



MINUTES

Regular Meeting

Reno City Council

Wednesday, March 08, 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

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

Mayor Schieve absent at time of roll call. All other members present.

A.3 Public Comment

For the record we received 22 comments which were general in nature or not directly associated with an agenda item prior to 4:00 p.m. on March 7, 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.

11 in favor, 6 in opposition, 5 concerned from the following individual(s):

Steven Meyer Nevada Gay Men's Chorus
Melissa Taylor Reno Little Theater
Elise Weatherly
Steve Kraft
C.J. Manthe

John Elswick
Anne Norton
Amy Johnson
Shoshana Zeldner UNR School of Arts
Jane Brown
Philip Moore
Jane Brown Northern Nevada Rural Concerts Initiative
Tamara Logan
Mary Winston
Charles Wolf
Michelle Hamilton
Brian Thornton
Stephanie Gibson The Lilley Museum of Art
Nancy Litchfield
David Titzel
William Puchert Sons & Daughters of Erin
Rosie Mann
Sharon Bonnett

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

Charlene Marks
Anita Pearson

In person public comment was also heard.

Council Member Duerr absent at 10:10 a.m.
Council Member Duerr present at 10:11 a.m.
Council Member Ebert absent at 10:32 a.m.
Council Member Ebert present at 10:36 a.m.
Council Member Brekhus absent at 10:40 a.m.
Council Member Brekhus present at 10:42 a.m.
Council Member Martinez absent at 11:07 a.m.
Council Member Martinez present at 11:08 a.m.

A.4 Approval of the Agenda (For Possible Action) – 08 March 2023

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

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

Item D.1 removed from the agenda and Item D.5 was moved to before the Consent Agenda.

A.5 Approval of the Minutes

A.5.1 Reno City Council - Regular – February 8, 2023 10:00 AM (For Possible Action)

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

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

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 - Marcolino's Italia, Lynette Brown, 254 West 1st Street - New Alcohol - Dining Room Wine and Beer [Ward 5]

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

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

B.2 Staff Report (For Possible Action): Approval of Privileged Business License - BeerNV LLC, Jaimi Ficco, 15 Foothill Road, Suite 1 - Supplemental Alcohol - Cabaret [Ward 2]

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

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

B.3 Staff Report (For Possible Action): Approval of Privileged Business License -

NV Distributors LLC, Alex McGinley, 405 Western Road, Suite 56 -
Supplemental Alcohol - Wholesale Alcohol [Ward 4]

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

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

B.4 Staff Report: Acceptance of Report of Special Assessment District Lien Sale held on January 18, 2023.

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

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

B.5 Staff Report (For Possible Action): Approval of Subdivision Participation Form in connection with the Walmart Settlement pursuant to The One Nevada Agreement on Allocation of Opioid Recoveries.

It was moved by Jenny Brekhus, seconded by Miguel Martinez, to approve.

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

Item pulled by Council Members Brekhus and Duerr.

Council Member Brekhus discussed the possibility of delegating the funds to Washoe County or the Board of Health to allocate in whatever programs they are looking at and asked the City Manager if he has any preliminary thoughts on how to use the funds.

City Manager Thornley stated he has had brief conversations with his counterparts at Washoe County and the City of Sparks. As we go through it and better understand the federal guidelines for using the money, we will be able to stand up a program that

benefits the citizens of Reno. He does not have a timeline for putting that on a Council agenda.

Council Member Duerr absent at 1:20 p.m.

Council Member Brekhus stated she would like to see it sometime in the next three months, maybe once we adopt the budget.

- B.6** ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Acceptance of Grant Award under the FY2022 Economic Development Initiative Community Project Funding Grant for City of Reno Park Restroom Americans with Disabilities Act (ADA) Facility Upgrades in the amount of \$1,056,000.

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

RESULT:	[6 TO 0]
MOVER:	Naomi Duerr, Councilmember
SECONDER:	Kathleen Taylor, Councilmember
AYES:	Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
NAYS:	
ABSENT:	Hillary Schieve, Bonnie Weber

Item pulled by Council Member Duerr. This item was heard after Item B.10 after Council Member Duerr returned.

Council Member Duerr stated she pulled this item to give a shout out and said she is pleased to see we continue to apply for and get grants.

