



MINUTES

Joint Regular Meeting

Reno City Council & Redevelopment Agency Board

Wednesday, February 22, 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

A.2 Roll Call

Members Present

Hillary Schieve, Mayor, Devon Reese, Councilmember, Naomi Duerr, Councilmember, Jenny Brekhus, Councilmember, Kathleen Taylor, Councilmember, Miguel Martinez, Councilmember, Meghan Ebert, Councilmember

ALL COUNCILMEMBERS PRESENT.

Councilmember Reese attending remotely.

A.3 Public Comment

Council Member Brekhus absent at 10:21 a.m.

Council Member Brekhus absent at 10:22 a.m.

Mayor Schieve absent at 10:29 a.m.

For the record we received 6 comments which were general in nature or not directly associated with an agenda item prior to 4:00 p.m. on February 21, 2023. 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.

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

Marsy Kupfersmith
Susan Hastings
Frank Yaksitch
Jacqueline Clay
Nathaniel Benjamin
Felicia Jones

In addition, we received one voicemail which will not be played due to vulgarity but a transcript of which was distributed to council.

The following voicemail(s) were played during the Reno City Council meeting:

Cathy Lester

A.4 Approval of the Agenda (For Possible Action) – 22 February 2023

It was moved by Kathleen Taylor, seconded by Jenny Brekhus, to approve.

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

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 - The Fe, Rene Preciado, 235 Lake Street - New Alcohol - On-Premises Alcohol [Ward 5]

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

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

B.2 Staff Report (For Possible Action): Approval of Privileged Business License - SR 667 Bar & Nightclub, Ranbir Singh Chhina, 340 Kietzke Lane - New Alcohol - On-Premises Alcohol - Cabaret [Ward 3]

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

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

**B.3 Staff Report (For Possible Action): Approval of Privileged Business
License - Wings & Beer, Edgardo Rodriguez, 1160 Kietzke Lane - New
Alcohol - Dining Room Wine and Beer [Ward 3]**

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

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

**B.4 Staff Report (For Possible Action): Approval of Privileged Business
License - Rustic Flask, Kelsey Annand, 597 Kumle Lane - New Alcohol -
Alcohol Catering [Ward 2]**

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

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

**B.5 Staff Report (For Possible Action): Approval of Privileged Business
License - Atlantis Bevco LLC, John Evans, Not In City - New Alcohol -
Wholesale Alcohol [NIC]**

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

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

ABSENT:

B.6 Staff Report (For Possible Action): Approval of Privileged Business License - United Coin Machine Co dba Century Gaming Technologies dbat Bighorn Tavern II, Timothy Cogswell, 6135 Lakeside Drive, Suite 113 – New Restricted Gaming - 13 Slot Machines [Ward 2]

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

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

B.7 *SUPPLEMENTAL SUPPORTING MATERIALS* - Staff Report (For Possible Action): Award of Contract to Spanish Springs Construction, Inc. for the Teglia's Paradise Park Playground and Restroom Project in an amount not to exceed \$1,322,900. (Community Development Block Grant (CDBG) and Residential Construction Tax (RCT) District 3 Funds) [Ward 3]

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

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

Items B.7 and B.8 were opened and heard together.

Council Member Brekhus requested a staff report presentation for Items B.7 and B.8.

Matt Brezina, City of Reno Parks Manager, gave the staff presentation for Items B.7 and B.8 and answered questions from Council regarding the project and costs.

Council Member Duerr asked staff to make sure the cost for the restroom includes a bottle fill station with the drinking fountains.

Mr. Brezina confirmed for Council Member Duerr that the landscaping does include trees. An outsourced landscape architect was used however they did get input from internal staff as well. He also confirmed that the landscaping should be installed this summer and the trees do come with a one year warranty.

Mr. Brezina clarified for Council Member Brekhus that the diagram just depicts the playground design from the manufacturer. We did incorporate two individual shade structures that will go on the east and west of the playground, as well as a multitude of covered benches and picnic tables.

Council Member Brekhus requested finance feedback when the contingency fund is tapped.

Council Member Duerr expressed concern that 17 trees is not enough.

