participation Agreement in connection with the Masters Pharmaceuticals Settlement Agreement pursuant to The One Nevada Agreement on Allocation of Opioid Recoveries.

It was moved by Naomi Duerr, seconded by Hillary Schieve, to approve.

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

- B.13** Staff Report (For Possible Action): Approval of a five-month amendment to Qual-Econ U.S.A. Janitorial Services Contract to continue janitorial services in an amount not to exceed \$89,820. (General Fund)

It was moved by Naomi Duerr, seconded by Hillary Schieve, to approve.

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

- B.14** Staff Report (For Possible Action): Authorization to join the City of Henderson Contract #23614 to purchase Emergency Medical Supplies and Equipment from Boundtree Medical for the Reno Fire Department pursuant to NRS 332.195 (Joinder) in an amount not to exceed \$150,000. (General Fund)

It was moved by Naomi Duerr, seconded by Hillary Schieve, to approve.

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

- B.15** Staff Report (For Possible Action): Approval of proposal for installation of access control system for 14 City of Reno Fire Stations and one Maintenance building in an amount not to exceed \$343,302. (American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds)

It was moved by Naomi Duerr, seconded by Hillary Schieve, to approve.

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

- B.16** Staff Report (For Possible Action): Approval of Agreement with the Reno Initiative for Shelter and Equality, a 501(c)3 non-profit organization, to provide interventive, peer to peer led outreach in the amount of \$397,604. (American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds)

It was moved by Naomi Duerr, seconded by Hillary Schieve, to approve.

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

- B.17** Staff Report (For Possible Action); Approval of Agreement with the Karma Box Project, a 501(c)3 non-profit organization, to provide peer to peer outreach and community cleanup support in the amount of \$342,396. (American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds)

It was moved by Naomi Duerr, seconded by Hillary Schieve, to approve.

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

- B.18** Staff Report (For Possible Action): Approval of Agreement with the Children's Cabinet, a 501(c)3 non-profit organization, to support regional youth mental health coordination conducted via a Community Youth Mental Health Director in the amount of \$60,000. (American Rescue Plan Act Coronavirus State and

Local Fiscal Recovery Funds)

It was moved by Naomi Duerr, seconded by Hillary Schieve, to approve.

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

- B.19** Staff Report (For Possible Action): Approval of Agreement with Bristlecone, a 501(c)3 non-profit organization, to support the recovery center's capital campaign to expand services in the amount of \$200,000. (American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds)

It was moved by Naomi Duerr, seconded by Hillary Schieve, to approve.

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

- B.20** Staff Report (For Possible Action): Resolution Accepting Streets – North Valley Estates Unit 2, Phase 2, SIT20-00005 / FNL20-00005, including Sandy Valley Drive, McGill Drive, Osino Drive, and Valmy Drive. [Ward 4]

It was moved by Naomi Duerr, seconded by Hillary Schieve, to approve.

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

Resolution No. 9208 was adopted.

- B.21** Staff Report (For Possible Action): Acceptance of a Nevada State Historic Preservation Office (SHPO) Historic Preservation Fund (HPF) Subgrant to create a National Register Historic District nomination for the Lincoln/Victory/US 40 Highway (E. 4th Street) commercial corridor in the amount of \$30,000. [Ward 3]

It was moved by Hillary Schieve, seconded by Naomi Duerr, to approve.

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

Item pulled for discussion by Council Member Reese so it can be opened and heard with the Redevelopment Agency Board Meeting.

At this time the Redevelopment Agency Board Meeting was opened and this item was heard with Agenda Item B.1 from that meeting.

For the record we received 7 comments which were directly associated with the agenda item prior to 4:00 p.m. on October 24, 2023. These comments were voicemail and/or written correspondence received via our Reno.gov online public comments 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.gove meeting portal.

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

Robert Shriver
Marilyn Rappaport
Peter Neumann
Victoria Smith
Cathie Bryant
Leah Sanders
Pamela McAdoo

The Consent Agenda was approved with Items B.7, B.8, B.9, B.10, B.11 and B.21 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. ANX23-00002 (Valley View Estates) Request for annexation of an ±80 acre site consisting of two parcels located approximately 350 feet southeast of the intersection of Claim Jumper Way and Tellurium Mine Drive, and directly east of the Truckee Meadows Water Authority (TMWA) reservoir tank. The subject site is adjacent to the City of Reno jurisdictional boundary, located within the Sphere of Influence and has a Master Plan land use designation of Unincorporated

Transition (UT). [Ward 2]

Agenda Items C.1 through C.4 opened and heard together.

