



MINUTES

Joint Regular Meeting

Reno City Council & Redevelopment Agency Board

Wednesday, November 28, 2018 • 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 – Bonnie Weber

Ward 2 – Naomi Duerr

Ward 5 – Neoma Jardon

Ward 3 – Oscar Delgado

At-Large – David Bobzien

A Introductory Items

A.1 Pledge of Allegiance

A.2 Roll Call

Attendee Name	Title	Status	Arrived
Bonnie Weber	Councilmember	Present	10:04 AM
Hillary Schieve	Mayor	Absent	10:04 AM
Jenny Brekhus	Councilmember	Present	10:04 AM
Naomi Duerr	Councilmember	Present	10:04 AM
Oscar Delgado	Councilmember	Present	10:04 AM
Neoma Jardon	Councilmember	Present	10:04 AM
David Bobzien	Councilmember	Present	10:04 AM
Dick Scott		Absent	

The meeting was called to order at 10:10 AM.

A.3 Public Comment

MAYOR SCHIEVE PRESENT AT 10:11 AM.

Mark Markel discussed the dangers of drinking and driving.

Tammy Holt-Still, representing Lemmon Valley / Swan Lake Recovery Community Committee, spoke about her concerns with the continued flooding, as well as the continued development in the North Valleys.

Patricia Casarez requested that benches be brought back to Bicentennial Park.

Sharon Honig-Bear spoke on behalf of the Reno Arts and Culture Commission in support

of Item B.10.

Michael Pitkin discussed the need for a pedophilia education panel.

COUNCIL MEMBER JARDON ABSENT AT 10:21 AM.

COUNCIL MEMBER JARDON PRESENT AT 10:23 AM.

Leah Sanders spoke in opposition of Item F.4 Accessory Dwelling Units.

Jana Vanderhaar spoke in support of Item F.4 Accessory Dwelling Units.

Donna Clontz, Senior Citizen Advisory Committee Chair, introduced the Senior Discovery TV Program.

Nelson Cyr spoke in support of Senior Discovery TV Program and other senior programs.

Sam Dehne presented his views on various issues.

COUNCIL MEMBER DUERR ABSENT AT 10:37 AM.

COUNCIL MEMBER BREKHUS ABSENT AT 10:40 AM.

Tom Dunn, Reno Fire Fighters Association, promoted the grand opening of the Fire Fighter Memorial in downtown Carson City and updated Council on the fire fighters who were working on California forest fires.

COUNCIL MEMBER DUERR PRESENT AT 10:42 AM.

Denise Ross, representing Lemmon Valley / Swan Lake Recovery Community Committee, discussed concerns regarding the lack of guard rails on the overpass on Hydraulic Street in the North Valleys.

COUNCIL MEMBER BREKHUS PRESENT AT 10:44 AM.

Morey Khabaz followed up with Council on various issues.

A.4 City Manager Announcements (Item for general announcements and informational items only. No action will be taken on this item.)

City Manager Sabra Newby made several announcements.

A.5 Approval of the Agenda (For Possible Action) - November 28, 2018.

Item J.2 (Exclusive Negotiating Agreement for Pembroke Recreation Complex) was continued to the December 5, 2018 Council meeting.

Item J.4 (I-11 Corridor Alternatives Presentation) was withdrawn.

The agenda was approved as amended.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Oscar Delgado, Councilmember
SECONDER:	Neoma Jardon, Councilmember
AYES:	Weber, Schieve, Brekhus, Duerr, Delgado, Jardon, Bobzien

B Consent Agenda

Public Comment:

Michael Pitkin discussed various concerns with Item B.2 and faith based programs.

Dona Clontz spoke in support of Item B.4 as well as the need for community centers in some of the neighborhoods in town that do not have one.

Sam Dehne presented his views on the consent agenda.

ITEMS B.1 THROUGH B.11 WERE APPROVED WITH ITEMS B.3, B.4, B.10, AND B.11 PULLED FOR DISCUSSION.

B.1 Approval of Privileged Business Licenses

B.1.a New - Alcohol

1. Smee's Alaskan Fish Bar and Marketplace, Jonathan W. Smee, 50 North Sierra Street, Suite 106 - Dining Room Alcohol (For Possible Action) [Ward 5]

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	Naomi Duerr, Councilmember
AYES:	Weber, Schieve, Brekhus, Duerr, Delgado, Jardon, Bobzien

B.1.b Change of Ownership - Alcohol

1. Mill Street Market & Deli, Christopher Parker, 3200 Mill Street, Suite B - Packaged Beer and Wine and Dining Beer and Wine (For Possible Action) [Ward 3]

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	Naomi Duerr, Councilmember
AYES:	Weber, Schieve, Brekhus, Duerr, Delgado, Jardon, Bobzien

2. Wonder Bar, Kathryn Eastland, 1195 South Wells Avenue - Bar (For Possible Action) [Ward 3]

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	Naomi Duerr, Councilmember
AYES:	Weber, Schieve, Brekhus, Duerr, Delgado, Jardon, Bobzien

- B.2 Staff Report (For Possible Action): Acceptance of Grant Award from the Nevada Division of Public and Behavioral Health, Substance Abuse Prevention and Treatment Agency, Substance Abuse Prevention and Treatment State Prevention Infrastructure Funds via Join Together Northern Nevada (JTNN) to the City of Reno Police Department (\$14,400) for party car patrols and City of Reno Code Enforcement (\$8,640) for Social Host Ordinance compliance to enforce underage drinking laws for total grant awards in the amount of \$23,040. 10:50 AM

Recommendation: Staff recommends Council acceptance of a grant award from the Nevada Division of Public and Behavioral Health, Substance Abuse Prevention and Treatment Agency, Substance Abuse Prevention and Treatment State Prevention Infrastructure Funds via Join Together Northern Nevada (JTNN) to the City of Reno to support the Reno Police Department in enforcing underage drinking laws by conducting party car patrols in the amount of \$14,400, and City of Reno Code Enforcement (\$8,640) for Social Host Ordinance compliance to enforce underage drinking laws for total grant awards in the amount of \$23,040; and authorize the Police Chief and Code Enforcement Manager to sign the necessary documents.

Proposed Motion: I move to approve staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	Naomi Duerr, Councilmember
AYES:	Weber, Schieve, Brekhus, Duerr, Delgado, Jardon, Bobzien

B.3 Staff Report (For Possible Action): Approval to award a contract for RFP 030136 for Park Mowing Services to Signature Landscapes LLC, beginning April 1, 2019 and ending December 31, 2023, in the amount of \$202,554 per year, for a total of \$1,012,770 for the term of the contract. (General Fund) 11:01 AM

Recommendation: Staff recommends Council award the contract to Signature Landscapes LLC, in the annual amount of \$202,554 per year for a total of \$1,012,770 for the term of the contract.

