



MINUTES

Regular Meeting

Reno City Council

Wednesday, March 26, 2025 • 10:00 AM

Reno City Council Chamber, 1 East First Street, Reno, NV 89501

Hillary Schieve, Mayor

Council Members:

Ward 1 - Kathleen Taylor Ward 4 - Meghan Ebert

Ward 2 - Naomi Duerr Ward 5 - Devon Reese

Ward 3 - Miguel Martinez Ward 6 - Brandi Anderson

A Introductory Items

The meeting was called to order at 10:00 a.m.

Mayor Schieve, Council Member Duerr, and Council Member Ebert were absent at roll call.

A.1 Pledge of Allegiance

A.2 Roll Call

Members Present

Mayor Hillary Schieve, Councilmember Devon Reese, Councilmember Naomi Duerr, Councilmember Kathleen Taylor, Councilmember Miguel Martinez, Councilmember Meghan Ebert, Councilmember Brandi Anderson

A.3 Public Comment

A.3.1 Public Comment

COUNCIL MEMBER DUERR PRESENT AT 10:04 AM

COUNCIL MEMBER EBERT PRESENT AT 10:08 AM

Live Public Comment:

Mark Markel

Pablo Nava Duran

Ray Hill

Alex Varner

For the record, we received 8 comments which were general in nature or not directly associated with an agenda item prior to 4:00 p.m. on March 25, 2025. These comments were 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, 1 in opposition, 7 concerned from the following individual(s):

Eric Lerude
Eddie Manley
Audrey Keller
Andrew Flagg
Anonymous
Connie Silveira
Brandi Smith
Michelle Conrad

A.4 Approval of the Agenda (For Possible Action) – 26 March 2025

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

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

A.5 Approval of the Minutes

- A.5.1** Reno City Council - Special - 6 February 2025 8:00 AM (For Possible Action)
- A.5.2** Reno City Council - Regular - 12 February 2025 10:00 AM (For Possible Action)
- A.5.3** Reno City Council - Regular - 26 February 2025 10:00 AM (For Possible Action)

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

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

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

- B.1** Staff Report (For Possible Action): Approval of Privileged Business License - On-Premises Alcohol, Cabaret (New) - Playfield Sports and Games, Joseph Abate, 235 Lake Street. [Ward 1]

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

- B.2** Staff Report (For Possible Action): Approval of Privileged Business License - Dining Room Wine And Beer (New) - Tadaima Shabu Shabu, Yumi Patterson, Sean Patterson, 50 South Virginia Street. [Ward 1]

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

- B.3** Staff Report (For Possible Action): Approval of Privileged Business License - Dining Room Alcohol, Add-On Cabaret (New) - Toro Bravo, Rene Preciado, Sergio Romero, 50 North Sierra Street, Unit 104. [Ward 1]

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

- B.4** Staff Report (For Possible Action): Approval of Privileged Business License - Secondhand Dealer License (New) - Cohegant Resale, Andrew Vieira - Home-Based Business. [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:	Reese, Duerr, Taylor, Martinez, Ebert, Anderson
NAYS:	
ABSENT:	Hillary Schieve

- B.5** Staff Report (For Possible Action): Approval of Privileged Business License - On-Premises Wine and Beer, Package Wine and Beer, Cabaret (Change of Ownership) - Local Beer Works, Jake Dennis, 955 South Virginia Street, Unit 120. [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:	Reese, Duerr, Taylor, Martinez, Ebert, Anderson
NAYS:	
ABSENT:	Hillary Schieve

- B.6** Staff Report (For Possible Action): Approval of Privileged Business License - On-Premises Alcohol and Restricted Gaming (New) - Dotty's #222, Paula Graziano, Richard Estey, Allyson Estey 5000 Smithridge Drive, Units A11, A15, and A17. [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:	Reese, Duerr, Taylor, Martinez, Ebert, Anderson
NAYS:	
ABSENT:	Hillary Schieve

- B.7** Staff Report (For Possible Action): Approval of Privileged Business License - Dining Room Alcohol (Change of Description) - Sakana, Nancy Lee, Sue Jung Lee, 7655 Town Square Way, Unit 112. [Ward 5]

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

- B.8** Staff Report (For Possible Action): Approval of Privileged Business License - Dining Room Alcohol (Change of Ownership) - Lamppost Pizza, Todd Nigro, Mike Nigro, 1141 Steamboat Parkway, Unit 930. [Ward 6]