Karina Mercier, City of Reno Management Analyst, presented the staff report and answered questions from Council.

- B.7** Staff Report (For Possible Action): Authorization to join the Lake Tahoe Regional Fire Chief's Association Contract #CW2231569 pursuant to NRS 332.195 to purchase X Series Cardiac Monitor/Defibrillators and associated equipment from Zoll Medical Corporation for the Reno Fire Department, in an amount not to exceed \$200,000. (General Fund)

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

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

- B.8** ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Authorization to award a contract to the lowest responsive and responsible bidder in accordance with competitive bidding laws set forth in Chapter 338 of Nevada Revised Statutes (NRS) for National Bowling Stadium roof repair project in an amount not to exceed \$150,000. (Two-thirds majority voting requirement)(Capital Projects Room Surcharge Fund) [Ward 5]

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

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

- B.9** ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Approval to reimburse the Reno-Sparks Convention and Visitors Authority for capital expenditures at the National Bowling Stadium in an amount not to exceed \$50,000. (Two-thirds majority voting requirement)(Capital Projects Room Surcharge Fund) [Ward 5]

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

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

- B.10** Staff Report (For Possible Action): Resolution Accepting Streets – Silver Dollar Estates Area 1 - Phase 2, FNL20-00014, including Cloudburst Drive, Desert Sunrise Court and a portion of Brown Bear Drive. [Ward 4]

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

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

Items B.10 and B.11 were opened and heard together.

Item pulled by Council Members Brekhus and Martinez.

Council Member Duerr present at 1:23 p.m.

Council Member Brekhus requested a staff report presentation.

Mike Mischel, City of Reno Development Services Engineering Manger, presented the staff report for Item B.10 and B.11. Mr. Mischel answered questions from Council Members Brekhus and Martinez.

Resolution No. 9105 was adopted.

- B.11** Staff Report (For Possible Action): Resolution Accepting Streets – Silver Dollar Estates Area 1 - Phase 1, FNL19-00009, including Aurora View Court, Aurora View Drive, Calm Sky Court, Blue Twilight Drive and portions of Gazing Star Drive and Iris Rainbow Drive. [Ward 4]

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

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

Items B.10 and B.11 were opened and heard together.

Item pulled by Council Members Brekhus and Martinez.

Resolution No. 9106 was adopted.

- B.12** Staff Report (For Possible Action): Resolution donating Council Discretionary Funds to the Holland Project to support costs associated with the all-ages component of the We're Loud Festival in the amount of \$2,000. (General Fund) [Brekhus]

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

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

Resolution No. 9103 was approved.

- B.13** Staff Report (For Possible Action) Resolution donating Council Discretionary Funds to Envirolution in support of their mission to inspire and empower the next generation of leaders and workers who will drive the growth of a sustainable economy in the amount of \$1,000. (General Fund) [Duerr]

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

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

Resolution No. 9103 was approved.

- B.14** Staff Report (For Possible Action): Resolution donating Council Discretionary Funds to Pine Middle School to support the Athletics Department mission to promote the physical, mental, moral, social and emotional growth of its student participants in the amount of \$500. (General Fund) [Martinez]

Resolution No. 9104 was adopted.

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

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

The meeting reconvened at 1:17 p.m. with Mayor Schieve absent.

The Consent Agenda was approved with Items B.5, B.6, B.10, and B.11 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.)**

- D** **Department Items**

City Attorney

- D.1** Staff Report (For Possible Action): Resolution of Necessity to acquire sewer easements from G ARCHIE LLC for construction of a sanitary

sewer trunk as part of the 2022 Parr Sewer Rehabilitation Project and authorize the City Manager and City Attorney to proceed with the transaction and the Mayor to sign all pertinent documents. [Ward 4]

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

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

This Agenda Item was continued to March 22, 2023.

Public Works

- D.2 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report (For Possible Action): Presentation, discussion and potential direction to staff on the demolition of the Reno Police Headquarters located at 455 E. Second Street and building of a new Reno Fire Department Central Station facility and approval of Consultant Agreement with Dowl, LLC for the site civil schematic design and demolition administration for the Reno Fire Department Central Station project in an amount not to exceed \$419,029. (Capital Projects Fund) [Ward 3]

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

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

Agenda Items D.2 and D.3 were opened and heard together.