Proposed Motion: I move to approve staff recommendation.

This item was pulled for discussion by Council Member Bobzien.

Andy Bass, City of Reno Park and Recreation Manager, discussed issues from the past contract that have been addressed in this current contract.

Council Member Bobzien requested a mid-year status report on this contract.

Mr. Bass answered questions from Council regarding the plan for monitoring performance, reasons for not performing the work in-house, reaching out to Washoe County for potential options to work with them on park maintenance, details of the services included in the contract with regard to repairing sprinkler heads and keeping blades sharp, and costs for requiring the contractor to purchase new mowers.

COUNCIL MEMBER JARDON ABSENT AT 11:04 AM.

COUNCIL MEMBER JARDON PRESENT AT 11:06 AM.

It was moved by Council Member Bobzien, seconded by Council Member Jardon, to approve the contract for RFP 030136.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	David Bobzien, Councilmember
SECONDER:	Neoma Jardon, Councilmember
AYES:	Weber, Schieve, Brekhus, Duerr, Delgado, Jardon, Bobzien

B.4 Staff Report (For Possible Action): Approval to purchase a pre-fabricated restroom building from CXT, Inc for Miguel Ribera Park using the Sourcewell Contract #030117-CXT in an amount not to exceed \$101,554. (Residential Construction Tax District 4 Fund) [**Ward 3**] 11:12 AM

Recommendation: Staff recommends Council approve the purchase of a pre-fabricated restroom building using the joinder provision of the Sourcewell Contract #030117-CXT in an amount not to exceed \$101,554 using Residential Construction Tax Funds District 4, and authorize the City Manager to execute the purchase order.

Proposed Motion: I move to approve staff recommendation.

This item was pulled for discussion by Council Member Delgado.

Andy Bass, City of Reno Parks and Recreation Manager, explained for Council Member Delgado that they expect this restroom to be installed in a few months and that space heaters are recommend to keep it from freezing.

It was moved by Council Member Delgado, seconded by Council Member Brekhus, to approve the purchase of a pre-fabricated restroom building from CXT, Inc for Miguel Ribera Park.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Oscar Delgado, Councilmember
SECONDER:	Jenny Brekhus, Councilmember
AYES:	Weber, Schieve, Brekhus, Duerr, Delgado, Jardon, Bobzien

B.5 Staff Report (For Possible Action): Award of five-year contract to TPx Communications for the City of Reno's telephone circuits to include installation and maintenance, following competitive bidding process set forth in NRS 332, in an amount not to exceed \$30,000 annually. (General Fund) 10:50 AM

Recommendation: Staff recommends Council authorization to award a five-year contract to TPx Communications for the City of Reno's telephone circuits to include installation and maintenance and authorize the Department of Information Technology Director to execute the Purchase Orders and contract

Proposed Motion: I move to approve staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	Naomi Duerr, Councilmember
AYES:	Weber, Schieve, Brekhus, Duerr, Delgado, Jardon, Bobzien

- B.6 Staff Report (For Possible Action): Approval of a purchase order for continued maintenance and support services with Granicus, Inc., for the City of Reno's Agenda and Meeting management software, as well as Boards and Commissions software package in an amount not to exceed \$61,000. (General Fund) 10:50 AM

Recommendation: Staff recommends approval of contract for continued maintenance and support services with Granicus, Inc., for the City of Reno's agenda and meeting management software, as well as Boards and Commissions software package and authorize the Department of Information Technology Director to execute purchase orders.

Proposed Motion: I move to approve staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	Naomi Duerr, Councilmember
AYES:	Weber, Schieve, Brekhus, Duerr, Delgado, Jardon, Bobzien

- B.7 Staff Report (For Possible Action): Approval of Contract with PowerComm Solutions, Inc. to install and upgrade the access control system and install new security cameras at the Community Assistance Center, in an amount not to exceed \$137,000. (CAC Operations Fund) 10:50 AM

Recommendation: Staff recommends approval of Contract with PowerComm Solutions, Inc. to install and upgrade the access control system and install new security cameras at the Community Assistance Center in an amount not to exceed \$137,000 and authorize the Department of Information Technology to execute the Purchase Orders and contract. (CAC Operations Fund)

Proposed Motion: I move to approve staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	Naomi Duerr, Councilmember
AYES:	Weber, Schieve, Brekhus, Duerr, Delgado, Jardon, Bobzien

- B.8 Staff Report (For Possible Action): Approval of a three-year Contract with Sada Systems for upgraded and continued maintenance of GSuite (by Google) in an amount not to exceed \$530,370. (General Fund) 10:50 AM

Recommendation: Staff recommends approving the funding for the GSuite (by Google) software package through Sada Systems, Inc., with upgrade and continued maintenance through December 4, 2020, in an amount not to exceed \$530,370.

Proposed Motion: I move to approve the staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	Naomi Duerr, Councilmember
AYES:	Weber, Schieve, Brekhus, Duerr, Delgado, Jardon, Bobzien

B.9 Staff Report (For Possible Action): Approval to utilize the 1 Government Procurement Alliance contract for retro-commissioning services from Energy Performance Contracting qualified service provider McKinstry Essention, LLC, a Washington Corporation, in accordance with NRS 332.195 in an amount not to exceed \$74,105 and approval of the contract. (Grant Funds from Nevada Governor’s Office of Energy) 10:50 AM

Recommendation: Staff recommends Council approval to utilize the 1 Government Procurement Alliance contract 17-12P-02 Energy Performance Contracting with McKinstry Essention, LLC, a Washington corporation for retro-commissioning services and related services in an amount not to exceed \$74,105 and approval of the contract. This will allow the City to proceed with the work in an expeditious manner, a manner that is in compliance with the City Purchasing Policy, and in accordance with the joinder provisions under Nevada Revised Statutes (NRS) 332.195.

Proposed Motion: I move to approve staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	Naomi Duerr, Councilmember
AYES:	Weber, Schieve, Brekhus, Duerr, Delgado, Jardon, Bobzien

B.10 Staff Report (For Possible Action): Acceptance of Grant from the National Endowment for the Arts (NEA) for an Art Works Grant for public outreach, call for artists, and public art purchase and installation commemorating the City of Reno’s Midtown District vibrancy and street reorientation in the amount of \$30,000. 11:14 AM

Recommendation: Staff recommends approval and acceptance of the grant funding of \$30,000.

