



# MINUTES

## Regular Meeting

### Reno City Council

**Wednesday, August 14, 2024 • 10:00 AM**

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

**Hillary Schieve, Mayor**

#### Council Members:

**Ward 1 - Jenny Brekhus      Ward 4 - Meghan Ebert**  
**Ward 2 - Naomi Duerr      Ward 5 - Kathleen Taylor**  
**Ward 3 - Miguel Martinez      At Large - Devon Reese**

#### **A      Introductory Items**

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

##### **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 was absent at Roll Call and Mayor Schieve was present remotely.

##### **A.3      Public Comment**

##### **A.3.1      Public Comment**

Live Public Comment:

Neoma Jardon

Ilya Arbatman

Lynn Stanfield

Tara Tran

Connie Silveira

George Campagnoni

Steven White

COUNCIL MEMBER EBERT PRESENT AT 10:28 AM

Terry Brooks  
Dave McLaughlin  
Coleman Smith

MAYOR SCHIEVE ABSENT AT 10:34 AM

Josh Thieriot

MAYOR SCHIEVE PRESENT AT 10:36 AM

Tamme Atherton  
Art Rangel  
Will Truce  
Alex Farside  
Patrick Coleman

COUNCIL MEMBER MARTINEZ ABSENT AT 10:50 AM

Justin Ross  
Shay Gillam  
Todd Gillam

COUNCIL MEMBER BREKHUS ABSENT AT 10:59 AM  
COUNCIL MEMBER BREKHUS PRESENT AT 11:01 AM

Pat Cashell  
Yale Spina  
Dennis McDonald

COUNCIL MEMBER TAYLOR ABSENT AT 11:08 AM

Tracy Wilson via Zoom

COUNCIL MEMBER MARTINEZ PRESENT AT 11:10 AM

Paul Kolter via Zoom

COUNCIL MEMBER REESE ABSENT AT 11:12 AM

Damien Cole

COUNCIL MEMBER REESE PRESENT AT 11:16 AM

Juergen Hoehne

COUNCIL MEMBER TAYLOR PRESENT AT 11:17 AM

Ryan Watt via Zoom

MAYOR SCHIEVE ABSENT AT 11:18 AM

Robbin Palmer via Zoom (not present when called on to speak)

Live Public Commenter not wishing to speak:  
Korin Newell, opposition of Title 4 Amendments

For the record we received 15 comments which were general in nature or not directly associated with an agenda item prior to 4:00 p.m. on August 13, 2024. These comments were voicemail and/or written correspondence received via our Reno.gov online public comment form or by email to our office. Copies of these comments have been distributed to the Reno City Council and are available to the public on the Reno.gov meeting portal.

1 in favor, 5 in opposition, 9 concerned from the following individual(s):

David Andrulli  
Anonymous  
Marco Angeli  
Anonymous  
Heather Herman  
Adam Cates, Pioneer Center for the Performing Arts  
Kimberly Bentjen  
Janice Perry  
Anonymous  
Scott Short  
AnnElise Hatjakes  
Marco Manelli  
Marlene Lockard  
Tom Heck  
Denise Myer

MAYOR SCHIEVE PRESENT AT 11:23 AM

#### **A.4 Approval of the Agenda (For Possible Action) – 14 August 2024**

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

<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>	

Interim City Manager Jackie Bryant announced changes to the agenda before it was approved. The Redevelopment Agency (RDA) Board meeting will be opened immediately following the Consent Agenda items. Item C.1 Bella Vista Ranch Phase II PUD Amendment has been postponed as requested by the applicant. Item D.4 Disposition of Record Street will be heard immediately following the RDA portion of the meeting. Item E.1 Railroad Ordinance will be heard immediately following Item D.4. There will be a

labor briefing for Council during the lunch break.