Justin George, City of Reno Public Works Senior Civil Engineer, presented the staff report for Items D.2 and D.3. Mr. George answered questions from Council.

Vicki Van Buren, City of Reno Director of Finance, answered questions from Council Member Brekhus regarding the financing plan for this project.

Council Member Brekhus expressed concerns and stated bringing on another general obligation debt is not good fiscal management. She also discussed the need to demolish at a very late date when we know we have the capital to build up. We don't need more demolished buildings and vacant land.

Council Member Duerr agreed with Council Member Brekhus regarding the timing of demolishing the building.

Discussion on the motion:

Council Member Brekhus stated she will not support the motion and discussed her concerns regarding the budget and bonding.

- D.3 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report (For Possible Action): Approval of Consultant Agreement with TSK Architects for the architectural schematic design for the Reno Fire Department Central Station project located at 455 E. Second Street in an amount not to exceed \$404,300. (Capital Projects Fund) [Ward 3]

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

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

Agenda Items D.2 and D.3 were opened and heard together.

City Manager's Office

- D.4 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report (For Possible Action): Update, discussion, and potential direction to staff regarding proposed legislation at the 82nd (2023) Session of the Nevada Legislature.

It was moved by Miguel Martinez, seconded by Kathleen Taylor, to accept the report.

RESULT:	Pass [6 TO 0]
MOVER:	Miguel Martinez, Councilmember

SECONDER:	Kathleen Taylor, Councilmember
AYES:	Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
NAYS:	
ABSENT:	Hillary Schieve, Bonnie Weber

Council Member Brekhus absent at 2:09 p.m.
Council Member Brekhus present at 2:11 p.m.

Nic Ciccone, City of Reno Legislative Relations Program Manager, presented the staff report and answered questions from Council.

- D.5 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report (For Possible Action): Presentation, discussion, and potential direction to staff regarding the allocation of the remaining \$28,150,044.97 in State and Local Fiscal Recovery Funds received through the American Rescue Plan Act on May 19, 2021, including possible allocation to specific projects identified through the public, Council, and staff engagement process or general spending categories identified by Council as a priority for fund allocation by December 31, 2024.

For the record we received 13 comments which were directly associated with the agenda item prior to 4:00 p.m. on March 7, 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.

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

**Richard Jay
Claudene Wharton
Joyce Komura
Tracy Wilson
Nicolas Rhea
Alicia Barber
Sean Lockwood
Hillary Lopez
April Sferrazzo
Johanna Leike
Carol Britton
Bradley Carlson
Jeanie Onitsuka**

In person public comment was also heard.

It was moved by Naomi Duerr, seconded by Kathleen Taylor, to approve the allocation of \$1.47 million of the ARPA state and local fiscal relief fund to balance previously approved projects.

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

This Agenda Item was heard prior to the Consent Agenda.

Mayor Schieve present at 11:33 a.m.

Council Member Ebert absent at 11:52 a.m.

Council Member Ebert present at 11:54 a.m.

JW Hodge, City of Reno Assistant City Manager, presented the staff report.

Mr. Hodge answered questions from Council regarding the proposed allocations. Council Members expressed support for and asked questions regarding various proposed allocations.

Council Member Brekhus asked questions and expressed concern regarding removing six million dollars from the Reno Housing Authority (RHA) for the Bonanza project and asked that Council reconsider that.

Mr. Hodge explained that Bonanza project never came to fruition.

Council Member Brekhus asked questions and expressed concern regarding the Community Health Alliance (CHA) allocation specific to the Neil Road facility. She discussed the need for information and a master plan on how that property will be used. She asked why the Northern Nevada HOPES proposal was not given any consideration.

Mr. Hodge explained this is not an investment in CHA, it is an investment in our infrastructure and that is the difference between the two asks. City Council has allocated one million dollars towards community partnerships with non-profits and they are contemplated in that project that will come back to Council.

Council Member Duerr confirmed that affordable housing received ARPA funding separate from this as well. She asked staff to keep Council apprised on services that will be offered at the Neil Road facility.