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

Donny LaQue, Chief Deputy City Clerk, confirmed that proper notice was given and correspondence was received.

For the record we received 3 comments which were directly associated with the agenda item prior to 4:00 p.m. on October 24, 2023. These comments were voicemails and/or written correspondence received via our Reno.gov online public comment form or by email to our office. Copies of these comments have been distributed to the Reno City Council and are available to the public on the Reno.gov meeting portal.

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

Voicemails:
Gretchen Spoke
Judy Kolada

Brook Oswald, City of Reno Development Services Associate Planner, gave the staff presentation.

Council Member Duerr expressed concerns regarding this most challenging development area. She does not believe this project is ready for annexation and more time is needed to address issues like endangered animals and plants, earthquakes, urban wild land interface fire risk, transportation, horses.

Mr. Oswald answered question from Council Member Reese regarding the criteria for annexation and the potential development if it is annexed versus not annexed.

Mr. Oswald answered questions from Council Member Taylor regarding the process for annexation and confirmed that staff determined it is appropriate for annexation.

Council Member Duerr also discussed the criteria for annexation with regard to whether it is consistent with the Reno Master Plan. She does not think that enough of the master plan policies can be met to annex this. She expressed concerns regarding traffic and the challenging location. She does not think that 39 high end homes meets the community goals here. The annexation review considerations call for judgment regarding whether or not we are ready to absorb this area. We can not provide adequate police and fire services to this area.

Council Member Ebert asked if the applicant has a presentation.

John Krmpotic, representing the applicant, gave a presentation.

Mayor Schieve asked Council Member Duerr to talk about the work she has been doing on this.

Council Member Duerr discussed the Canyons project that had a tentative map to go with their PUD. The problem with the PUD that is attached to this tentative map is that it does not address a horse mitigation plan and there is no report from the natural heritage program on plants and animals. Her concern is if this is annexed, the PUD is very general and says they will deal with horses and plants and wildlife in the future. She stated her concerns are not personal, it is about make sure we have a good consistent development plan. She expressed concerns regarding the steep slopes and proposed road network that is not appropriate. She would recommend denying the annexation but an alternative is to continue it to try to get more detail.

Mayor Schieve proposed a continuance instead of denial so Council Member Duerr could work through the details with the applicant. She asked Mr. Oswald if he wanted to add anything.

Mr. Oswald stated that at this stage it is very high level. We use the tentative map final map process to really dig down. We have set a framework on this to make sure that many of the things Council Member Duerr has concerns with are addressed moving forward. He expressed concern that if the applicant is forced into a tentative map, there is a four year time limit on that.

Mayor Schieve asked if there is a better process in terms of annexations because it is problematic.

City Manager Thornley stated he thinks there is a better process here and he will talk with staff and see if they can put together a more comprehensive way to do this.

Mayor Schieve asked Mr. Krmpotic if they are willing to do a continuance.

Mr. Krmpotic confirmed the applicant is willing to continue.

There was discussion regarding setting a date certain for the continuance.

Council Member Duerr stated that given the issues that have been brought up today, she would recommend a continuance to the first Council Meeting in January 2024.

Discussion on the motion:

Council Member Taylor stated she will not support because if we have criteria

that we are asking applicants to go through, talking about being consistent and transparent for all applicants and developments, then we need to change the process or include more information on what we want to see so people can give us what we want when they get here and not have to go through this.

Mayor Schieve asked City Manaer Thornley to make sure he brings back something that looks at these annexations for a better process.

Item continued to January 17, 2024 at 10 a.m.

It was moved by Naomi Duerr, seconded by Devon Reese, to continue to the first City Council meeting in January 2024.

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

- C.2 ***SUPPLEMENTAL SUPPORTING MATERIALS - Staff Report***
(For Possible Action): Case No. LDC23-00021 (Valley View Estates): Request for: 1) a Master Plan amendment from ±80 acres of Unincorporated Transition (UT) to ±17 acres of Single-Family Neighborhood (SF) and ±63 acres of Parks, Greenways, and Open Space (PGOS) and; 2) a zoning map amendment from ±69.6 acres of Unincorporated Transition – 40 acres (UT-40) and ±10.4 acres of Large Lot Residential 2.5 Acres (LLR-2.5) to ±80 acres of Planned Unit Development (PUD) Valley View Estates. The ±80 acre project site is located ±350 feet southeast of the intersection of Claim Jumper Way and Tellurium Mine Drive, and directly east of the Truckee Meadows Water Authority (TMWA) reservoir tank. [Ward 2]

It was moved by Naomi Duerr, seconded by Devon Reese, to continue to the first City Council meeting in January 2024.