**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 (New) - The Brass Tap, Brian Edwards, Julie Edwards, 1171 Steamboat Parkway Suite 120. [Ward 2]

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

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Naomi Duerr, Councilmember
<b>SECONDER:</b>	Devon Reese, Councilmember
<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 - Secondhand Dealer (New) - Betty's, Deena Latimer, 395 South Wells Avenue. [Ward 3]

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

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

- B.3** Staff Report (For Possible Action): Approval of Privileged Business License - Dining Room Alcohol, Package Wine and Beer, Add-On Cabaret (New) - The Spot, Alex Miller, 50 North Sierra Street Suite 103. [Ward 5]

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

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

- B.4** ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Award of Contract to Gerhardt & Berry Construction Inc., for

the Sky Tavern Septic Conversion Project in an amount not to exceed \$207,953.  
(Parks General Project Fund)

THIS ITEM AND THE REMAINING CONSENT AGENDA ITEMS PULLED  
FOR DISCUSSION WERE HEARD AFTER AGENDA ITEM E.1.

Item pulled by Council Member Ebert for discussion.

COUNCIL MEMBER TAYLOR ABSENT AT 4:33 PM

Council Member Ebert stated she wanted to call out the partnership the City of Reno has with Sky Tavern and that we are trying to work with Washoe County to hopefully have then donate funds toward this. She expressed appreciation to Sky Tavern for the work they do for kids in the community.

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

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

- B.5** ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Award of Contract to Sierra Nevada Construction, Inc. (SNC) for the Community Development Block Grant (CDBG) 2024 Pedestrian Ramp Improvement Project in an amount not to exceed \$154,007. (Community Development Block Grant) [Ward 1, 3]

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

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

- B.6** ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Award of the 2024 Traffic Signal On-Call Contract to Titan Electrical Contracting, Inc., in an amount not to exceed \$569,570. (Street Fund)

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

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
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<b>MOVER:</b>	Naomi Duerr, Councilmember
<b>SECONDER:</b>	Devon Reese, Councilmember
<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): Approval of Change Order #1 to the Contract with Sierra Nevada Construction, Inc. (SNC) for the 2023 Sewer Maintenance, Repairs, and On-Call Services Contract (Contract #I400127), extending the contract for an additional 365 working days and increasing the contract by \$991,007, for a revised total project cost of \$2,037,014. (Sewer Fund)

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

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

- B.8** Staff Report (For Possible Action): Approval to purchase aggregate, sand, and salt by utilizing any joinder contracts, as allowed under Nevada Revised Statutes (NRS) 332.195, or the City of Reno's Competitive Bid Process, in an amount not to exceed \$225,000. (Street Fund)

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

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

- B.9** Staff Report (For Possible Action): Approval to purchase Crack Sealant Material and Specialty Asphalt Materials by utilizing any joinder contracts, as allowed under Nevada Revised Statutes (NRS) 332.195, or the City of Reno's competitive bid process in an amount not to exceed \$250,000. (Street Fund)

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

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Naomi Duerr, Councilmember
<b>SECONDER:</b>	Devon Reese, Councilmember

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

- B.10** Staff Report (For Possible Action): Approval to purchase reflective sign materials and Telespar signposts by utilizing any joinder contracts, as allowed under Nevada Revised Statutes (NRS) 332.195, or the City of Reno's Competitive Bid Process in an amount not to exceed \$200,000. (Street Fund)

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

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

- B.11** Staff Report (For Possible Action): Approval to purchase thermoplastic roadway marking materials, roadway marking paint, and reflective glass beads by utilizing any joinder contracts, as allowed under Nevada Revised Statutes (NRS) 332.195, or the City of Reno's Competitive Bid Process in an amount not to exceed \$400,000. (Street Fund)

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

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

- B.12** Staff Report (For Possible Action): Approval of Sternberg Decorative Lighting Purchase for Downtown in an amount not to exceed \$135,000. (Room Tax and Street Fund)

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

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

- B.13** ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Approval of Regional Road Impact Fee (RRIF) Agreement No. 513001 in the amount of \$346,365 between the City of Reno, the Regional Transportation Commission (RTC), and Lemmon Drive Villas Property, LLC. [Ward 4]

Item pulled by Council Member Ebert for discussion.