Proposed Motion: I move to approve staff recommendation.

This item was pulled for discussion by Council Member Duerr.

Megan Berner, City of Reno Public Arts Program Coordinator, answered questions from Council regarding the potential for getting a match for this funding from other organizations.

Public Comment:

Barry O'Sullivan spoke regarding parking and traffic in Midtown and stated that it is better than it has ever been.

It was moved by Council Member Duerr, seconded by Council Member Brekhus, to accept a Grant from the National Endowment for the Arts (NEA) for an Art Works Grant.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Naomi Duerr, Councilmember
SECONDER:	Jenny Brekhus, Councilmember
AYES:	Weber, Schieve, Brekhus, Duerr, Delgado, Jardon, Bobzien

B.11 Staff Report (For Possible Action): Award of Contract to K7 Construction, Inc. for National Bowling Stadium Fourth Floor Remodel in an amount not to exceed \$3,292,622 (two-thirds majority voting requirement). (Capital Projects Room Surcharge Fund) 11:27 AM

Recommendation: Staff recommends Council award the contract to K7 Construction, Inc. for the National Bowling Stadium Fourth Floor Remodel in an amount not to exceed \$3,292,622 and authorize the Mayor to sign the contract.

Proposed Motion: I move to approve staff recommendation.

This item was pulled for discussion by Council Member Brekhus.

COUNCIL MEMBER BOBZIEN ABSENT AT 11:28 AM.

Phil Dalone, RSCVA, responded to questions from Council Member Brekhus regarding the contract with bowlers. He felt there is no reason to be concerned that the bowlers will not come back for the contracted time.

Council Member Brekhus discussed the liquidated damages provision of the contract and suggested the RSCVA Board consider a side deal to give any liquidated damages to the

City of Reno if the bowlers do not continue to come to Reno.

Mr. Dalone stated they would be happy to agendize that for the RSCVA Board.

COUNCIL MEMBER BOBZIEN PRESENT AT 11:33 AM.

It was moved by Council Member Brekhus, seconded by Council Member Bobzien, to award of Contract to K7 Construction, Inc. for the National Bowling Stadium Fourth Floor Remodel.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jenny Brekhus, Councilmember
SECONDER:	David Bobzien, Councilmember
AYES:	Weber, Schieve, Brekhus, Duerr, Delgado, Jardon, Bobzien

C Cash Disbursements

C.1 Staff Report (For Possible Action): Acceptance of Cash Disbursement Reports for Oct 28 through Nov 10, 2018. 11:38 AM

Recommendation: Staff recommends to accept the attached Cash Disbursements Reports.

Proposed Motion: I move to approve staff recommendation.

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	Naomi Duerr, Councilmember
AYES:	Weber, Schieve, Brekhus, Duerr, Delgado, Jardon, Bobzien

D Proclamations

E Presentations

F Public Hearings - 1:00 PM (Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.)

F.1 Staff Report (For Possible Action): Ordinance Introduction - Bill No. _____ Case No. LDC17-00068 (United Federal Credit Union Zone Change) Ordinance to amend Title 18, Chapter 18.08 of the Reno Municipal Code, entitled "Zoning," rezoning ±1.82 acres of a ±3.6 acre site located on the west side of Lemmon Drive, ±403 feet north of its intersection with Sky Vista Parkway from ±0.95 acres of Large Lot Residential-1 acre (LLR1) to Arterial Commercial (AC) and ±0.87 acres of Large Lot Residential 2.5 acres (LLR2.5) to Open Space (OS); together with other matters properly relating thereto. [**Ward 4**] 1:43 PM

Recommendation: The Planning Commission recommends City Council adopt the requested zoning map amendment by ordinance.

Proposed Motion: I move to uphold the recommendation of the Planning Commission.

Zoning **Map** **Amendment**

First Reading: I move to refer Bill No. _____ for a second reading and adoption.

A RECESS WAS CALLED AT 12:58 PM AND UPON RECONVENING AT 1:43 PM COUNCIL MEMBERS BREKHUS AND DUERR WERE ABSENT.

COUNCIL MEMBER DUERR PRESENT AT 1:45 PM.

Mayor Schieve asked if proper notice was given.

City Clerk Turney stated that proper notice was given and no correspondence was received.

Bill no. 7065 was referred for a second reading and adoption.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bonnie Weber, Councilmember
SECONDER:	Naomi Duerr, Councilmember
AYES:	Weber, Schieve, Duerr, Delgado, Jardon, Bobzien
ABSENT:	Jenny Brekhus

F.2 Staff Report (For Possible Action): Case No. ABN19-00003 (Archies North Sierra Street Abandonment) Request for the abandonment of ±4,332 square feet of unused property next to public street located along North Sierra Street ±150 feet south of the intersection of North Sierra Street and North Virginia Street. The site is located within Mixed Use/University Neighborhood Regional Center/Residential Area (MU/UNRC/RES) zoning district and has Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 5]** 1:45 PM

Recommendation: Staff recommends Council determination that the public will not be materially injured by the proposed vacation and approve the abandonment, subject to the conditions in the staff report.

Proposed Motion: I move to approve the staff recommendation.

Mayor Schieve asked if proper notice was given.

City Clerk Turney stated that proper notice was given and no correspondence was received.

Brooklyn Oswald, City of Reno Associate Planner, answered questions from Council regarding the abandonment request.

COUNCIL MEMBER BREKHUS PRESENT AT 1:47 PM.

Stacie Huggins, Wood Rodgers on behalf of the applicant (Archies Giant Hamburgers), responded to questions regarding the existing landscaping.

Council Member Duerr requested continuing this item to allow time for a revised abandonment order that includes conditions regarding landscaping requirements.

It was moved by Council Member Jardon, seconded by Council Member Bobzien, to continue this item to the December 12, 2018 meeting at 1:00 PM.

RESULT:	CONTINUED [UNANIMOUS]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	David Bobzien, Councilmember
AYES:	Weber, Schieve, Brekhus, Duerr, Delgado, Jardon, Bobzien

F.3 Staff Report (For Possible Action): ABN19-00002 (Pan American Way Abandonment) Request for the abandonment of ±1,774 square feet of public right-of-way located on the east side of Pan American Way, north and south of its intersection with Limber Pine Drive to accommodate future residential development associated with LDC16-00073 (North Valley Estates). The site is located within the Single Family Residential – 6,000 Square feet (SF6) zoning district and has a Master Plan land use designation of Single-Family Neighborhood (SF). This item was continued from the November 14, 2018 City Council meeting. **[Ward 4]** 1:55 PM

Recommendation: Staff recommends City Council determine that the public will not be materially injured by the proposed vacation and approve the abandonment, subject to the conditions in the staff report.