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

Agenda Items C.1 through C.4 opened and heard together.

Item continued to January 17, 2024 at 10 a.m.

- C.3 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report (For Possible Action): Case No. LDC23-00021 (Valley View Estates) Resolution to adopt an amendment to the land use plan of the City of Reno Master Plan from ±80 acres of Unincorporated Transition (UT) to ±17 acres of Single-Family Neighborhood (SF) and ±63 acres of Parks, Greenways, and Open Space (PGOS). The site consists of two parcels, and is located ±350 feet southeast of the intersection of Claim Jumper Way and Tellurium Mine Drive, and directly east of the Truckee Meadows Water Authority (TMWA) reservoir tank and further described in planning Case No. LDC23-00021. The adoption is contingent on the conformance review by the Truckee Meadows Regional Planning Agency. [Ward 2]

It was moved by Naomi Duerr, seconded by Devon Reese, to continue to the first City Council meeting in January 2024.

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

Agenda Items C.1 through C.4 opened and heard together.

Item continued to January 17, 2024 at 10 a.m.

- C.4 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report (For Possible Action): Case No. LDC23-00021 (Valley View Estates) Ordinance Introduction - Bill No. _____ Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled "Zoning," rezoning a ±80.0 acre site consisting of two parcels located ±350 feet southeast of the intersection of Claim Jumper Way and Tellurium Mine Drive, and directly east of the Truckee Meadows Water Authority (TMWA) reservoir tank from ±69.6 acres of Unincorporated Transition – 40 acres (UT-40) and ±10.4 acres of Large Lot Residential 2.5 Acres (LLR-2.5) to ±80.0 acres of Planned Unit Development (PUD) Valley View Estates; together with matters which pertain to or are necessarily connected therewith. [Ward 2]

It was moved by Naomi Duerr, seconded by Devon Reese, to continue to the

first City Council meeting in January 2024.

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

Agenda Items C.1 through C.4 opened and heard together.

Item continued to January 17, 2024 at 10 a.m.

- C.5 ***SUPPLEMENTAL SUPPORTING MATERIALS - Staff Report (For Possible Action): Case No. ABN24-00001 (Old Town Road Abandonment) Request for the abandonment of a ±23,888 square foot portion of Old Town Road located between South Boomtown Garson Road and the intersection of Old Town Road/Blue Heron Circle. The abandonment area is located adjacent to a parcel that is zoned Public Facilities (PF) and has Master Plan land use designations of Suburban Mixed-Use (SMU) and Public/Quasi-Public (PQP). [Ward 5]***

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

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

RECONVENED AT 1:06 PM

COUNCIL MEMBERS EBERT AND BREKHUS ABSENT
COUNCIL MEMBER EBERT PRESENT AT 1:08 PM

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

Donny LaQue, Chief Deputy City Clerk, confirmed that proper notice was given and no correspondence was received.

Live Public Comment:
Dee Ann Radcliffe
Alice House

Jeff Foster, City of Reno Development Services Associate Planner, gave the staff presentation and answered questions from Council.

Andy Durling, Wood Rogers representing the applicant, gave the applicant presentation and answered questions from Council.

There was discussion and questions regarding road conditions, access and fire response.

Angela Fuss, City of Reno Assistant Development Services Director, explained they are dealing with projects that have been approved with this design. The Fire Department has approved this. Whether this abandonment is approved or not, the project will still move forward and the road will still be built. She confirmed for Mayor Schieve that this will provide better access.

C.6 *SUPPLEMENTAL SUPPORTING MATERIALS* - Staff Report (For Possible Action): Ordinance Introduction - Bill No. _____

Case No. ANX24-00001 (Pembroke Drive Annexation) Ordinance annexing to and making part of the City of Reno certain specifically described territory of three parcels being ±112.4 acres of property located north of Pembroke Drive, ±796 feet from its intersection with South McCarran Boulevard. The site is adjacent to the City of Reno jurisdictional boundary, located within the Sphere of Influence, and has a Master Plan land use designation of Public/Quasi-Public (PQP). Upon annexation, the site will have the Parks, Greenways, and Open Space (PGOS) zoning designation; together with other matters which pertain to or are necessarily connected therewith. [Ward 3]

Item postponed during approval of agenda.