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

- B.9** Staff Report (For Possible Action): Award of Contract to Insituform Technologies for the 2025 Sewer Cured-In-Place Pipe (CIPP) Rehabilitation Project in an amount not to exceed \$1,535,002. (Sewer Fund) [Ward 1, 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:	Reese, Duerr, Taylor, Martinez, Ebert, Anderson
NAYS:	
ABSENT:	Hillary Schieve

- B.10** Staff Report (For Possible Action): Approval of Consultant Agreement with Consor Engineers, LLC for engineering support and construction administration and inspection services for the 2025 Sewer Cured In Place Pipe (CIPP) Rehabilitation Project in an amount not to exceed \$129,250. (Sewer Fund) [Ward 1, 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:	Reese, Duerr, Taylor, Martinez, Ebert, Anderson
NAYS:	
ABSENT:	Hillary Schieve

- B.11** Staff Report (For Possible Action): Award of Contract to CTR Roofing Ltd. for the Reno Event Center Roof Resealing Project in an amount not to exceed \$329,065. (Two-thirds majority voting requirement) (Capital Projects Room Surcharge Fund) [Ward 1]

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

- B.12** Staff Report (For Possible Action): Approval to purchase materials from Garland/DBS Inc. for the Reno Event Center Roof Resealing project in the amount not to exceed \$814,417.19 using the joinder provision in NRS 332.195. (Two-thirds majority voting requirement) (Capital Projects Room Surcharge Fund) [Ward 1]

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

- B.13** Staff Report (For Possible Action): Award of Contract to Sierra Nevada Construction, Inc. for the 2025 California Avenue and River Run Parkway Street Rehabilitation Project in the amount of \$3,975,007. (Street Fund, Sewer Fund) [Ward 2]

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

- B.14** Staff Report (For Possible Action): Award of Contract to Sierra Nevada Construction, Inc. for the 2025 Reno Preventative Maintenance Project in an amount not to exceed \$3,284,115. (Street Fund) [Ward 1, 2, 3, 4, 6]

ITEMS B.14, B.15, B.16, AND B.17 WERE HEARD AFTER AGENDA ITEM G.1.

AGENDA ITEMS B.14 AND B.15 WERE HEARD TOGETHER.

Item pulled by Council Member Duerr for discussion.

Council Member Duerr stated she wanted to highlight the incredible amount of money they are investing into the community through Items B.14 and B.15.

Jonathan Smith, City of Reno Public Works Senior Civil Engineer, presented the staff report and answered questions from Council.

Council Member Ebert expressed concern regarding the condition of some streets in her ward and asked how they can be moved up.

Mr. Smith explained the road scoring system process.

Keri Koski, City of Reno Public Works Director, stated that is the kind of thing they can talk about when they meet together monthly and she can go into more details on the process.

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

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

- B.15** Staff Report (For Possible Action): Approval of Consulting Agreement with Lumos & Associates for construction services for the 2025 Reno Preventative Maintenance Project in an amount not to exceed \$215,885. (Street Fund)
[Ward 1, 2, 3, 4, 6]

AGENDA ITEMS B.14 AND B.15 WERE HEARD TOGETHER.

Item pulled by Council Members Duerr and Ebert for discussion.

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

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

NAYS:
ABSENT:

- B.16** Staff Report (For Possible Action): Approval of Consulting Agreement for evaluation and pre-design services with Jacobs Engineering Group Inc. for the Truckee Meadows Water Reclamation Facility Backup Power Systems Project in the amount of \$235,954 with Reno's share being \$161,935.23. (Sewer Fund)

Item pulled by Vice Mayor Taylor for disclosure.

Vice Mayor Taylor made the following disclosure:

Madam Mayor, fellow city council members, and Madam Clerk, in the interest of full transparency on Item B.16, I am disclosing that Jacobs Engineering Group, Inc. is a current client of my consulting firm, Taylor Made Solutions.

On this matter I have sought guidance from the City Attorney's Office. I have been advised that I have a substantial and continuing business relationship with Jacobs, and therefore, a commitment in a private capacity to the interests of Jacobs.