Proposed Motion: I move to approve the staff recommendation.

Mayor Schieve asked if proper notice was given.

City Clerk Turney stated that proper notice was given and no correspondence was received.

Council Member Brekhus stated that she will not support any facilitation of development in the North Valleys until we get a handle on the effluent and where we are in the scheduling of reservation of capacity at the treatment plant.

It was moved by Council Member Weber, seconded by Council Member Bobzien, to approve the request for abandonment. Motion passed with Council Member Brekhus voting nay.

RESULT:	APPROVED [6 TO 1]
MOVER:	Bonnie Weber, Councilmember
SECONDER:	David Bobzien, Councilmember
AYES:	Weber, Schieve, Duerr, Delgado, Jardon, Bobzien
NAYS:	Jenny Brekhus

F.4 Staff Report (For Possible Action): Ordinance Introduction - Bill No. _____ Case No. TXT18-00002 (Accessory Dwelling Units) Ordinance amending the Reno Municipal Code Title 18, "Annexation and Land Development," Chapter 18.08 Zoning, Article II "Permitted Uses and Use Regulations" Sections 18.08.201 titled "Permitted Uses by Base Zoning District" and 18.08.203 titled "Standards for Accessory Uses and Structures," Chapter 18.12 Article XI titled "Off-Street Parking and Loading" and Chapter 18.24, "Rules of Measurement and Definitions," to add standards and definitions as they relate to accessory dwelling units; together with other matters properly relating thereto. 1:57 PM

Recommendation: The Planning Commission recommends the City Council deny the requested text amendment.

Possible

Motions:

Motion to Deny the Proposed Text Amendment

In the case of TXT18-00002 (Accessory Dwelling Units), based on information received in written materials and at the public hearings on this matter, I move to uphold the recommendation of the Planning Commission and **DENY** the proposed ordinance as I am unable to make the following required Text Amendment Findings _____.

Motion to Approve the Proposed Text Amendment and Refer Bill for a Second Reading

In the case of TXT18-00002 (Accessory Dwelling Units), based on information received in the written materials and at the public hearings on this matter, I am able to make all applicable Text Amendment Findings and move to refer Bill No. _____ for a second reading and ordinance adoption.

Mayor Schieve asked if proper notice was given.

City Clerk Turney stated that proper notice was given. Correspondence was received from twelve people who sent letters in opposition, two letters in support, and one letter of concern.

Council Member Brekhus made the following disclosure:

"Dear Madam Clerk, Mayor and Members of the Council and public:

On July 17 of this year, I was hand-served at my personal residence a letter from an organization identified as the Newlands Neighborhood Association. The members of this association are not public, however the names of seven individuals known to reside or own property within the Newlands Neighborhood area are listed on the letter head.

This letter makes an assertion that I have a conflict of interest in participating in this item. Reasons for this assertion are not understandable from this brief seven sentence letter. Nor have any of these individuals made an effort to explain this assertion directly and in person to me. I have however, heard second hand from several individuals in the community who have heard of this assertion and in turn have questioned me if I will accrue some personal advantage to the passing of this ordinance.

For these reasons, I am making this disclosure and identifying properties that I own. These are my personal residence at 589 Reno Avenue and a rental property nearby at 725 Gordon Avenue. These are both in the Newlands Neighborhood and I co-own these with my spouse. My spouse and I are also in a partnership with another couple for a commercial property at 316 Vassar Street. The Newlands Neighborhood Association believes that my property ownership and prior public statements that an Accessory Dwelling Unit ordinance is a strategy to advance housing demand and affordability goals established by the City of Reno equates to a conflict of interest and that I should abstain from participation in this matter. This is not the case.

NRS Chapter 281A (Ethics in Government) governs conflicts of interest of public officials. Specifically, NRS 281A.420 requires public officials to disclose and abstain from voting on matters where the conflict of interest would materially affect the independence of judgment of a reasonable person in the public officer's situation.

This item before us today is a Legislative one (i.e., the development and implementation of city-wide laws and policies). This is opposed to a Quasi-judicial act (i.e., a proceeding involving submission of a development application, findings of fact, and the application of legal standards or policy considerations to facts developed at a public hearing). When legislating, a City Council member may consider any evidence, as well as their own beliefs and biases, in deciding whether to vote one way or another on proposed legislation. When acting in quasi-judicial capacity, all the evidence considered by the City Council must be presented at a public hearing and made part of the record. A detailed record is required in order to afford procedural

due process to those individuals who may be affected by the decision. Because enactment of this ordinance is a legislative act, any personal beliefs, biases or public appearances do not trigger procedural due process concerns, or give rise to any conflict of interest.

Additionally, this proposed ordinance pertains to properties within the Single Family zoning districts as identified on the official zoning map. None of the three properties that I own are within these zoning districts. The properties are either within the Multi-Family or in the case of the Vassar Street property, a commercial zoning district. So any claim that this legislation pertains to properties that I own is not accurate nor is it disqualifying. Enactment of the ADU ordinance will not positively or negatively impact me. Lacking a nexus between the ADU ordinance and my properties, neither disclosure nor abstention are required under NRS 281A.420.

I've consulted with the City Attorney's Office and they concur with my assessment. Madam Clerk, please accept this disclosure and lodge it on the record for this meeting and subsequent meetings pertaining to this Agenda item. Thank you."

Council Member Duerr disclosed that she lives in a neighborhood that has a Neighborhood Plan that is the only one within the City of Reno that allows ADUs.

Heather Manzo, City of Reno Associate Planner, gave the staff report presentation to Council and answered questions from Council.

Council Member Brekhus reviewed some of the discussion at the Planning Commission and stated that she does not understand how they did not see it as a master plan value.

Mayor Schieve stated that ADUs will not solve the affordable housing crisis and she expressed concern regarding neighborhood compatibility.

Council Member Duerr discussed the need to address rentals and ADUs separately.

Mayor Schieve opened the public hearing and asked if anyone wished to speak.

COUNCIL MEMBER JARDON ABSENT AT 3:06 PM.

COUNCIL MEMBER JARDON PRESENT AT 3:09 PM. ■

Greg Evangelatos spoke in opposition of Accessory Dwelling Units. ■

Bill Lindsay spoke in opposition of Accessory Dwelling Units.

Gordon Gossage spoke in support of Accessory Dwelling Units.

Jon Johnson spoke in opposition of Accessory Dwelling Units.

COUNCIL MEMBER BOBZIEN ABSENT AT 3:16 PM. ■

Thomas Tate spoke in opposition of Accessory Dwelling Units.