Council Member Duerr expressed support for the flat field proposal and stated for the record that she has advocated to use lands we have purchased for flood control to have dual purpose for recreation since she was the Director of the

Truckee River Flood Project in 2005.

Council Member Brekhus expressed concern regarding a past Council Member advocating for the Neil Road facility project while still on City Council and she encouraged Council to pause on that five million dollars.

Mayor Schieve stated for the record that she and Council Member Delgado never spoke about this project. CHA has an incredible track record and they serve some of the most difficult population that does not have health care. We have been a great partner with HOPES along the way as well.

Council Member Duerr made the first of two motions.

Discussion on the first motion:

Council Member Brekhus stated she is uncomfortable with this reallocation because she thought we made a good faith promise to the housing authority. The letter received yesterday from the Executive Director made her feel that we just can't pull that money away from someone out there working in the market as the housing authority has for decades trying to acquire properties.

The motion carried and Council Member Duerr made the second motion.

Discussion on the second motion:

Council Member Brekhus noted this is ten percent of our allocation and is going to one tenant in one building and there is not one shred of paper explaining what it is.

Council Member Ebert agreed with Council Member Brekhus and stated the CHA is great but we should have also given some consideration to HOPES for an allocation as well.

Meeting in recess at 12:26 p.m.

It was moved by Naomi Duerr, seconded by Kathleen Taylor, to approve the allocation of the remaining \$26.672 million ARPA state and local fiscal relief fund to the projects and priorities as presented by staff.

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

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

- E.1 Staff Report (For Possible Action): Ordinance Introduction – Bill No. _____ Ordinance of the City Council of the City of Reno, Nevada, repealing Ordinance No. 6596 and dissolving “City of Reno, Nevada 2021 Special Assessment District No. 2 (StoneGate I)” created for the purpose of acquiring and improving a sanitary sewer project and a water project; and matters which pertain to or are necessarily connected thereto. (Ward 4)

It was moved by Jenny Brekhus, seconded by Naomi Duerr, to approve.

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

Vicki Van Buren, City of Reno Director of Finance, answered questions from Council.

Bill No. 7231 was referred for a second reading and adoption.

- E.2 Staff Report (For Possible Action): Ordinance Introduction – Bill No. _____ Ordinance of the City Council of the City of Reno, Nevada, repealing Ordinance No. 6598 and revoking authority to levy assessments in connection with “City of Reno, Nevada 2021 Special Assessment District No. 2 (StoneGate I)” and matters which pertain to or are necessarily connected thereto. (Ward 4)

It was moved by Jenny Brekhus, seconded by Naomi Duerr, to approve.

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

Bill No. 7232 was referred for a second reading and adoption.

- E.3 Staff Report (For Possible Action): Ordinance Introduction – Bill No. _____ Ordinance of the City Council of the City of Reno, Nevada,

repealing Ordinance No. 6600 and revoking authority to issue “City of Reno, Nevada 2021 Special Assessment District No. 2 (StoneGate I) Local Improvement Bonds, Series 2021” in the aggregate principal amount of not to exceed \$36,860,000; and matters which pertain to or are necessarily connected thereto. (Ward 4)

It was moved by Jenny Brekhus, seconded by Naomi Duerr, to approve.

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

Bill No. 7233 was referred for a second reading and adoption.

F Ordinances - Adoption

G City Clerk

- G.1 Staff Report (For Possible Action): Discussion and potential appointment of one individual to the Financial Advisory Board from the following pool of applicants, listed in alphabetical order: Natalia Cerasoli, Elisa Davis, Matthew Kaempfe, Julius Lorentzen or Judith Rought.

It was moved by Devon Reese, seconded by Naomi Duerr, to appoint Judith Rought to the Financial Advisory Board.

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

- G.2 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Discussion and potential reappointment/appointment of up to three individuals as a Historian with Knowledge of Local History and two general, at-large positions to the Historical Resources Commission from the following pool of applicants, listed in alphabetical order: Bradley Carlson (Reappointment), Jeri Chadwell, Tina Davis, Paul Ferrari (Reappointment), Philip Galbraith, Barb Giacomini, Amy Hobbs, Michael Kattelman, Alyssa McDermott, James Nava, Alfred (AJ) Palomar III, Gabrielle Ramirez, Marie Rodriguez, Hagen Sandoval and/or Daniel

White.