Here, Item B.16 seeks approval of a Consulting Agreement for evaluation and predesign services with Jacobs Engineering Group Inc. for the Truckee Meadows Water Reclamation Facility Backup Power Systems Project in the amount of \$235,954 with Reno's share being \$161,935.23. As such, I have been advised that the independence of judgment of a reasonable person in my situation would be materially affected by my current contracts with Jacobs.

Accordingly, I will not be participating or voting on these items today. Madam Clerk, please accept this disclosure and lodge it on the record for this meeting pertaining to these agenda items. Thank you.

VICE MAYOR TAYLOR ABSENT AT 1:08 PM

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, Martinez, Ebert, Anderson
NAYS:	
ABSENT:	

- B.17** Staff Report (For Possible Action): Approval of Consulting Agreement for engineering and design services for the Truckee River Bank Stabilization Project along the south bank of the Truckee River between Booth Street and Keystone Avenue with JUB Engineering Inc. in the amount not to exceed \$288,500. (Sewer Fund) [Ward 2]

Item pulled by Council Member Duerr for discussion.

Council Member Duerr requested a brief presentation.

Mary Horvath, City of Reno Utility Services Senior Civil Engineer, presented the staff report and answered questions from Council.

AGENDA ITEM H.1 WAS HEARD AFTER THIS ITEM.

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, Martinez, Ebert, Anderson
NAYS:	
ABSENT:	Kathleen Taylor

The consent agenda was approved with Items B.14, B.15, B.16, and B.17 pulled for discussion. Items pulled for discussion will be heard later in the meeting immediately before Agenda Item H.1.

AGENDA ITEM D.1 WAS HEARD AFTER THIS ITEM.

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 -*** Ordinance Introduction – Bill No. ____ (For Possible Action): Case No. LDC25-00033 (NDI Office Rezoning) – Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±0.99 acre site located on the north side of Vassar Street, ±430 feet east of its intersection with Harvard Way, from Neighborhood Commercial (NC) to General Commercial (GC); together with matters which pertain to or are necessarily connected therewith. [Ward 3]

THIS ITEM WAS HEARD AFTER AGENDA ITEM D.1.

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

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

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

COUNCIL MEMBER ANDERSON ABSENT AT 11:01 AM

VICE MAYOR TAYLOR ABSENT AT 11:02 AM

COUNCIL MEMBER ANDERSON PRESENT AT 11:03 AM

Bill No. 7296 was referred for a second reading and adoption.

AGENDA ITEM D.2 WAS HEARD AFTER THIS ITEM.

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

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

D Department Items

Utility Services

- D.2 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Presentation and overview of Federal Emergency Management Agency (FEMA) regional flood mapping projects. (For Discussion Only)

THIS ITEM WAS HEARD AFTER AGENDA ITEM C.1.

Mary Horvath, City of Reno Utility Services Senior Civil Engineer, gave the staff presentation and answered questions from Council.

COUNCIL MEMBER MARTINEZ ABSENT AT 11:04 AM

VICE MAYOR TAYLOR PRESENT AT 11:06 AM

VICE MAYOR TAYLOR ABSENT AT 11:10 AM

COUNCIL MEMBER MARTINEZ PRESENT AT 11:11 AM

VICE MAYOR TAYLOR PRESENT AT 11:21 AM

- D.3 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report (For Possible Action): Approval of an Amended Interlocal Agreement with Washoe County for reimbursement of 29% of the cost of professional services associated with the Federal Emergency Management Agency flood map updates, known as the “Risk Map,” for an amount not to exceed \$56,954 (total contract amount not to exceed \$197,533). [Ward 2, 6]

AGENDA ITEMS D.3 AND D.4 WERE HEARD TOGETHER.

Vice Mayor Taylor gave the following disclosure:

Madam Mayor, fellow city council members, and Madam Clerk, in the interests of full transparency on Item D.4, I am disclosing that HDR Engineering is a current client of my consulting firm, Taylor Made Solutions.

On this matter I have sought guidance from the City Attorney’s Office. I have been advised that I have a substantial and continuing business relationship with HDR, and therefore, a commitment in a private capacity to the interests of HDR.

Here, Item D.4 seeks approval of an Amendment to the Agreement with HDR Engineering Inc. for professional services associated with Federal Emergency Management Agency flood map updates known as “Risk Map” in an amount not to exceed \$197,533. As such, I have been advised that the independence of judgment of a reasonable person in my situation would be materially affected by my current contracts with HDR.