Mr. Brezina stated the 17 trees is just for around the immediate playground. We can look at incorporating more trees.

Council Member Duerr stated she would like staff to get data on the different colored ground cover options to make sure this is the best option to reduce heat.

Mr. Brezina confirmed for Council Member Ebert that the playground equipment is ADA compliant.

B.8 *SUPPLEMENTAL SUPPORTING MATERIALS* - Staff Report (For Possible Action): Approval of the use of additional funds from Residential Construction Tax District 3 for the Teglia’s Paradise Park Playground and Restroom Improvement Project in an amount not to exceed \$600,000. (RCT District 3 Fund) [Ward 3]

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

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

Items B.7 and B.8 were opened and heard together.

B.9 *SUPPLEMENTAL SUPPORTING MATERIALS* - Staff Report (For Possible Action): Approval of a two year Interlocal Agreement with Nevada Department of Employment, Training and Rehabilitation (DETR) for the operation of food services at Reno City Hall. [Ward 5]

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

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

B.10 Staff Report (For Possible Action): Acceptance of the Department of Homeland Security FY 2022 Emergency Performance Grant Program to the City of Reno Fire Department for All-Hazards Emergency Preparedness in the amount of \$197,355.73 and committing to a 50 percent in-kind match using already-budgeted and available resources. (General Fund)

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

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

B.11 Staff Report (For Possible Action): Approval of Interlocal Agreement with Reno-Tahoe International Airport Authority (RTAA) for the City of Reno Fire Department to provide fire inspection services to be billed at a fully burdened hourly rate.

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

RESULT:	[5 TO 2]
MOVER:	Naomi Duerr, Councilmember
SECONDER:	Kathleen Taylor, Councilmember
AYES:	Schieve, Reese, Duerr, Taylor, Martinez
NAYS:	Jenny Brekhus, Meghan Ebert
ABSENT:	

Mayor Schieve returned at 10:39 a.m.

Council Member Brekhus asked for information from the Fire Chief on how this new scope of services fits into our comprehensive audit of the Fire Department that was done in 2019. This service was not listed as one of the 32 recommendations in that CPSM study.

Dave Cochran, City of Reno Fire Chief, explained this was not affiliated with the CPSM report. This is a need at the airport. They have not kept current on their fire inspections so this is a mechanism to get them current.

Council Member Brekhus asked why they don't do it themselves.

Chief Cochran stated they could do it but it would be quite expensive. We have the capacity and staffing and expertise and there will be a fee for service.

Council Member Brekhus stated the difficulty she is having is that she keeps hearing how overtaxed the Fire Department is. And there is the comprehensive study with a list of 32 recommendations that the Fire Department should be following up on. She asked about the status of several of those recommendations focusing on the ones related to evaluating risk and inspections.

Chief Cochran responded to questions from Council Member Brekhus regarding the status of the recommendations and stated it bears noting that the recommendations from the study were never adopted nor were we directed to adopt them all.

Chief Cochran confirmed for Council Member Duerr they will be reimbursed for this service. We have a fully loaded rate we are charging for the inspections we will be doing. There is not an estimate on what we expect to collect but there are a couple hundred properties owned by the airport that we will be inspecting. He confirmed for Council Member Duerr that these properties not being inspected has gone on for longer than a decade.

Council Member Duerr stated it is critical that these get inspected. She is astonished that this is the situation and is glad we are stepping up to address it and will be getting reimbursement. She suggested making sure the rate charged fully pays for the services.

Chief Cochran stated the rate will include administrative overhead as well.

Council Member Brekhus noted that whether it is on the Fire Department's work program or not, Council did adopt the audit that was done.

Chief Cochran confirmed for Council Member Brekhus that the airport does have their own fire department but there are no private companies they can hire that do these types of fire inspections.

Council Member Brekhus stated she is still troubled by this. She wants a priority of looking at our own landscape first. She does not like the Fire Department doing fees for service when they have their own workload that needs to be addressed. It is not a fees for service department. She will not support this at this time.