Kerry Sutherland spoke in opposition of Accessory Dwelling Units.

COUNCIL MEMBER BOBZIEN PRESENT AT 3:22 PM. ■

Jennifer Chilton spoke in opposition of Accessory Dwelling Units.

Toni Marsh spoke in opposition of Accessory Dwelling Units.

COUNCIL MEMBER BREKHUS ABSENT AT 3:27 PM. ■

James Mickey submitted a comment card in opposition of Accessory Dwelling Units.

Beth Dory spoke in opposition of Accessory Dwelling Units. ■

COUNCIL MEMBER BREKHUS PRESENT AT 3:30 PM. ■

Jackson Hogen spoke in opposition of Accessory Dwelling Units.

Vernon Eaton spoke in opposition of Accessory Dwelling Units.

Carmen Gage spoke in opposition of Accessory Dwelling Units.

Lewis Gage spoke in opposition of Accessory Dwelling Units.

COUNCIL MEMBER DELGADO ABSENT AT 3:40 PM. ■

Peter Neumann spoke in opposition of Accessory Dwelling Units.

Lorraine Burke spoke in opposition of Accessory Dwelling Units.

Larry Weiss spoke in support of Accessory Dwelling Units.

Ken Krater spoke in opposition of Accessory Dwelling Units.

COUNCIL MEMBER DELGADO PRESENT AT 3:50 PM. ■

Karen Griffin submitted a comment card in opposition of Accessory Dwelling Units.

Zachary Cage spoke in support of Accessory Dwelling Units.

Khalilah Cage spoke in support of Accessory Dwelling Units.

Ted and Sue Schroeder spoke in opposition of Accessory Dwelling Units.

Donna Clontz, representing Senior Citizen Advisory Committee and AARP, spoke in favor of Accessory Dwelling Units and promoting Age Friendly Communities and age friendly housing.

Dennis Kordonowy spoke in support of Accessory Dwelling Units.

Donna Keats expressed concern about the process and the fact that this should be addressed as a zone change not a text amendment.

City Clerk Turney stated that additional comment cards were submitted by 140 constituents who did not wish to speak; 127 were in opposition and 13 were in support of Accessory Dwelling Units.

The Mayor closed the public comment portion of the hearing.

Ms. Manzo confirmed for Mayor Schieve that proper noticing requirements were met.

Council Member Brekhus discussed her support for this amendment and the need for a multi-faceted approach to address the housing crisis.

It was moved by Council Member Brekhus, seconded by Council Member Duerr, to have staff return in the first quarter with: an idea of how many to expect will be permitted in the first year; information on pros and cons of the neighborhood carve out concept; information on the relationship to existing CC&R communities and if in lieu of carve outs there could be an entitlement procedure.

Council Member Weber spoke against the motion.

Motion failed with Council Members Delgado, Weber, Jardon, Bobzien, and Schieve voting nay.

It was moved by Council Member Jardon to carve out the neighborhoods identified by staff but move forward with a second reading of the ordinance.

Council Member Bobzien supported Council Member Weber's comments agreeing that this not go forward. He referred to Reno Planning Commissioner Gower's statement that this is an intensification of neighborhoods. If this idea goes forward in the future, it will have to be a highly localized, site-specific entitlement process.

Council Member Jardon withdrew her motion.

It was moved by Council Member Bobzien, seconded by Council Member Jardon, to affirm the decision of the Planning Commission and deny the ordinance.

Motion carried.

RESULT:	DEFEATED [UNANIMOUS]
MOVER:	David Bobzien, Councilmember
SECONDER:	Neoma Jardon, Councilmember
AYES:	Weber, Schieve, Brekhus, Duerr, Delgado, Jardon, Bobzien

G Ordinances - Adoption

G.1 Staff Report (For Possible Action): Ordinance Adoption - Bill No. 7064 Ordinance amending the Reno Municipal Code Title 12, "Public Works and Utilities," Chapter 12.16 "Sewer Service," Article III, Section 12.16.565, Title "Regulations of Wastewater Discharge," to revise the limitations on wastewater strength applied to Significant Industrial Users (Local Limits); together with other matters properly relating thereto. 11:38 AM

Recommendation: Staff recommends Council adoption of Ordinance No. _____.

Proposed Motion: I move to adopt Ordinance No. _____.

Bill No. 7064, Ordinance No. 6490 was adopted.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Oscar Delgado, Councilmember
SECONDER:	Bonnie Weber, Councilmember
AYES:	Weber, Schieve, Brekhus, Duerr, Delgado, Jardon, Bobzien

G.2 Staff Report (For Possible Action): Ordinance Adoption - Bill No. 7063 Ordinance to amend Reno Municipal Code, Title 14, “Buildings and Construction,” Chapter 14.04.010 “International Existing Building Code,” Chapter 14.04.007 Interpretation, Chapter 14.04.050 “International Building Code,” Chapter 14.04.100 “International Residential Code,” Chapter 14.04.105 “International Mechanical Code,” Chapter 14.04.110 “International Fuel Gas Code,” Chapter 14.04.115 “Uniform Mechanical Code,” Chapter 14.04.120 “Uniform Plumbing Code,” Chapter 14.04.120.007 subsection (c) “Certifications required under the Uniform Plumbing Code” Chapter 14.04.125 “National Electric Code” Chapter 14.04.130 “International Energy Conservation Code” and to adopt the amended versions of the following: 2018 International Existing Building Code, 2018 International Building Code, 2018 International Residential Code, 2018 International Mechanical Code, 2018 International Fuel Gas Code, 2018 Uniform Mechanical Code, 2018 Uniform Plumbing Code, the 2017 National Electric Code, Chapter 14.04.125.005 subsection (c) “Certifications required under the National Electric Code,” and the 2018 International Energy Conservation Code, together with the Northern Nevada Amendments associated with each Code, to add and delete certain wording related thereto; together with matters properly relating thereto. 11:39 AM

Recommendation: Staff recommends Council adoption of Ordinance No. _____.

Proposed Motion: I move to adopt Ordinance No. _____.

Bill No. 7063, Ordinance No. 6491 was adopted.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	David Bobzien, Councilmember
SECONDER:	Naomi Duerr, Councilmember
AYES:	Weber, Schieve, Brekhus, Duerr, Delgado, Jardon, Bobzien

H Resolutions

H.1 **Resolution No. 8596:** Staff Report (For Possible Action): Resolution No. _____ Resolution to reapportion the assessments for the City of Reno, Nevada 2011 Special Assessment District No. 1/Reapportionment No. 1. **[Ward 5]** 11:41 AM

Recommendation: Staff recommends Council adopt Resolution No. _____.