Accordingly, I will not be participating or voting on this item today. Madam Clerk, please accept this disclosure and lodge it on the record for this meeting pertaining to these agenda items. Thank you.

VICE MAYOR TAYLOR ABSENT AT 11:33 AM

Mary Horvath, City of Reno Utility Services Senior Civil Engineer, presented the staff report for Agenda Items D.3 and D.4.

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

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

- D.4 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report (For Possible Action): Approval of an Amendment to the Agreement with HDR Engineering Inc. for professional services associated with Federal Emergency Management Agency flood map updates known as “Risk Map” in an amount not to exceed \$197,533. (Sewer Fund) [Ward 2, 6]

AGENDA ITEMS D.3 AND D.4 WERE HEARD TOGETHER.

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

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

City Manager's Office

- D.5 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report (For Possible Action): Presentation, discussion, and potential direction to staff regarding the City’s Strategic Plan, including initiating an update to the strategic plan and extending the current priorities to support the FY26 budget process.

VICE MAYOR TAYLOR PRESENT

For the record, we received 2 comments which were directly associated with the agenda item before 4:00 p.m. on March 25, 2025. These comments were written correspondence received via our Reno.gov online public comment form

or by email to our office. Copies of these comments have been distributed to the Reno City Council and are available to the public on the Reno.gov meeting portal.

1 in favor, 0 in opposition, 1 concerned from the following individual(s):
Elizabeth Fadali
Robbin Palmer

Carissa Bradley, City of Reno Strategic Initiatives Manager, presented the staff report and answered questions from Council.

COUNCIL MEMBER EBERT ABSENT AT 11:40 AM
COUNCIL MEMBER EBERT PRESENT AT 11:42 AM
MAYOR SCHIEVE ABSENT AT 11:49 AM
COUNCIL MEMBER DUERR ABSENT AT 11:50 AM
COUNCIL MEMBER DUERR PRESENT AT 11:54 AM
MAYOR SCHIEVE PRESENT AT 11:54 AM

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

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

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

F Ordinances - Adoption

F.1 Ordinance Adoption Bill No. 7295 (For Possible Action): An Ordinance amending the Reno Municipal Code Title 12, “Public Works and Utilities,” Chapter 12.16 “Sewer Service,” article II, section 12.16.155, titled “Sewer Connection Fee Credit Policy,” to delete the expiration date for connection fee credits, amending Section 12.16.420 titled “Sewer User Fees When Vacant, Fire Damaged, or Demolished” and amending Section 12.16.430 titled “Termination of Charges” to remove the provisions regarding demolished properties, together with other matters properly relating thereto.

For the record, we received 3 comments which were directly associated with the

agenda item prior to 4:00 p.m. on March 25, 2025. These comments were written correspondence received via our Reno.gov online public comment form or by email to our office. Copies of these comments have been distributed to the Reno City Council and are available to the public on the Reno.gov meeting portal.

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

Claudia Davis

Chris Cutshaw

Alicia Barber

Council Member Duerr discussed the concerns she expressed at the last Council meeting on this item. She had a briefing since that meeting with Ashley Turney, City of Reno Assistant City Manager, where they discussed different ways to go that would achieve staff's goal and also retain the existing incentive for development. Council Member Duerr suggested extending the sewer fee credits by five years and potentially allow staff to add another five-year extension without applicants having to come to Council. There was also discussion regarding potentially making the extension effective as of 2020. Council Member Duerr recommended not doing the second reading today and asking staff to take a closer look to see if there is a way to fine tune this to achieve all our goals.

COUNCIL MEMBER ANDERSON ABSENT AT 12:22 PM

COUNCIL MEMBER ANDERSON PRESENT AT 12:23 PM

Mayor Schieve stated she thinks Council should look at them individually after a certain date. She wants to be careful of unintended consequences and asked staff to talk about how they can accomplish something that makes sense instead of a blanket removal of expiration dates.

Susan Ball-Rothe, City of Reno Deputy City Attorney, explained that going back 26 years there was a connection fee credit that did not expire but that was not codified. In 2011 it was determined to put in a five-year expiration date to incentivize development. She explained that from her legal perspective, the cleanest approach is to remove the expiration date and for due process it needs to be applied uniformly.