For the record we received 1 comment(s) which were directly associated with the agenda item prior to 4:00 p.m. on March 7, 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 in favor from the following individual(s):

Jeri Chadwell

It was moved by Naomi Duerr, seconded by Kathleen Taylor, to continue this item to the April 12, 2023 Council Meeting.

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

- G.3 Staff Report (For Possible Action): Discussion and potential appointment of one individual as a Commissioner to the Reno Housing Authority from the following pool of applicants, listed in alphabetical order: Alexis Hill, Matthew Kaempfe, Jim McNamara or Judith Rought.

It was moved by Naomi Duerr, seconded by Miguel Martinez, to continue this item to the April 12, 2023 Council meeting.

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

This item was heard after Item I.2.

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

Meeting recess until the 6:00 p.m. Public Hearing Items.

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

- I.1 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Case No. LDC23-00025 (Riviera Planned Community) Appeal of the Planning Commission's decision to approve a request for a tentative map to establish a five-lot single-family attached (condominium) subdivision and associated common areas. The ±0.31 acre project site is located southeast of Riviera Street, ±75 feet from its intersection with Idlewild Drive. The project site is located within the Multi-Family Residential – 14 units per acre (MF-14) zoning district and has a Master Plan land use designation of Mixed Neighborhood (MX). An appeal was filed by Dalen O'Bryan. City Council may affirm, modify, or reverse the decision of the Planning Commission. [Ward 1]

For the record we received 3 comments which were directly associated with the agenda item prior to 4:00 p.m. on March 7, 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 favor and 1 in opposition from the following individual(s):

**Tim & Doris Hosfeldt
Christine Hoverman
Michael Vicks Monte Vista Consulting**

In person public comment was heard at this time.

It was moved by Jenny Brekhus, seconded by Naomi Duerr, to deny staff recommendation based upon non-compliance with Title 18 standards in the MF-14 zoning district pertaining to height, stories, and applicability of the shading ordinance. To elaborate, the number of stories is shown as three, not 2.5 as allowed by code, and the 35' elevation that triggers the shading ordinance is relieved, and the building height exceeds 35'.

RESULT:	Pass [4 TO 3]
MOVER:	Jenny Brekhus, Councilmember
SECONDER:	Naomi Duerr, Councilmember

AYES:	Schieve, Duerr, Brekhus, Ebert
NAYS:	Devon Reese, Kathleen Taylor, Miguel Martinez
ABSENT:	Bonnie Weber

Meeting reconvened at 6:04 p.m. with all members present.

Council Member Reese asked if proper notice was given and any correspondence received.

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

Council Member Duerr disclosed that she met with the applicant.

Jason Garcia-LoBue, City of Reno Development Services Planning Manager, presented the staff report.

Dalen O'Bryan, Appellant, presented the appeal of the Planning Commission's decision.

Mike Vicks, representing the applicant, gave a presentation.

Council Member Ebert absent at 7:15 p.m.

Council Member Ebert present at 7:16 p.m.

Mr. Garcia-LoBue answered questions from Council Member Brekhus regarding building and base elevation.

Mr. Garcia-LoBue confirmed for Council Member Taylor that this project was noticed properly and it was heard at a NAB meeting in December of 2022. Neighbors provided public comments at that meeting and the applicant did redesign their project based on those comments.

Mr. Garcia-LoBue explained for Council Member Duerr that staff's evaluation of compatibility is focussed on land use options. Our zoning code does not really address the look or how it fits in design-wise into the community unless it is specifically pointed out in a neighborhood plan.

Council Member Duerr discussed the need for an effort to be made with infill to make it fit with the neighborhood and to respect the neighbors that have invested decades into the neighborhood.

Council Member Reese noted that his understanding of infill compatibility is different and he asked for information on the density bonus.

Mr. Garcia-LoBue explained the density bonus policy.

Mayor Schieve expressed concern that there has not been a lot of outreach to the neighbors other than the NAB meeting. The neighbors need to be heard.

She noted issues brought up during public comment that haven't been addressed like trash, trees, and flooding concerns with underground parking.