Chief Cochran answered questions from Council Member Duerr confirming that the Reno Fire Department responds to the offsite airport properties when there is a fire. He confirmed that the airport fire department did not used to respond outside of the airport but they have expanded their capabilities to be able to do that. He added that the depth of resources the Reno Fire Department can provide is critical. He also confirmed that they have and will continue to bill the airport for calls where they need our assistance to respond to airport property fires.

Council Member Duerr agreed with Council Member Brekhus that Council did adopt the audit. She stated it is important to give Council and update on where things stand with the audit recommendations. She expressed support for this Interlocal Agreement because we are better situated to do the work but once we are a year in we need to evaluate that and perhaps request that the airport add staff and training to have their own fire inspectors.

Chief Cochran stated they have a short term contract so they can re-evaluate it when it comes due, and that is an option for the airport to take on staff and take on this responsibility.

Council Member Reese stated at the end of the day we are the City of Reno Fire Department and the airport is in the City of Reno so it makes sense that we would be involved in the inspections.

Mayor Schieve stated the airport is in the City of Reno and it is important that they have services. She expressed concern regarding this issue at the airport and disappointment that it has taken this long. It needs a full overhaul and we should be one fire department. This is a step in the right direction but it is important to support a regional approach.

Discussion after the motion:

Council Member Brekhus stated she does not think this is a poor idea but we keep hearing how stretched our fire department is and we have recommendations in the audit that are not getting done. This is not a regional thing. We need to make sure our house is in order and our house is not in order when it comes to responses to high rises where heads are in beds.

Mayor Schieve stated our house also needs to be safe and we are all one house. That is part of the problem whenever you have us and them so all of us need to be safe. It is also the safety of our firefighters that go in their every day. That is something we owe to them and the public so that is why I am supporting this.

B.12 Staff Report (For Possible Action): Resolution donating Council Discretionary Funds to the Sons and Daughters of Erin to support their mission to revive, foster and promote Irish cultural events, interests, and sentiments in the amount of \$1,000. (General Fund) [Reese]

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

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

Resolution No. 9099 was approved.

B.13 Staff Report (For Possible Action): Resolution donating Council Discretionary Funds to Baby's Bounty to support their mission to support and empower at-risk families by providing education and the essential tools to ensure a good start for every baby in the amount of \$1,000. (General Fund) [Reese]

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

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

Resolution No. 9100 was approved.

Consent Agenda items were approved with Items B.7, B.8, and B.11 pulled for discussion by Council Member Brekhus.

Items B.7 and B.8 were heard after B.11 due to technical difficulties.

C Public Hearings – 10:00 AM (Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.)

- C.1 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): **Ordinance Introduction - Bill No. _____ Case No. ANX23-00001 (1045 Hoge Road Annexation) Ordinance annexing to and making part of the City of Reno certain specifically described territory of one parcel being ±3 acres of property located northwest of Hoge road ±670 feet west of its intersection with Mason Road. The subject site is located within of the City of Reno Sphere of Influence and the Truckee Meadows Service Area (TMSA). The subject site has a zoning designation of Unincorporated Transition – 5 acres (UT-5) and a Master Plan designation of Unincorporation Transition (UT). [Ward 4]**

Council Member Taylor absent at 11:40 a.m.
Council Member Taylor absent at 11:44 a.m.
Council Member Brekhus absent at 12:07 p.m.
Council Member Brekhus absent at 12:11 p.m.
Council Member Taylor absent at 12:11 p.m.
Council Member Taylor present at 12:14 p.m.

Mayor Schieve absent at 12:18 p.m.

Mayor Schieve absent at 12:24 p.m.

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

Donny LaQue, Chief Deputy City Clerk, stated that proper notice was given. Public comment was heard at this time.

Grace Mackedon, City of Reno Associate Planner, gave the staff presentation.

Ms. Mackedon confirmed for Mayor Schieve that she and Angela Fuss did visit the site. She noted there is no development with this request. Access was a common concern and the only way access can be improved is through development and this is the first step in that process. Without the easement being improved, it will stay the way it is. If the applicant wants to be able to do anything, they have to come in for these types of requests first and then they can start improving the roadways and easements.