Proposed Motion: I move to adopt Resolution No. _____.

Resolution No. 8596 was adopted.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	David Bobzien, Councilmember
AYES:	Weber, Schieve, Brekhus, Duerr, Delgado, Jardon, Bobzien

I Ordinances - Introduction

J Standard Department Items

City Attorney

J.1 Presentation, discussion and potential direction to staff regarding changes to Title 1, Chapter 1.04 Penalties and Arrest Procedure to the Reno Municipal Code regarding when the court should issue a warrant. (For Possible Action) 12:04 PM

Judge Drakulich, Reno Municipal Court, presented the proposed amendment.

COUNCIL MEMBER BREKHUS ABSENT AT 12:03 PM.

It was moved by Council Member Duerr, seconded by Council Member Bobzien, to direct staff to move forward with processing an ordinance to address this issue. The motion carried unanimously.

Parks, Recreation & Community Services

J.2 Staff Report (For Possible Action): Presentation, discussion and potential direction to staff on the Pembroke Recreation Complex and potential approval of a 120 day Exclusive Negotiating Agreement with NNRSC, a Nevada a limited liability company, for possible development of the Pembroke Recreation Complex on City property north of Pembroke Drive and west of Veterans Parkway. **[Ward 3]** 11:44 AM

Recommendation: Staff recommends approval of a 120 day Exclusive Negotiating Agreement with NNRSC, a Nevada Limited liability company formed by Cory Clemetson, Chad Clemetson, and Owen Blake for development of the Pembroke Recreational Complex on the City property immediately north of Pembroke Drive and west of Veterans Parkway.

Proposed Motion: I move to approve staff recommendation.

This item was continued to the December 5, 2018 Council meeting.

Public Works

J.3 Presentation on the 2018 City of Reno Winter Preparedness Plan. 11:42 AM

John Flansberg, Director of Public Works, introduced the presentation and answered questions from Council.

MAYOR SCHIEVE ABSENT AT 11:43 AM.

Ryan Bird, Public Works Operations Manager, gave the storm water preparations portion of the presentation.

Travis Truhill, Streets and Maintenance Manager, gave the snow storm preparations portion of the presentation.

MAYOR SCHIEVE PRESENT AT 11:48 AM.

COUNCIL MEMBER DELGADO ABSENT AT 11:54 AM.

COUNCIL MEMBER DELGADO PRESENT AT 12:03 PM.

City Manager's Office

J.4 Staff Report (For Possible Action): Presentation by the Nevada Department of Transportation, discussion and potential direction to staff regarding the Reno City Council's position or potential comment on the alternative corridor route possibilities for the Interstate 11 route from Tonopah, NV to Interstate 80 in advance of the Nevada Department of Transportation's comment deadline for the Interstate 11 Northern Nevada Alternatives Analysis Planning and Environmental Linkage (NNAA PEL) study. 11:55 AM

Recommendation: Staff recommends Council give direction regarding any comments to be provided to NDOT for its public comment period on the I-11 NNAA PEL study.

Motion: I move to accept the presentation and direct staff to provide

comment regarding the proposed alternatives to the project for the I-11 NNAA PEL.

This item has been withdrawn from the agenda.

J.5 Staff Report (For Possible Action): Presentation, discussion and potential acceptance of Solid Waste and Recycling Franchise Customer Service Surveys conducted by ETC Institute, LLC. 12:11 PM

Recommendation: Staff recommends Council accept the scientific survey results, and provide direction to the City Manager to bring back to Council recommendations that stem from the results of the survey that will lead to improvements in collection services.

Proposed Motion: I move to approve staff recommendation. ■

Lynne Barker, Sustainability Manager, presented the staff report.

Ryan Murray, ETC Institute, presented results of the customer service survey.

COUNCIL MEMBER JARDON ABSENT AT 12:12 PM.

COUNCIL MEMBER BREKHUS PRESENT AT 12:13 PM.

COUNCIL MEMBER JARDON PRESENT AT 12:16 PM.

COUNCIL MEMBER JARDON ABSENT AT 12:27 PM.

COUNCIL MEMBER JARDON PRESENT AT 12:28 PM.

Council Member Brekhus discussed the importance of understanding the economics of the recycling piece.

Council Member Duerr discussed the TMWA surveys showing customer satisfaction improvement over time. She requested more data and information on a composting service, people in apartments that are not able to recycle, and the length of the service day.

Council Member Jardon suggested making future surveys shorter. She discussed TMWA's communication campaign and the importance of communication and customer service. She suggested looking into ways to redistribute unused

stickers.

Council Member Delgado discussed the need to make use of the check-in opportunity that is part of the contract to follow up on recommendations.

Council Member Bobzien discussed the need to explore local options for recyclable materials.

City Manager Newby confirmed that staff will review the survey results and determine if there is a need to recommend any changes in the terms of the franchise contract.

No action was taken.

RESULT: NO ACTION TAKEN

K City Clerk

K.1 Citizen Appointments to Boards and Commissions

K.1.1 Staff Report (For Possible Action): Discussion and potential appointment of up to four individuals to the Youth City Council from the following pool of applicants, listed in alphabetical order: Najeh Abduljalil, Alisi Peaua, Arizana Peaua, and/or Matilda Whiting. 12:52 PM

Recommendation: Staff recommends that the Mayor and Council make the necessary reappointment/appointments as noted in the staff report.

Proposed Motion: I move to appoint _____ and/or _____ and/or _____ and/or _____ to the Youth City Council.

Najeh Abduljalil, Alisi Peaua, Arizana Peaua, and Matilda Whiting were appointed to the Youth City Council.

RESULT: APPROVED [UNANIMOUS]
MOVER: Oscar Delgado, Councilmember
SECONDER: David Bobzien, Councilmember
AYES: Weber, Schieve, Brekhus, Duerr, Delgado, Jardon, Bobzien

K.1.2 10363 : Human Rights Commission (Ward 2 Appointment) 12:52 PM

Recommendation: Staff recommends Mayor and Council make the necessary appointments as noted in the staff report and rosters for each

appointment.

Proposed Motion: I move to appoint ____ and/or ____ to the Human Rights Commission.