Ms. Turney explained for Mayor Schieve that there could be a possibility that each of them come forward to Council but that would be burdensome for staff and Council. She also explained that if Council decides to remove the expiration date, it would need to apply to all of them that are on file.

John Flansberg, City of Reno Public Works Regional Infrastructure Administrator, explained for Council Member Duerr that properties that are demolished are not paying user fees.

Council Member Duerr stated she thinks they can do something very targeted that gets to the goal of extending something to those that want to keep these

active but at the same not doing it forever. She referenced a past Council decision to not grant a 20-year extension that was requested and to only grant a five-year extension.

Ms. Turney explained how that past example used a separate tool that was available for a different process. She also explained that there will be administrative work either way as staff is tracking the credits already regardless of when they expire. If they were to move forward with a five-year extension and a possible second five-year extension, they do not have the staffing ability to be able to proactively reach out to these parcels to let them know that their credits would be expiring.

There were questions and discussion regarding a potential holding fee.

Council Member Duerr discussed the issue of infrastructure aging whether it is being used or not and that funds for maintenance will be needed. She reiterated her main goal is to have a more targeted approach that retains the benefit of an incentive and still leans in to help businesses.

Vice Mayor Taylor expressed support for the second reading of this item and stated housing is her number one priority besides the budget right now and she is willing to look at the risk this might cause. She asked for confirmation that what is proposed does not reduce, waive or in any way subsidize sewer connection fees.

Ms. Turney confirmed that is correct.

Council Member Anderson asked for clarification regarding Council Member Duerr's request if the proposed change does not pose any risk to the city.

Council Member Duerr stated that since 2011 the idea was that if we had a credit, they would expire very similar to the tentative map process. It was designed as an incentive and we don't have data on whether it has been an incentive or not. There is a presumption somehow that it has not been an incentive but we don't have data or information on that so it is on the books as an incentive and she does not want to lose that tool.

Mayor Schieve stated this Council does prioritize housing. You have to create a sense of urgency instead of saying you get the credits forever. If you have them forever, what is the incentive.

Ms. Turney explained the original intention when this law was put on the books was to spur development. As we know in this market conditions change in our community every three to five years and what we are finding is a lot of these properties that are coming forward to the city now that want to put shovels in the ground are not the people who bought these properties when they were demolished. They are a second or third owner so those credits have expired prior to them taking hold and trying to build something.

Council Member Anderson stated it seems that both options are incentives but we don't have data that proves that the option we have been committed to actually incentivized development. It seems like the recommended motion is more equitable across all property owners. She expressed concern regarding the risk for future litigation if the process appears arbitrary. The recommended motion feels clean and does have an incentive.

Council Member Reese stated he thinks they do have data. It hasn't done anything. If it was such an incentive, they would have gone out and done something before the expiration. He does not know how you would find enough data to create a data driven outcome but experientially he thinks what they were doing hasn't worked. There are good arguments on both sides. The recommended motion does seem cleaner.

Council Member Ebert expressed support for letting the credits expire.

Ordinance No. 6704 was adopted.

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

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

G City Clerk

- G.1 Staff Report (For Possible Action): Discussion and appointment of up to one individual to the Reno City Planning Commission from the following pool of applicants, listed in alphabetical order: Yeliz Berg, John Brownell, Kathleen Eagan, Michael Fuess, Sophie Jantz, Sydney Poulton, Lorna Quisenberry, Jennifer Tegnerud, Christopher Waddle, and Jacob Williams.

It was moved by Devon Reese, seconded by Hillary Schieve, to appoint Jacob Williams as the Ward 5 Planning Commission representative.

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

CONSENT AGENDA ITEMS PULLED FOR DISCUSSION (ITEMS B.14,

B.15, B.16, AND B.17) WERE HEARD AFTER THIS ITEM.

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)

THIS ITEM WAS HEARD AFTER AGENDA ITEM B.17.

Council Member Anderson reported there will be an emergency preparedness open house at Damonte Ranch High School on April 5.

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 2 comments which were general in nature or not directly associated with an agenda item after 4:00 p.m. on March 25, 2025. These comments were written correspondence received via our Reno.gov online public comment form or by email to our office. Copies of these comments have been distributed to the Reno City Council and are available to the public on the Reno.gov meeting portal.

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

Maia Johnson

Kar Werning

K Adjournment (For Possible Action)

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

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

The was meeting adjourned at 1:23 p.m.