Council Member Ebert stated she wanted information about where this project is.

Mike Mischel, City of Reno Development Services Engineering Manager, presented the staff report and answered questions from Council Member Ebert.

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

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

- B.14** Staff Report (For Possible Action): Acceptance of the fiscal year (FY) 2023 Assistance to Firefighters Grant (AFG) award from the Department of Homeland Security (DHS), Federal Emergency Management Agency (FEMA) to the Reno Fire Department (RFD) in the amount of \$790,467.27 to purchase vehicle exhaust removal systems at fire facilities and committing a 10% cash match in the amount of \$79,046.73 using already budgeted funds. (General Fund)

Item pulled by Vice Mayor Duerr for discussion.

Vice Mayor Duerr asked if this is for all of the fire stations or just some of them.

Samantha Steere, City of Reno Fire Department Management Assistant, stated our hope is to do all of them but the amount we received is a little bit less than what our initial quote was so we are going to put it out to RFP and see what we can do with that.

COUNCIL MEMBER TAYLOR PRESENT AT 4:40 PM

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

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Naomi Duerr, Councilmember
<b>SECONDER:</b>	Devon Reese, Councilmember



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

- B.15**    ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Resolution No. \_\_\_\_\_  
 (For Possible Action): Resolution Accepting Streets – Reno Ice Way, off  
 Wedge Parkway. [Ward 2]

Item pulled by Vice Mayor Duerr for discussion.

Mike Mischel, City of Reno Development Services Engineering Manager, answered questions from Vice Mayor Duerr regarding where this is located.

AGENDA ITEM C.2 WAS HEARD AFTER THIS ITEM.

It was moved by Naomi Duerr, seconded by Devon Reese, to adopt Resolution No. 9304.

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

The Consent Agenda was approved with Items B.4, B.13, B.14, and B.15 pulled for discussion.

THE REDEVELOPMENT AGENCY BOARD PORTION OF THE MEETING WAS OPENED AT THIS TIME, BEFORE HEARING ITEMS 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    ***POSTPONED ITEM*** - Ordinance Introduction - Bill No. \_\_\_\_\_ (For Possible Action): Case No. LDC24-00031 (Bella Vista Ranch Phase II PUD Amendment) - A request has been made for an amendment to the Bella Vista Ranch Phase II Planned Unit Development (PUD) handbook to: a) reduce the amount of nonresidential from ±178,600 sq. ft. to ±117,612 square feet; b) increase the maximum dwelling units from ±575 units to ±609 units; and c) modify the allowed land uses, design standards, development standards, and street design standards. The ±77.37 acre site is located southeast of the eastern terminus of South Meadows Parkway, north of the northern terminus of Rio Wrangler Parkway and east of Steamboat Creek within the Bella Vista Ranch Phase II PUD zoning district. The site is located within Bella Vista Ranch Phase II PUD zoning district and has a Master Plan land use designation of Special Planning

Area (SPA). [Ward 3]

- C.2 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report (For Possible Action): Discussion and potential approval of the Collective Bargaining Agreement between the City of Reno and the Reno Police Protective Association (RPPA) for the period from July 1, 2024, through June 30, 2027, to cost \$3,692,019 for fiscal year (FY) 24/25; \$7,236,929 for FY 25/26; and \$12,185,733 for FY 26/27.