Council Member Duerr (Ward 2 appointment) appointed Atty Garfinkel to the Human Rights Commission.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Naomi Duerr, Councilmember
SECONDER:	David Bobzien, Councilmember
AYES:	Weber, Schieve, Brekhus, Duerr, Delgado, Jardon, Bobzien

Motion: Human Rights Commission (Ward 5 Appointment)

Council Member Jardon (Ward 5 appointment) appointed Cesar Minera to the Human Rights Commission.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	David Bobzien, Councilmember
AYES:	Weber, Schieve, Brekhus, Duerr, Delgado, Jardon, Bobzien

K.1.3 Staff Report (For Possible Action): Discussion and potential appointment of up to two individuals to the Ward 1 Neighborhood Advisory Board from the following pool of applicants, listed in alphabetical order: Bryce Alan Bell, Brian Cassidy, James Dodge, Edgard Hitti, Tanya Kelley, Sylvia Ontaneda-Bernales, Victoria Perry, Brandon Siri, Ronda Theisen, and/or Katie Worrall. 12:53 PM

Recommendation: Staff recommends that the Mayor and Council make the necessary reappointment/appointments as noted in the staff report.

Proposed Motion: I move to appoint _____ as a regular member and/or _____ as an alternate member to the Ward 1 Neighborhood Advisory Board.

Brandon Siri and Ronda Theisen were appointed to the Ward 1 Neighborhood Advisory Board (NAB).

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jenny Brekhus, Councilmember
SECONDER:	David Bobzien, Councilmember
AYES:	Weber, Schieve, Brekhus, Duerr, Delgado, Jardon, Bobzien

K.1.4 Staff Report (For Possible Action): Discussion and potential reappointment/appointment of one individual as the City of Reno's non-elected member to the Washoe County District Board of Health from the following pool of applicants, listed in alphabetical order: Michael Brown (reappointment) or James Dodge. 12:53 PM

Recommendation: Staff recommends that the Mayor and Council make the necessary reappointment/appointment noted in the staff report.

Proposed Motion: I move to reappoint/appoint _____ as the City of Reno's non-elected member to the Washoe County District Board of Health.

Michael Brown was reappointed to the Washoe County District Board of Health.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Oscar Delgado, Councilmember
SECONDER:	David Bobzien, Councilmember
AYES:	Weber, Schieve, Brekhus, Duerr, Delgado, Jardon, Bobzien

L Mayor and Council

L.1 City Council Comments, including announcements regarding City boards and commissions, activities of local charitable organizations and upcoming local community events. (Non-Action Item) 12:54 PM

None

L.2 Staff Report (For Possible Action): Approval of the reallocation of Council Donation Funds to the City of Reno Parks, Recreation and Community Services Department to offset costs for Movie Night in Yori Park held on November 2, 2018 in the amount of \$1,000. (General Fund) **[Brekhus]** 12:54 PM

Recommendation: Staff recommends Council approve the reallocation of Council Donation Funds to the City of Reno Parks, Recreation and Community Services Department.

Proposed Motion: I move to approve staff recommendation.

The Council upheld the staff recommendation to reallocate funds.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jenny Brekhus, Councilmember
SECONDER:	David Bobzien, Councilmember
AYES:	Weber, Schieve, Brekhus, Duerr, Delgado, Jardon, Bobzien

L.3 **Resolution No. 8597:** Staff Report (For Possible Action): Resolution No. _____ Resolution donating Council Donation Funds to support the Boys and Girls Club of the Truckee Meadows' programming and community involvement initiatives in the amount of \$500. (General Fund) **[Delgado]** 12:55 PM

Recommendation: Staff recommends Council adopt Resolution No. _____ and approve the request to allocate a Council Donation to the Boys and Girls Club of the Truckee Meadows in the amount of \$500.

Proposed Motion: I move to adopt Resolution No. _____.

Resolution No. 8597 was adopted.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Oscar Delgado, Councilmember
SECONDER:	David Bobzien, Councilmember
AYES:	Weber, Schieve, Brekhus, Duerr, Delgado, Jardon, Bobzien

L.4 **Resolution No. 8598:** Staff Report (For Possible Action): Resolution No. _____ Resolution donating Council Donation Funds to Northern Nevada HOPES to offset costs associated with their medical care and wellness services in the amount of \$500. (General Fund) **[Delgado]** 12:55 PM

Recommendation: Staff recommends Council adopt Resolution No. _____ and approve the request to allocate a Council Donation to Northern Nevada HOPES in the amount of \$500.

Proposed Motion: I move to adopt Resolution No. _____.

Resolution No. 8598 was adopted.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Oscar Delgado, Councilmember
SECONDER:	David Bobzien, Councilmember
AYES:	Weber, Schieve, Brekhus, Duerr, Delgado, Jardon, Bobzien

L.5 **Resolution No. 8599:** Staff Report (For Possible Action): Resolution No. _____ Resolution donating Council Donation funds to The Children's Cabinet to offset costs associated with their family programs and services in the amount of \$500. (General Fund) **[Delgado]** 12:56 PM

Recommendation: Staff recommends Council adopt Resolution No. _____ and approve the request to allocate a Council Donation to The Children’s Cabinet in the total amount of \$500.

Proposed Motion: I move to adopt Resolution No. _____.

Resolution No. 8599 was adopted.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Oscar Delgado, Councilmember
SECONDER:	David Bobzien, Councilmember
AYES:	Weber, Schieve, Brekhus, Duerr, Delgado, Jardon, Bobzien

L.6 **Resolution No. 8600:** Staff Report (For Possible Action): Resolution No. _____ Resolution donating Council Donation Funds to Volunteers of America Northern California and Northern Nevada’s Shelter from the Storm event on November 13, 2018 which supports employment and housing programs in Northern Nevada in the amount of \$2,500. (General Fund) **[Jardon]** 12:56 PM

Recommendation: Staff recommends Council adopt Resolution No. _____ and approve the request to allocate a Council Donation to Volunteers of America Northern California and Northern Nevada in the amount of \$2,500.

Proposed Motion: I move to adopt Resolution No. _____.

Resolution No. 8600 was adopted.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	David Bobzien, Councilmember
AYES:	Weber, Schieve, Brekhus, Duerr, Delgado, Jardon, Bobzien

L.7 **Resolution No. 8601:** Staff Report (For Possible Action): Resolution No. _____ Resolution donating Council Donation Funds to Moms on the Run to assist in their efforts to offset the financial burden of Northern Nevada families impacted by cancer in the amount of \$1,500. (General Fund) **[Jardon]** 12:57 PM

Recommendation: Staff recommends Council adopt Resolution No. _____ and approve the request to allocate a Council Donation to Moms on the Run in the total amount of \$1,500.

Proposed Motion: I move to adopt Resolution No. _____.

Resolution No. 8601 was adopted.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	Naomi Duerr, Councilmember
AYES:	Weber, Schieve, Brekhus, Duerr, Delgado, Jardon, Bobzien

M 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.)