C.7 *SUPPLEMENTAL SUPPORTING MATERIALS* - Staff Report (For Possible Action): Review, discussion, and potential approval of request for an affordable housing fee reduction in accordance with Reno Municipal Code 1.08, consisting of up to \$41,294 in building permit fees and up to \$910,529 in sewer connection fees for the Sutro Senior Sanctuary (North) located at 839 Sutro Street, Reno. [Ward 3]

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

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

ABSENT: Jenny Brekhus

Agenda Items C.7 and C.8 were opened and heard together.

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

Donny LaQue, Chief Deputy City Clerk, confirmed that proper notice was given and no correspondence was received.

Elaine Wiseman, City of Reno Housing & Neighborhood Development Management Analyst, presented the staff report.

Gary Schafer, Two Sparks Development, answered questions from Council.

Monica Kirch, City of Reno Housing and Neighborhood Development Housing Manager, answered questions from Council.

- C.8 ***SUPPLEMENTAL SUPPORTING MATERIALS - Staff Report (For Possible Action): Review, discussion, and potential approval of request for an affordable housing fee reduction in accordance with Reno Municipal Code 1.08, consisting of up to \$23,183 in building permit fees and up to \$538,161 in sewer connection fees for the Sutro Senior Sanctuary (South) located at 696 Sutro Street, Reno. [Ward 3]***

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

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

Agenda Items C.7 and C.8 were opened and heard together.

For the record we received 3 comments which were directly associated with the agenda item prior to 4:00 p.m. on October 24, 2023. These comments were voicemails and/or written correspondence received via our Reno.gov online public comment form or by email to our office. Copies of these comments have been distributed to the Reno City Council and are available to the public on the Reno.gov meeting portal.

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

Voicemails:

Gretchen Spoke
Judy Kolada

D Department Items

City Attorney

- D.1 Staff Report (For Possible Action): Discussion and possible direction to the City Attorney's Office to appeal the Second Judicial District Court's Order Granting in Part and Denying in Part Plaintiff's Second Amended Petition for Writ of Mandamus and/or Prohibition in Scenic Nevada, Inc. v. City of Reno, Reno Real Estate Development, LLC and Reno Property Manager, LLC, Case No. CV21-02086 (Sept. 22, 2023).

Live Public Comment:

Bill Schrimpf
Mark Wray
Lori Wray
Berry Hall

For the record we received 24 comments which were directly associated with the agenda item prior to 4:00 p.m. on October 24, 2023. These comments were voicemails and/or written correspondence received via our Reno.gov online public comment form or by email to our office. Copies of these comments have been distributed to the Reno City Council and are available to the public on the Reno.gov meeting portal.

0 in favor, 14 in opposition, 10 concerned from the following individual(s):

Thelma Matlin
Tom Clark
Angela Amato
Leah Sanders
Janet Wright
Susan Alesevich
Jacqueline Dawson
Lindie Brunson
Marilyn Rappaport
Sharon Boersma
Gary Cecil
Peter Neumann
Alicia Barber
Gaia Brown
Sue Smith

Joyce Thompson
Aline C. Barber
Linda Goldschlag
Cathie Bryant
Andrew Van Dellen
Victoria Smith
Pamela McAdoo
Lori Wray

Voicemail:
William Cooper

Jasmine Mehta, City of Reno Deputy City Attorney, gave the staff presentation and answered questions from Council regarding the recommendation to appeal.

There was discussion regarding the three parts of the Court's conclusion and the need to appeal the third question regarding the City not having the authority to deviate from existing code when entering into a development agreement.

Council Member Ebert expressed her opinion that it is not Reno's place to get involved with a private company's appeal.

Ms. Mehta pointed out that the City is a party to the development agreement and enacted it as an ordinance. The way the development agreement has been interpreted by the court is inhibitive of what development agreements can do.

Council Member Duerr explained her position and stated she would not support getting into a conversation about the sign details or challenging Scenic Nevada's standing. She will support an appeal regarding the third part as discussed.

Jonathan Shipman, City of Reno Deputy City Attorney, clarified the Council is being asked today whether or not the City Attorney's Office has authorization to file a notice of appeal in this case. We can always come back in a closed session and get specific direction about any one of the issues.

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

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

Public Works

- D.2 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report (For Possible Action): Presentation, discussion and potential approval of an agreement with Dig Studio, Professional Consultant, to provide a cohesive plan of the Truckee River corridor and adjacent land within unincorporated Washoe County and the City of Reno from the California state line to the border of Sparks, NV in the amount of \$329,627 in State and Local Fiscal Relief Funds received through the American Rescue Plan Act on May 19, 2021. [Ward 5]

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

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

Amy Pennington, City of Reno Special Projects and Outreach Coordinator, gave the staff presentation and answered questions from Council.