Mr. Garcia-LoBue stated that Title 18 has built in protections to address some of those issues. Screening and landscaping will be part of the building permit process where staff will ensure it is all up to code. With regard to underground parking, staff determined this is not in a flood zone that would be impacted by that. Staff did consult with our Public Works and Utility Services Departments and there were no issues brought up. There is currently an existing house on the site and runoff goes all directions and this project will be designed so that runoff will flow into city infrastructure storm drainage.

Mayor Schieve stated she understands the frustration when something doesn't conform with the neighborhood, especially an older neighborhood that have a lot of charm. She asked what role that plays based on the master plan.

Mr. Garcia-LoBue explained that at the building permit level they look at the technical details in Title 18. When we are going through entitlements, that is more conceptual and that is where we look at these projects to make sure they are consistent with the master plan. Specifically we look at substantial conformance because we know not every project will fit every single master plan policy so we look to make sure they are addressing the key points like infill, safety, and environmental things.

Mr. Garcia-LoBue confirmed for Council Member Brekhus that the zoning district allows two and a half stories. He explained that anything under six feet above the baseline level is not considered a story. This project is being defined as a two-story structure.

Council Member Brekhus stated the underground parking area should be counted as a full story so this is really a three-story project being brought forward. She also noted that only the top most story of a building can be considered a half story. She asked staff how they are not describing the parking area as a story.

Mr. Garcia-LoBue stated that is where he would refer to the applicant for details on the plans for design of the parking area.

Council Member Brekhus stated one of the findings they have to make is a rational phasing plan and she asked about the timing of the demolition. These kind of rock buildings are very sought out and she expressed concern about premature demolition and the possibility of having a vacant lot if the project doesn't happen.

Mr. Garcia-LoBue stated he would have to refer to the applicant on the timing of demolition as well.

Don Clark, Cathexis, stated he does not have the same understanding of what can be counted as a half story as Council Member Brekhus does. With regard to

the timing of demolition, he stated the owners moved ahead on that regardless of what they build on the other side. It is not tied to the building permit. In his mind, any owner can demolish their house if they want to.

Council Member Duerr asked for an answer to the concerns that there is not enough area to line up all the trash cans and recycle bins and have a drive out. Another issue of concern is the the amount of impervious coverage on this small lot. With a little more time and attention and work with the neighbors, they could have come up with a plan that would fit.

Mr. Clark confirmed for Council Member Taylor that they did bring their project to a NAB meeting and changed their design based on comments received at that meeting. He also confirmed that all public noticing requirements were met.

Mr. Clark explained for Council Member Duerr that there is enough room along the street frontage for all the garbage cans.

Council Member Brekhus discussed the Title 18 definition of a first story with Mr. Clark.

Council Member Ebert referenced area specific policies that were called out in emailed public comment regarding the appearance of multi-family and multi-story buildings. She asked why those were not taken into account when looking at the exterior of this development.

Mr. Garcia-LoBue stated that in this circumstance, the project focussed on the tentative map aspect and not the look of it. That being said, in staff's perspective looking at the plan, they are designed as separate units. Other appearance related issues will be evaluated during the building permit phase.

Council Member Duerr stated she is still challenged by the underground parking and flooding concerns. She also stated the master plan does contemplate building appearance. Though she does admire Cathexis' architecture, she does not know that it fits this neighborhood.

Mr. Garcia-LoBue confirmed for Mayor Schieve that there are no other underground parking structures in this area. He also explained that this is designated flood zone x which does not have any flood zone standard requirements.

Mr. Vicks further explained that all property has a flood designation and flood zone x is all areas that are not subject to flooding.

Mayor Schieve asked what concessions were made for the neighbors and why they didn't meet with them.

Mr. Vicks stated they went to the NAB meeting and took that feedback. In our Planning Commission presentation we addressed all the concerns that were

brought up regarding flooding, adjacency, etc. at that time. The second story was brought in to address some of the concerns. Flooding was one of the main concerns and we addressed that with the explanation regarding the flood zone designation. We also added some landscaping and feel the project was designed for mutual privacy.