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

<b>RESULT:</b>	<b>Pass [5 TO 1]</b>
<b>MOVER:</b>	Naomi Duerr, Councilmember
<b>SECONDER:</b>	Miguel Martinez, Councilmember
<b>AYES:</b>	Schieve, Duerr, Taylor, Martinez, Ebert
<b>NAYS:</b>	Jenny Brekhus
<b>ABSENT:</b>	

Council Member Reese gave the following disclosure:

Madam Mayor, fellow City Council Members, and City staff, I am a partner at the law firm of Reese, Ring, Velto, PLLC and the law firm represents the Reno Police Protective Association (“RPPA”) on legal matters unrelated to Item C.2 – a Collective Bargaining Agreement between the City of Reno and RPPA.

On these matters I have sought guidance from the City Attorney’s Office. Pursuant to NRS281A.065 (4), and (5), I have a commitment in a private capacity to the law firm as my employer and the RPPA based on the law firm’s continuing business relationship with RPPA. I also have a pecuniary interest in the client fees RPPA pays the law firm. Consequently, I have been advised that the independence of judgment of a reasonable person in my situation could be materially affected in taking action and voting upon items.

In order to avoid any appearance of impropriety, I will leave the room for the duration of this item. Madam Clerk, please lodge this disclosure on the record. Thank you.

## COUNCIL MEMBER REESE ABSENT

Jesse Puett, City of Reno Human Resources Labor Relations Manager, presented the staff report.

Vicki Van Buren, City of Reno Director of Finance, answered questions from Council Member Taylor about the financial impacts to the budget.

Discussion on the motion:

Council Member Brekhus stated this is our largest bargaining contract dollar-wise, and ethics are a private matter. She stated that she is talking about why she is not going to vote for this and why it pains her so much because this group means so much and does so much hard work, but she thinks their leadership has approached this bargaining agreement in bad faith in hiring one of us to represent them. It has created an untenable situation, an appearance of impropriety, and is very wrong.

Mayor Schieve asked Council Member Brekhus what she is insinuating.

Council Member Brekhus stated that the bargaining group hiring one of our colleagues puts us in a tough situation because we all know that our colleague has an interest in the outcome of this contract. And our staff, when they go to the table they know that there is a Council Member who they have to work with a lot who has a financial interest in the outcome. That is wrong.

Norma Santoya, City of Reno Interim Assistant City Manager, stated the Reno Police Protective Association (RPPA) is represented through this negotiation from Mastagni law firm out of the Sacramento area.

Council Member Brekhus stated when we started the sheet showed another law firm. The RPPA has hired a sitting member and that is very much an appearance of impropriety and puts staff in a bad position.

Mayor Schieve asked Ms. Santoya who the attorney is on record here.

Ms. Santoya stated the law firm is Mastagni and they are not from this area.

Council Member Brekhus stated when we started it was Alex Velto, his partner, as the representative and that's fine. Even if it wasn't, we have a sitting Council Member representing one of our bargaining groups and it is an appearance of impropriety. She stated that her no vote is a message to the leadership of the RPPA that maybe they should reconsider who they hire because it is bad faith and creates very uncomfortable negotiations in her view.

## **D Department Items**

### **Dispatch**

## Housing and Neighborhood Development

### City Manager's Office

- D.3 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report (For Possible Action): Presentation, discussion, and potential direction to staff regarding bill draft requests (BDRs) for the 83rd (2025) Session of the Nevada Legislature.

Nic Ciccone, City of Reno City Manager's Office Government Affairs Manager, presented the staff report.

COUNCIL MEMBER MARTINEZ ABSENT AT 5:25 PM

COUNCIL MEMBER REESE PRESENT AT 5:26 PM

AGENDA ITEM F.1 WAS HEARD AFTER THIS ITEM.

It was moved by Devon Reese, seconded by Naomi Duerr, to direct staff to prioritize efforts to advance affordable housing legislation that aligns with the City's final legislative policy platform and to continue to work with regional partners to identify a funding mechanism for the regionalization or consolidation of fire protection services in the Truckee Meadows in advance of the 84th (2027) Session of the Nevada Legislature.