Council Member Duerr spoke about the topography of the area and questioned whether access for fire response was sufficient. Because of its geography, being in the County and having that bigger property zoning is appropriate. Even though the map shows this is connected to City of Reno, it is an island because it is separated by a massive rock formation. It would be very difficult to get any services there. The point that growth brings development is a good one, however to access the forest service country, that is really a forest service responsibility to improve that road for better access to their recreation area.

Council Member Reese discussed the third criteria for evaluation of annexation requests regarding the need for the expansion to accommodate planned regional growth and stated he does not know that this is where the City of Reno intends to grow.

Council Member Brekhus asked if this area is in the annexation program.

Ms. Mackedon stated we do not have an annexation program at this time.

Council Member Brekhus asked if staff analysis included what liabilities this annexation would bring.

Ms. Mackedon responded yes and stated that access is a key point here. It is currently private and that is not anticipated to change at this time so it would not be an addition for the City of Reno for services. At the time of development, that would be a separate request.

Council Member Brekhus discussed the need for this area to be addressed through a management planning effort with the County.

Council Member Duerr stated that if this annexation request is not approved, one thing to consider is rolling back the SOI.

Eric Hasty, representing the applicant, gave a presentation on the background and long-term plans.

Council Member Duerr stated we have to look at the potential ultimate buildout and we are not in a position to provide city services for that.

Council Member Ebert noted several findings that cannot be made and stated it does not fit with the goals we are trying to achieve with the City of Reno at this time.

Bill No. 7229 was denied.

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

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

- C.2 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): **Case No. LDC23-00002 (1045 Hoge Road Master Plan and Zoning Map Amendments) Request for 1) a Master Plan amendment from Unincorporated Transition (UT) to Single-Family Neighborhood (SF), and; 2) a zoning map amendment from Unincorporated Transition – 5 acres (UT-5) to Single-Family Residential – 3 units per acre (SF-3). The ±3 acre site is located northwest of Hoge Road ±670 feet west of its intersection with Mason Road; together with matters which pertain to or are necessarily connected therewith. [Ward 4]**

Items B.2, B.3 and B.4 were opened and heard together.

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

Donny LaQue, Chief Deputy City Clerk, stated 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 February 21, 2023. 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.

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

**Eric Hasty, Wood Rogers Inc.
Cynthia Fedinic
Richard Wharton**

Eric Hasty, representing the applicant, gave a presentation on the request.

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

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

- C.3 Staff Report (For Possible Action): **Case No. LDC23-00002 (1045 Hoge Road Master Plan and Zoning Map Amendments) Resolution to adopt an amendment to the land use plan of the City of Reno Master Plan from ±3 acres of Unincorporated Transition (UT) to Single-Family Neighborhood (SF). The site is located northwest of Hoge Road ±670 feet west of its intersection with Mason Road and further described in planning Case No. LDC23-00002. The adoption is contingent on the conformance review by the Truckee Meadows Regional Planning Agency. [Ward 4]**

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

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

- C.4 Staff Report (For Possible Action): **Case No. LDC23-00002 (1045 Hoge Road Master Plan and Zoning Map Amendments) Ordinance Introduction – Bill No. _____ Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±3 acre site located northwest of Hoge Road ±670 feet west of its intersection with Mason Road from Unincorporated Transition - 5 acres (UT-5) to Single-Family Residential – 3 units**

per acre (SF-3); together with matters which pertain to or are necessarily connected therewith. [Ward 4]

Bill No. 7230 was denied.

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

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

Item D.2 was heard before all Public Hearing items.

D Department Items

Finance

- D.1 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Approval of Resolution to enter into a Deposit and Reimbursement Agreement to define the terms and conditions under which monies will be advanced by and reimbursed to the Developer for a proposed Special Assessment District project located within the Mortensen-Garson Overlay District and includes Assessor's Parcel Numbers 038-200-16, 038-190-48, 038-030-10, 038-190-37, and 038- 120-04. [Ward 5]

Recess called at 12:47 p.m. Council Meeting resumed at 1:13 p.m. with all council members present.

For the record we received 1 comment(s) which were directly associated with the agenda item prior to 4:00 p.m. on February 21, 2023. These comment(s) were written correspondence received via our Reno.gov online public comment form or by email to our office. Copies of these comment(s) have been distributed to the Reno City Council and are available to the public on the Reno.gov meeting portal.