Council Member Brekhus stated that before the testimony that was heard, she would have made a motion of approval with a condition for a rational phasing plan that coordinates very closely the demolition of the structure with the payment in full of the building permit to move forward. But at this point, more exhibits are needed to demonstrate compliance with Title 18 specific to height, stories, and the shading plan. Non-compliance with Title 18 is a finding for a motion to deny.

Discussion on the motion:

Council Member Duerr stated in addition to what Council Member Brekhus said, she is struggling to find conformance with the master plan. It says we are supposed to weigh competing plan goals, policies, and strategies and I feel we have not met that balance.

Meeting recess at 7:42 p.m.

- I.2 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Case No. LDC23-00018 (Aspire at North Hills) Appeal of the Planning Commission's decision to approve a request for a conditional use permit to allow a 192 unit multi-family development. The ±8.64 acre subject site consists of four parcels with ±308.63 feet of frontage on North Hills Boulevard and ±179 feet of frontage on East Golden Valley Road. The subject site is located within the General Commercial (GC) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). Appeals were filed by Michael D. Burke, and Garrett Gordon on behalf of Selective Real Estate. City Council may affirm, modify, or reverse the decision of the Planning Commission. [Ward 4]

For the record we received 15 comments which were directly associated with the agenda item prior to 4:00 p.m. on March 7, 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.

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

Richard Riefer

**Curt Colagross
Dr. Mary L. Sedgwick
Patrick Murphy II
Michael Gawthtrop-Hutchins
Kristin Fong
Ruth Stone
Sally Coulter
Suzanne Morgan
Watsons
Jody Pool
Lisa Barrera
Grace Martinez
Johanna Moxley
Karen Glass**

The following 8 voicemail(s) were played during the Reno City Council meeting:

**Dave
Ari
Chris Wiseman
Anonymous
Anonymous
Anonymous
Anonymous
Greg Lucini**

In person public comment was heard at this time.

It was moved by Kathleen Taylor, seconded by Naomi Duerr, to affirm the Planning Commission's decision.

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

The meeting reconvened at 7:55 p.m. with all members present.

Council Member Reese asked if proper notice was given and any correspondence received.

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

Council Members Duerr, Taylor, Martinez and Reese disclosed that they met with the applicant.

Council Member Ebert made the following disclosure:

“On January 18, 2023 I attended the Reno Planning Commission meeting as the City Council’s liaison. At the end of the meeting I gave general public comment about Ward 4. These comments were not specific to any particular Planning Commission development application on the January 18 agenda, including this one that is an appeal from a decision that the Planning Commission made that day. As a result of my public comment and the subsequent statement in response by Planning Commissioner Velto and a follow up inquiry by my colleague Ms. Taylor, I sought guidance from the City Attorney’s Office. In response to that guidance I am presenting testimony evidence into the record to rebut a claim that I may have a bias against this application should there be such a claim now or in the future. My January 18 comments are readily available for viewing on the city’s website. As my introductory comments to the Planning Commission as the Council liaison the themes of my comments were two-fold. One, to let the commissioners be aware of the lived experiences of the Ward 4 residents as related to growth impacts and infrastructure inadequacy; and two, in response to comments made by different commissioners throughout the evening and offer to assist in facilitating more useful data that could be shared with the Planning Commission as help in their decision-making. While my comments were perhaps inartful, I presented them in the 2:00 a.m. hour. The Planning Commission decided to deliberate into this early hour and it is a time at which I am not accustomed to working, much less presenting to public bodies. Additional evidence that I am not biased toward or against this applicant, or toward or against the appellant, is that on February 2, at his request, I met with Garrett Gordon. He is the applicant’s representative. In that meeting I listened to information Mr. Gordon presented about the project. He also made a follow up call to me on March 7 to inquire if I needed more information or had additional questions. If I had already made my mind up, I would not waste Mr. Gordon’s or my time in meeting about the project. Certainly Mr. Gordon feels likewise or he would not be as recently as last night inquiring about my information needs. As mentioned above, on this matter I sought guidance from the City Attorney’s office. Here, because I presented evidence that my January 18 comments would not clearly and materially affect the independence of judgment of a reasonable person in my position to warrant abstention under NRS 281.a-423, a public officer has a responsibility to represent constituents and vote on matters of public importance, unless a clear conflict outweighs that duty. I will be voting on this item.”