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

- D.4 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report (For Possible Action): Presentation, discussion, and direction to staff on the potential disposition of the properties generally located at 315 and 335 Record Street (Assessor's Parcel Numbers [APNs] 007-313-27, 007-313-28, 007-313-30, 007-314-14, 008-350-10 [Portion], and Portion of Record Street [No Parcel Number]), Reno, Nevada, in response to a public Request for Proposals (RFP) to include entering into an Exclusive Negotiating Agreement, and/or reversion of acreage; together with matters which pertain to or are necessarily connected therewith. [Ward 3]

THIS ITEM WAS HEARD FOLLOWING AGENDA ITEM B AND THE  
ADJOURNMENT OF THE RDA PORTION OF THE MEETING.

RECESS AT 12:55 PM

RECONVENE AT 2:06 PM WITH VICE MAYOR DUERR ABSENT

For the record we received 10 comments which were directly associated with the agenda item prior to 4:00 p.m. on August 13, 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.

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

Chris Reilly

Pete Rusin

Mike Larragueta, Reno Tahoe

Sara Yup, Chamber of Commerce

Michael Marr

Dash Gopinath, Highway 40

Brian Bosma, Chamber of Commerce

Tyler Togers

Ski Broman

Leslie Colbrese, Community Services Agency Development Corp

Bryan McArdle, City of Reno Revitalization Manager, presented the staff report and recommendation.

VICE MAYOR DUERR PRESENT AT 2:11 PM

Council Member Brekhus referenced communication from a Washoe County staff member to one of the Washoe County Commissioners saying that the City has another vision for this property other than having it be a place for social services. She expressed concern that someone at the City is discouraging the social services agency of the region from responding to this RFP because the City has a different vision for it and that vision has not been discussed at Council.

Mr. McArdle answered questions from Council Member Martinez and explained the RFP process timeline and who was involved in reviewing the proposals.

Council Member Taylor discussed the need for a project that will actually get built and be the least risk for the City financially and the largest benefit to the community. The Ulysses proposal has a more in depth pro forma but she has concerns regarding the seller note and how they will secure gap funding. She noted that the Baxter proposal offers more than just housing and she asked about the vision for this area.

Mr. McArdle answered questions from Council Member Taylor regarding the seller note and what the vision is for this area.

Mr. McArdle answered questions from Mayor Schieve and stated we want to see the best and highest offer, but the Baxter proposal is asking the City to discount the property so they can make their project work. The City would be giving up a little on the sale price today but would make that up over time. He also explained that Council can give direction on how many years they want 10% of the units to be affordable.

Council Member Reese discussed the benefits of having mixed income housing and suggested potentially negotiating with the Baxter proposal for more than 10% of the units to be affordable.

Vice Mayor Duerr discussed the need for residential here and expressed a preference for the Ulysses proposal because of the shortage of affordable housing.

Mr. McArdle answered questions from Vice Mayor Duerr regarding the financial details of the proposals and if they would generate property tax or not.

Council Member Brekhus stated that maybe Washoe County staff has a misrepresentation about social services not being the City's vision, but someone at a high level at Washoe County thinks that. She suggested giving Washoe County time to come in and have a discussion in public. She discussed details of the Baxter proposal versus the Ulysses proposal. The Ulysses proposal is a much better offer. It stands above on both their expertise and what they bring to those in need in our downtown. She suggested pausing this to give Washoe County 90 days to have a discussion at the table if they want to put together some proposals for social services in this building.

Council Member Taylor stated her vision for this, based on the discussion they've had, is to bring it out to RFP, which they did. She is prepared to move forward and does not see any need for taking 90 more days for Washoe County.

Mr. McArdle answered questions from Council Member Taylor regarding funding and financial feasibility due diligence reviews.

Council Member Ebert stated she is also concerned about the communication regarding the County's position on this and there may be a missed opportunity there. She generally favors the Ulysses proposal due to their plans to use solar and fill a need for affordable housing.