1 concerned from the following individual(s):

Ken McNeil

Vicki VanBuren, City of Reno Director of Finance, presented the staff report.

Council Member Brekhus discussed 2017 Master Plan policy issues and stated

she is having a hard time entertaining this without doing our policy work.

Doug Thornley, Reno City Manager, stated it would be difficult for staff to make a meaningful recommendation on the policy discussion that is outlined here without understanding the feasibility of the project itself. That is the initial step we are asking Council to consider today.

Ms. VanBuren confirmed for Council Member Duerr that this is to help pay for the water infrastructure.

Council Member Duerr stated she and Council Member Brekhus advocated at TMWA to have TMWA take over the Boomtown system and become the provider rather than have the small Boomtown water system be the provider. TMWA did acquire the Boomtown system. She reviewed some of the finance numbers included in the report and asked if anyone else pays that much to get water to their house. She wants to understand what is different about this than any other development.

Josh Hicks, McDonald Carano on behalf of Toll Brothers, explained that any time a home is built or a development is put together there are a variety of costs that go into it. One of those costs is water infrastructure. It is either added in to the home price or through other ways like a special assessment district.

Council Member Duerr noted that other developments in the area have to get water from the same water system and she asked if they are also looking to do Special Assessment Districts (SAD).

Mr. Hicks stated the water infrastructure being contemplated here is oversized to accommodate other developments as well. A SAD requires 100% consent of all the property owners.

Council Member Brekhus stated she thought when we had earlier discussions that once a property went into occupancy and was sold, the SAD would clear out and be incorporated into the sales property.

Ms. VanBuren stated that is not the intent of this. It would be just like any other SAD.

Council Member Brekhus stated other SADs were for roads. This is bringing the very core infrastructure need to the area and it is causing concern particularly because we're not going to do a feedback loop on why Stonegate failed. She also expressed concern regarding the \$58,000 being loaded onto households. She wants to see the model where these would clear out at time of title sale.

Council Member Duerr expressed concern that over 30 years they will not just be paying the cost but interest. The whole purpose of this is to get our low interest rate. She asked if there will be another SADs for roads and sewer.

Ms. VanBuren stated she does not believe anything else is anticipated.

Mr. Hicks gave a presentation on the project.

Ms. VanBuren confirmed for Council Member Taylor that there are no financial risks to the city associated with moving forward with this.

Council Member Duerr asked what would prevent the builder from charging the same price as a neighboring development even though they would not have the cost of the water system embedded in the cost of the home with this proposed SAD.

Mr. Hicks stated it is important to think about the macro economics of home building. The end price of a home is a factor of a lot of things. We are trying to create a situation where the costs are as low and competitive as possible. If the cost of the infrastructure is baked into the price of the home, it's in the mortgage. With a SAD it is on a set time schedule and a set amount that will be paid off earlier.

Council Member Brekhus stated she asked for these guidelines on February 14 and Council just got them at the table. She stated a lot of the questions Council Member Duerr is asking get into time, money, and market absorption that are never going to be definitive. A more full application outlining those is what the Council needs to evaluate this. This is a request to authorize negotiations but the factors of the application have not been brought forward. The guidelines have a lot of information that have to be filled before you get to this point and bring it before Council. She asked Mr. Hicks why the number one home builder in the nation needs the City of Reno's 30 million dollar bond help.

Mr. Hicks stated this is publicly owned infrastructure. Toll's position is that we should all work together to lower the cost of publicly owned infrastructure as much as possible.

Council Member Brekhus stated that is against concepts in our Master Plan that development pays its own way, and also housing affordability.

Discussion on the motion:

Council Member Duerr stated that Mr. Hicks said the infrastructure would be oversized to accommodate more homes. She asked if more homes came, could it drive down the price.

Ms. VanBuren explained that it would not because they could only bond and do the assessment for the portion that applies to this development. They would not be able to bond for any oversizing they do to accommodate TMWA.