Council Member Duerr absent at 8:03 p.m.

Council Member Duerr present at 8:04 p.m.

Council Member Taylor absent at 8:37 p.m.

Council Member Taylor present at 8:44 p.m.

Council Member Reese absent at 8:46 p.m.

Council Member Reese present at 8:49 p.m.

Council Member Ebert absent at 8:56 p.m.

Council Member Ebert present at 8:57 p.m.
Council Member Taylor absent at 9:26 p.m.
Council Member Taylor present at 9:31 p.m.

Leah Brock, City of Reno Development Services Associate Planner, presented the staff report.

Mike Burke, Appellant, presented the appeal of the Planning Commission's decision.

Garrett Gordon, representing the applicant, gave a presentation.

Angela Fuss, City of Reno Assistant Director for Development Services, explained for Council Member Ebert how the number of students this project would add is calculated.

Ms. Brock answered questions from Council Member Brekhus regarding the site plan and setbacks from easements.

Council Member Brekhus expressed concern regarding vehicle access between this site and the Raley's area.

Derek Wilson, on behalf of the applicant, stated they don't require that driveway for the site to function so they could put up an emergency gate there or get rid of it altogether.

Council Member Duerr stated she is pleased to see the pedestrian access to the school and shopping area. She explained her perspective on how this project is different than the previous item. They went through completely different processes. This one went to the NAB then to the neighbors and made changes. Then there was a second meeting with the neighbors with more changes. This process makes a dramatic contrast with the prior item. She expressed concern regarding traffic and noted that in order to do a project you have to have water and sewer but when it comes to roads, you don't have to have it. We accept level of service D as acceptable. She asked how we can change this dynamic and get concurrency.

Ms. Fuss explained the process for road improvements.

Mike Mischel, City of Reno Engineering Manager, confirmed for Council Member Taylor that he has reviewed the traffic impact study and agrees with the recommendations. It does meet standards and the intersections operate at an acceptable level of service.

Mr. Gordon confirmed for Council Member Taylor that they are going above what code requires with regard to fencing.

Council Member Taylor commented in response to Council Member Duerr's

comments regarding the difference between this item and the previous item. This applicant has gone above and beyond what is required with outreach to neighbors. The applicant for the previous item did what was required and should not be penalized for not going above and beyond that.

Council Member Reese stated we want projects to be handled on their merits, not based on the quality of the advocates that present them. He does appreciate projects that do go out of their way to engage the community and sometimes going above and beyond is the important part.

Council Member Ebert expressed appreciation that accommodations have been made based on community feedback. She stated the feedback she has gotten from the community is overwhelmingly about traffic. She expressed concern regarding access to the area if there is an accident on North Virginia and 395 while North Hills Blvd. is being widened after the project is completed.

Mr. Gordon explained that this went to emergency response agencies for review and there was no concern noted from police or fire with regard to public safety.

Ms. Fuss answered questions from Council Member Duerr regarding allowed building height.

Ms. Brock responded to questions from Council Member Brekhus regarding the standards for neighborhood parks and stated the Parks and Recreation Department did not provide any information about parks for this project.

Mr. Mischel confirmed for Council Member Brekhus that this site is not part of the shave. It is in the Swan Lake hydrobasin and they are mitigating to 1.3:1.

Council Member Brekhus expressed doubt that that is enough. She is not supporting any more runoff into Swan Lake until we get the infrastructure out there.

Discussion on the motion:

Council Member Brekhus expressed concern that we don't have the capacity for this project.

Council Member Duerr expressed support for this project but does think the discussion has revealed some real issues the Council has to address. We have to figure out a way to address these roads more comprehensively.

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 9 comments which were directly associated with the agenda item prior to 4:00 p.m. on March 7, 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.

5 in favor and 4 in opposition from the following individual(s):

**Sheila Coster
Joy Nelson
Reta Austin
April Overfield
Catherine Carlson-Croke
Tracy Ladd
Cesar Minera
Andrea Corbett
Susie Lewis**

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

**Brian Gardner
Ed Shaw
Dough McIntire
Mark Kaiser SR**

In person public comment was heard at this time.

K Adjournment (For Possible Action)

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

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

The meeting adjourned at 9:47 p.m.