Ashley Turney, City of Reno Assistant City Manager, stated Council's vision was clear in their direction to open an RFP process that was open to any and all participants. There has been no communication from Washoe County regarding any interest in this property.

Monica Kirch, City of Reno Director of Housing and Neighborhood Development, answered questions from Council Member Reese and discussed reasons for her preference of the Baxter proposal.

Ryan Watt, Ulysses Development Group, answered questions from Council Members and expressed a willingness to negotiate on the terms of the seller note as long as they are able to comply with the requirements of the federal tax program and the requirements of the Nevada Housing Division.

Council Member Brekhus stated she is prepared to give direction that there is some negotiation in terms of Ulysses modifying their proposal so the City's 3.4 million gets paid before their developer fee.

Jasmine Mehta, City of Reno Deputy City Attorney, stated if Council wants to negotiate with any of the proposal applicants, then it should be open to all of them to be able to negotiate. It would be better to make those parameters something you direct staff to go and negotiate versus doing it now.

Brianna Bullentini, Baxter Construction, answered questions from Council Member Reese regarding their proposal and stated they are open to negotiation.

COUNCIL MEMBER BREKUS ABSENT AT 3:25 PM  
COUNCIL MEMBER REESE ABSENT AT 3:27 PM

Live Public Comment:  
Lily Baran via Zoom  
Vera Miller via Zoom

COUNCIL MEMBER BREKHUS PRESENT AT 3:29 PM  
COUNCIL MEMBER REESE PRESENT AT 3:29 PM

Council Member Duerr made a motion to enter into an Exclusive Negotiating Agreement (ENA) with Ulysses and to have staff consider all of the issues Council brought up during discussion of this item to negotiate and prepare a proposal for Council to consider.

Discussion on the motion:

Council Member Taylor expressed concern that there is more risk to the City with the Ulysses proposal in the finance department than there would be with the Baxter proposal.

Ms. Turney explained for Vice Mayor Duerr that they would recommend that through the ENA process, staff would be recommending some claw back time periods and milestones.

Interim City Manager Bryant suggested the September 11 Council meeting to bring the ENA back for review by Council.

Council Member Reese stated he is leaning more toward the Baxter proposal, but if this motion passes he would like to see the 100% affordable units include some 30% AMI units as well, not all 60% AMI units.

AGENDA ITEM E.1 WAS HEARD AFTER THIS ITEM.

It was moved by Naomi Duerr, seconded by Hillary Schieve, to direct staff to enter into an Exclusive Negotiating Agreement with Ulysses.

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

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

- E.1 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Ordinance  
Introduction – Bill No. \_\_\_\_\_ (For Possible Action): An Ordinance to amend Title 8, Chapter 8.10, of the Reno Municipal Code entitled “Offenses Against Property”, prohibiting trespassing upon railroad tracks; and other matters properly relating thereto.

THIS ITEM WAS HEARD AFTER AGENDA ITEM D.4.

Live Public Comment:

Damien Cole

Three people signed up for public comment earlier in the day and were not present at this time to speak - 3 opposed and 1 in favor.

COUNCIL MEMBER BREKHUS ABSENT AT 3:46 PM

COUNCIL MEMBER BREKHUS PRESENT AT 3:47 PM

For the record we received 10 comments which were directly associated with the agenda item prior to 4:00 p.m. on August 13, 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.

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

Eric Scolari, RHP Mechanical Systems, INC

Chris Reilly



Pete Rusin  
Sara Yup, Chamber of Commerce  
Dash Gopinath, Highway 40  
Brian Bosma, Chamber of Commerce  
Tyler Togers  
Eric Lerude  
Ski Broman  
Ilya Arbatman

Travis Truhill, City of Reno Director of Maintenance and Operations, gave the staff presentation.

Brian Sooudi, City of Reno Chief Deputy City Attorney, gave a presentation on the ordinance.