Council Member Brekhus stated that as a TMWA board member she made a great effort to see the Boomtown private water utility incorporated into TMWA

because she did not want to see Reno residents come in on a satellite water utility. She always supported the concept of future planning outside of the legal settlement for everything we needed in the Verdi area.

Council Member Reese stated we have a housing crisis in Reno. The SAD is one way of reducing the cost of housing. He has supported the development of the project in this area and believes that Toll will be an excellent partner for the work that is ahead of us. We have to use the tools that we have in the toolbox and the SAD is one of them.

It was moved by Kathleen Taylor, seconded by Miguel Martinez, to approve Resolution No. 9101.

RESULT:	[6 TO 1]
MOVER:	Kathleen Taylor, Councilmember
SECONDER:	Miguel Martinez, Councilmember
AYES:	Schieve, Reese, Duerr, Taylor, Martinez, Ebert
NAYS:	Jenny Brekhus
ABSENT:	

- D.2 Staff Report (For Possible Action): Presentation, discussion, potential acceptance and potential direction to staff regarding the Downtown Management Company, LLC, Marketing Plan, Annual Operating Budget and Capital Improvement Plan for the Ballroom Facility for the Fiscal Year ending December 31, 2023.

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

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

Council Member Brekhus absent at 11:17 a.m.
Council Member Martinez absent at 11:17 a.m.
Council Member Brekhus present at 11:19 a.m.
Council Member Martinez present at 11:21 a.m.
Council Member Duerr absent at 11:22 a.m.
Council Member Duerr present at 11:24 a.m.

The presentation was given.

Regional Infrastructure

- D.3 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Presentation and discussion on an increase to the amount of sewer capacity at Reno Stead Water Reclamation Facility from the flow shave project in the amount of 125,000 gallons through the Sewer Capacity Allocation Program.

It was moved by Meghan Ebert, seconded by Kathleen Taylor, to approve.

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

Council Member Brekus absent at 1:57 p.m.

Council Member Brekus present at 1:58 p.m.

Council Member Duerr absent at 2:27 p.m.

Council Member Duerr present at 2:28 p.m.

John Flansberg, City of Reno Regional Infrastructure Administrator, presented the staff report and answered questions from Council.

Council Member Duerr asked that Mr. Flansberg calculate how much capacity we need to leave in the flow shave to be conservative to ensure we can protect people. We have already agreed to a very high settlement and we don't want to have to go replicate that so we do need to reserve some capacity. She stated her expectation is we will leave enough capacity in the flow shave to deal with the emergency situation.

Council Member Brekhus stated she is struggling from the acute situation of a pretty big winter with storms still coming in and the long-term plan. With the current level of the lake and with the snow in the mountains, how do we know we are not going to top the Hesco barriers. She is having trouble with the long-term. This Council needs to say where the line is. The Council needs to say this is the cutoff until we can go 4mgd.

Mr. Flansberg stated we have tools in place to manage the lake level that we didn't have in 2017. He stated that he appreciates Council Member Duerr's point that there may be a portion we want to reserve or we may want to come back with an alternative solution to increase the size of pumps that allow us to have more capacity to pump through the pipeline but where we are today, I feel very comfortable with this recommendation.

Council Member Duerr asked that Mr. Flansberg buckle down and figure out how much we should reserve, being proactive and conservative, for an emergency worst case scenario.

Council Member Brekhus referenced Mr. Flansberg's statement that we have more tools now than we did in 2017 and stated that we also have a lot more development. Storm runoff is also a concern with the impermeable areas. In theory the developments are holding back water but we haven't tested that. She noted that the presentation talked about Swan Lake playa but not Silver Lake playa.

Mr. Flansberg stated we increased the required mitigation for new development coming in. The City of Reno has responsibility for Silver Lake. We are in a similar position in terms of where Swan Lake is where we are probably around that 40% full before we would start hitting some of the flood stage so we are monitoring that. It is very similar in terms of the response we would have.

Mr. Flansberg explained for Council Member Brekhus that we have never had a flow line from Silver Lake to Swan Lake. When Silver Lake gets to a certain height it will flow into Swan Lake. There were accusations that we had a flow line there but we did not.