- D.3 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report (For Possible Action): Presentation, discussion and potential approval of Geothermal Lease Agreement with Avalon Geothermal to drill a well at 240 West Moana Lane, Reno Nevada and to use the geothermal resource within the Public Utility Commission approved Service Territory, and direction to staff and legal to finalize the easement terms for the underground pipe and Heat Service Agreement and authorize the City Manager to sign the easement and Heat Service Agreement. [Ward 2]

For the record we received 1 comment which was directly associated with the agenda item prior to 4:00 p.m. on October 24, 2023. These comments were voicemails and/or written correspondence received via our Reno.gov online public comment form or by email to our office. Copies of these comments have been distributed to the Reno City Council and are available to the public on the Reno.gov meeting portal.

0 in favor, 0 opposed, 1 in favor from the following individual(s):
Rose Wolterbeek

Mayor Schieve made the following disclosure:

Fellow City Council Members and Madam Clerk, Item D.3 involves the approval of a Geothermal Lease Agreement with Avalon Geothermal to drill a well at 240 West Moana Lane. I understand that Susan Fisher, a McDonald Carano government affairs officer, represents Avalon Geothermal in this matter. In my private life, I have retained Adam Hosmer-Henner, a partner at McDonald Carano, to sue certain individuals on a civil matter unrelated to Avalon Geothermal, this agreement, and Ms. Fisher.

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) (substantial and continuous business relationship); *In re Mack*, Comm'n Op. No. 03-40 (2004).

That said, any action that I may take on Item D.3 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, nor will it impact what I pay McDonald Carano, or the services I receive in return for payment. 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.

Council Member Duerr made the following disclosure:

Madam Mayor, fellow City Council Members and Madam Clerk, Item D.3 involves the approval of a Geothermal Lease Agreement with Avalon Geothermal to drill a well at 240 West Moana Lane. I understand that Susan Fisher represents Avalon Geothermal in this matter. In addition to Avalon, Ms. Fisher is a paid lobbyist for the Nevada Mineral Exploration Coalition (NMEC), a coalition of individuals and small businesses who search for and develop the natural resources and promote and preserve the natural resource exploration industry in Nevada. In my private life, I own a company that is a former member of NMEC.

On this matter I have sought guidance from the City Attorney's Office. I have been advised that, as a former member of NMEC, I do not have a commitment in a private capacity to NMEC, nor by extension, to Ms. Fisher. Madam Clerk, please accept this disclosure and lodge it on the record for this meeting pertaining to this agenda item. Thank you.

Kerrie Koski, City of Reno Director of Public Works, gave the staff presentation.

Council Member Duerr discussed the Heat Service Agreement and expressed concern with tying a rate for renewable energy to the rate that is being charged for a carbon based fuel (natural gas) that is subject to worldwide issues and worldwide demand. This is a local resource.

Susan Groneman, City of Reno Sustainability Manager, answered questions from Council Member Reese regarding how the rate is set and why it is tied to the natural gas rate.

Council Member Duerr noted that the terms in the agreement allow for opportunity to deviating from the rate. It would be in the City's best interest to negotiate a rate that is stable and includes appropriate escalators. She also discussed the importance of the data Avalon collects being available to us.

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

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

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

F Ordinances - Adoption

G City Clerk

H Mayor and Council

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

Council Member Martinez reported on plans for Youth City Council.

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. LDC23-00062 (Viewpoint Apartments Access Road MSPR) Appeal of the Planning Commission's decision to approve a request for a major site plan review to allow for grading resulting in cuts deeper than 20 feet and fills greater than ten feet in height for the

development of an access road to a previously approved 432 unit apartment complex (LDC22-00084). The ±97.97 acre site is located in the Multi-Family Residential – 14 units per acre (MF-14) zoning district directly west of the intersection of Summit Ridge Drive and Summit Ridge Court. The site has Master Plan land use designations of Mixed Neighborhood (MX) and Parks, Greenways, and Open Space (PGOS). An appeal was filed by Dave Snelgrove of CFA, Inc. on behalf of their client Montebello II, LP. City Council may affirm, modify, or reverse the decision of the Planning Commission. [Ward 1]

Item was withdrawn by the appellant.

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

For the record we received 5 comments which were general in nature or not directly associated with an agenda item after 4:00 p.m. on October 24, 2023. 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.

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

Gennie Alderson
John Hara
Kristina Longero
Dana Whitworth
Paul Girard

K Adjournment (For Possible Action)

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

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

Meeting adjourned at 2:51 p.m.