Mr. Truhill and Mr. Sooudi answered questions from Council regarding the ordinance and how it would be implemented and enforced.

VICE MAYOR DUERR ABSENT AT 4:20 PM

Discussion on the motion:

Council Member Brekhus expressed concern that this ordinance is not consistent with State law that is very specific about the requirement to post. She also expressed concern that this ordinance will have unintended consequences sweeping people to neighborhoods and the river. The real issue should be finding housing and a great resource for that is the Redevelopment fund.

Council Member Ebert expressed concern about the potential for public misconception that this ordinance is a magic solution to cleaning up areas around the railroad when really it is just getting rid of the requirement to post signs.

VICE MAYOR DUERR PRESENT AT 4:29 PM

Reno Police Chief Nance explained the ordinance is about preventing people from dumping trash in those areas in the first place by educating everybody that being on the railroad is a crime and they cannot do it. It allows us to be able to enforce that without having to be concerned about required signage not being in place because it has been knocked down.

Bill No. 7275 was referred for a second reading and adoption.

AGENDA ITEM B.4 WAS HEARD AFTER THIS ITEM.

It was moved by Kathleen Taylor, seconded by Hillary Schieve, to refer Bill No 7275 for a second reading and adoption.

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

## F Ordinances - Adoption

- F.1 Ordinance Adoption – Bill No. 7274 (For Possible Action): Case No. LDC24-00052 (Chism Mobile Home Park MPA & ZMA) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±3.48-acre site located south of the Union Pacific Railroad right-of-way and north of West 2nd Street from ±0.57 acres of General Commercial (GC) to Mixed Employment (ME), ±1.56 acres of Industrial (I) to Mixed Employment (ME), ±0.17 acres of General Commercial (GC) to Multi-Family Residential-21 units per acre (MF-21), and to establish a zoning district of Mixed Employment (ME) on ±1.18 acres; together with matters which pertain to or are necessarily connected therewith. [Ward 1]

Ordinance No.6683 was adopted.

It was moved by Devon Reese, seconded by Kathleen Taylor, to adopt Ordinance No.6683.

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

## G City Clerk

- G.1 Staff Report (For Possible Action): Discussion and potential appointment of one individual in an at-large position to the Historical Resources Commission (HRC) from the following pool of applicants, listed in alphabetical order: Barb Giacomini or Annelise Hatjakes.

It was moved by Naomi Duerr, seconded by Devon Reese, to appoint Annelise Hatjakes to the Historical Resources Commission (HRC).

<b>RESULT:</b>	<b>Pass [5 TO 0]</b>
<b>MOVER:</b>	Naomi Duerr, Councilmember
<b>SECONDER:</b>	Devon Reese, Councilmember
<b>AYES:</b>	Schieve, Reese, Duerr, Taylor, Ebert

<b>NAYS:</b>	
<b>ABSENT:</b>	Jenny Brekhus, Miguel Martinez

- G.2 Staff Report (For Possible Action): Discussion and potential appointment of two individuals to the Youth City Council (YCC) from the following pool of applicants, listed in alphabetical order: Leaf Acklin, Anshuman Arun, Elijah Kirwan, Rowan Muir, Kyley Quigley, Ivana Tamayo-Rodriguez, Justin Solimine, and Brendan Zankowski.

It was moved by Kathleen Taylor, seconded by Devon Reese, to appoint Kyley Quigley and Justin Solimine to the Youth City Council (YCC).

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

## **H Mayor and Council**

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

None

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

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

### **J.1 Public Comment**

For the record we received 6 comments after 4:00 p.m. on August 13, 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.

0 in favor, 4 in opposition, 2 concerned from the following individual(s):  
Tom Heck  
Denise Myer  
Manny Becerra  
Ilya Arbatman

Doug Brown  
Robin Palmer

**K      Adjournment (For Possible Action)**

It was moved by Devon Reese, seconded by Naomi Duerr, to adjourn at 5:36 PM.

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