Council Member Brekhus stated we need to tackle the question of when the 4mgd is coming on and when we are putting the door down on this and then make the decisions of where we have play room.

Council Member Ebert discussed the need to take more into account the development with more impervious areas. It does not seem like there would be much wiggle room if we approve this. She is not comfortable with leaving that little capacity remaining. She asked what would happen if we reach the limit of what can be pumped to the farm and we still have flooding at Swan Lake.

Mr. Flansberg explained that the agriculture area isn't like a reservoir that you pump up until you get so full that you call it quits. You're sending water up there every day, all the time through the whole irrigation season.

Council Member Taylor discussed the conservative nature of this approach and stated she feels we are moving forward in a very scientific and conservative way.

Mr. Flansberg confirmed for Council Member Ebert that this flow shave is temporary until the advance purified water project is in place. The finalization of the project will be in four years.

Council Member Ebert stated she knows we have a good handle on things as they stand now but we don't necessarily know what that will look like with upcoming development. She stated that she agrees with Council Member Duerr and Brekhus that we need to be conservative and reserve flow shave in case of emergency.

Discussion on the motion:

Council Member Brekhus stated the volume issue is different than the elevation issue. The elevation issue going back to 2019 and what we are here makes me not comfortable. TMWA says five years so there is a lot of people coming in for five years and we need to get ahead of it. The other concern is the pumping. Let's wait until April and see where we are at. We don't know if they will be able to set the seed in April in a big snow year. She asked who is in the door waiting on this decision today.

City Manager's Office

- D.4 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Discussion and potential direction to staff regarding Audit Report, 23-01 Code Enforcement - Metrics and Reporting.

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

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

Council Member Brekhus absent at 2:48 p.m.
Council Member Brekhus present at 2:50 p.m.
Council Member Ebert absent at 3:05 p.m.
Council Member Ebert present at 3:06 p.m.
Council Member Ebert absent at 3:08 p.m.
Council Member Ebert present at 3:10 p.m.
Council Member Taylor absent at 3:13 p.m.
Council Member Taylor present at 3:19 p.m.

Emily Kidd, City of Reno Internal Auditor, made the presentation and answered questions regarding the audit from Council.

Alex Woodley, City of Reno Director of Code Enforcement, answered questions from Council regarding code enforcement issues.

- 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. (NonAction Item)

Council Member Duerr reported they had about 80 participants at their NAB meeting yesterday.

Council Member Brekhus requested Council look at the guidelines for the March 8 Stonegate agreement agenda item.

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.)

For the record we received 1 comment which was general in nature or not directly associated with an agenda item after 4:00 p.m. on February 21, 2023. 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 opposition from the following individual(s):

Amanda Stevenson

The following voicemail(s) were played during the Reno City Council meeting:

Randy Mendez

K Adjournment (For Possible Action)

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

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

Council Meeting adjourned 3:31 p.m.

L Redevelopment Agency Board

L.1 Roll Call

All members present.

L.2 Public Comment

None

L.3 Approval of the Agenda (For Possible Action) – 22 February 2023

It was moved by Jenny Brekhus, seconded by Miguel Martinez, to approve the Re-development Agency agenda.

RESULT:	Pass [7 TO 0]
MOVER:	Jenny Brekhus, Councilmember
SECONDER:	Miguel Martinez, Councilmember
AYES:	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
NAYS:	
ABSENT:	

L.4 Approval of Minutes

L.4.1 Staff Report (For Possible Action): Reno City Council - Joint - January 25, 2023 10:00 AM (For Possible Action)

It was moved by Meghan Ebert, seconded by Kathleen Taylor, to approve the minutes.

RESULT:	Pass [7 TO 0]
MOVER:	Meghan Ebert, Councilmember
SECONDER:	Kathleen Taylor, Councilmember
AYES:	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
NAYS:	
ABSENT:	

L.5 Department Items

L.6 Redevelopment Agency Board Comments, including announcements regarding City boards and commissions, activities of local charitable organizations and upcoming local community events. (Non-Action Item)

L.7 Public Comment (This item is for either public comment on any action item or for any general public comment.)

None

L.8 Adjournment (For Possible Action)

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

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