M.1 Daybreak Master Plan and Zoning Map Amendments

A RECESS WAS CALLED AT 4:46 PM AND UPON RECONVENING AT 6:08 PM COUNCIL MEMBERS BREKHUS AND JARDON WERE ABSENT.

M.1.1 Staff Report (For Possible Action): LDC18-00025 and LDC18-00037 (Daybreak Master Plan and PUD Zoning Map Amendments) Request to establish a Planned Unit Development (PUD) on a ±979.4 acre site to include 4,700 residential units, associated public facilities, open space and commercial development. The request includes: 1) a Master Plan amendment to change the existing land use designation on 11 parcels totaling ±979.4 acres from ±89.4 acres of Mixed Neighborhood, ±70.2 acres of Single Family Neighborhood, ±25.3 acres of Large Lot Neighborhood, ±734 acres of Unincorporated Transition, and ±60.5 acres of Parks, Greenways and Open Space to ±307.3 acres of Single Family Neighborhood, ±175.5 acres of Suburban Mixed Use, ±20.7 acres of Multifamily Neighborhood, ±219.9 acres of Mixed Neighborhood, and ±256 acres of Parks Greenways and Open Space; 2) a zoning map amendment to amend the existing zoning designations from ±217.5 acres of Planned Unit Development-Butler Ranch, ±13.7 acres of Specific Planned District-Alexander Specific Plan (SPD), ±23.6 acres of Large Lot Residential-1 acre (LLR1), ±147.3 acres of Large Lot Residential-2.5 acres (LLR2.5), and ±577.3 acres of Unincorporated Transition-40 acres (UT40) to ±979.31 acres of Planned Unit Development-Daybreak and ±0.09 acres to Single Family-6,000 square feet (SF6); and 3) tentative approval of the associated Planned Unit Development Handbook. The project site is generally located north of South Meadows Parkway, south of Mira Loma Drive, west of the eastern Reno City boundary, and east of Washoe County Huffaker Hills Open Space, Reggie Road, and Hombre Way. This project is of Regional Significance for: Housing not less than 625 units, Sewage not less than 187,500 gal/day, Water usage not less than 625 acre feet per year, Traffic not less than 6,250 trips daily, Student population (K-12) not less than 325 students and a transmission line that carries more than 60 kilovolts. **[Ward 3] 6:08 PM**

Recommendation: The Planning Commission recommends City Council adopt the requested Master Plan amendment by resolution, zoning map amendment by ordinance and approve the tentative Planned Unit Development (PUD) Handbook by Minute Order, subject to a Truckee Meadows Regional Planning Commission determination that the request is in conformance with the Truckee Meadows Regional Plan.

Below are possible motions for consideration when deciding this request:

Master Plan Amendment

a) Possible motion regarding the requested Master Plan Amendment

Motion to Approve
In Case No. LDC18-00025 (Daybreak Master Plan Amendment) based on compliance with all the required considerations, I move to approve Resolution _____ adopting the proposed Master Plan Amendment, subject to Truckee Meadows Regional Planning Commission determination that the request is in conformance with the Truckee Meadows Regional Plan.

Motion to Deny
In Case No. LDC18-00025 (Daybreak Master Plan Amendment), based on all the evidence and information received in written materials and at the public hearings on this matter, I move to DENY adoption of the proposed Master Plan Amendment because upon reasonable and practical means:

Master Plan Consideration a. 1. - I cannot determine that the proposed master plan amendment will serve as a pattern and guide for that kind of orderly physical growth and development of the City which will cause the least amount of natural resource impairment [NRS 278.230 (1) (a)]
Because of the following stated reasons:

Master Plan Amendment Consideration a. 2. - I cannot determine that the proposed master plan amendment conforms to the adopted population plan and ensures an adequate supply of housing, including affordable housing; [NRS 278.320 (1)(a)]
Because of the following stated reasons:

Master Plan Amendment Consideration a. 3. - I cannot determine that the proposed master plan amendment forms the basis for the efficient expenditure of funds relating to the subjects of the City of Reno Master

Plan [NRS 278.320 (1)(b)]
Because of the following stated reasons:

Zoning Map Amendment and Tentative Planned Unit Development Handbook Approval

Motion to Approve
In the case of LDC18-00037 (Daybreak PUD Zoning Map Amendment), upon consideration of all the information received in written materials and at the public hearings, I move to **INTRODUCE AND REFER** Ordinance _____ for a second reading and (subject to adoption) to **TENTATIVELY APPROVE** the Planned Unit Development Handbook, subject to conditions, by Minute Order based on favorable determination of all the required considerations under Nevada State Law and the Reno Municipal Code as discussed in the staff report, subject to review by the Regional Planning Commission for conformance with the Regional Plan and as a project of regional significance.

Motion to Deny
In the case of LDC18-00037 (Daybreak PUD Zoning Map Amendment), based on information received in written materials and at the public hearings on this matter, I move to **DENY** the zoning map amendment and the tentative approval of the Planned Unit Development Handbook because I am unable to make the following required zoning map amendment and/or Planned Unit Development findings:

For the zoning map amendment: I am unable to make the finding(s)_____ as it relates to _____. Therefore, I also cannot approve the PUD Handbook.

It is recommended that if the City Council is unable to make the required PUD findings to approve the PUD Handbook, that the zoning map amendment also not be approved.

M.1 through M.4 were opened together and heard as one item.

Mayor Schieve asked if proper notice was given.

City Clerk Turney stated that proper notice was given. The following correspondence was received: 63 letters in opposition; 5 letters in support; and 5 letters of concern.

COUNCIL MEMBER BREKHUS PRESENT AT 6:09 PM.

Andy Durling, Wood Rodgers representing the Applicant, gave a presentation on the project.

COUNCIL MEMBER JARDON PRESENT AT 6:10 PM.

Brooklyn Oswald, City of Reno Associate Planner, presented the staff report.

Mr. Durling and Steve Strickland, Wood Rodgers, answered questions from Council regarding various aspects of the project.

Jay Aldean, Truckee River Flood Management Authority, explained for Council Member Brekhus that the city has not re-mapped because the City of Sparks, the City of Reno, and Washoe County have not wanted to re-map. Re-mapping would put people back into the floodplain because the flow rates have increased over time. The Flood Project is undertaking a project to re-map FEMA floodplains and will provide the community with a set of maps that are accurate and based on flow rates that we now know exist.

Mr. Aldean explained for Mayor Schieve that the maps are expected to go to Sparks, Reno, and Washoe County for comments in the fall and will then be submitted to FEMA.

Mr. Aldean clarified that they do not stand to benefit one way or the other with this project. They were asked by Community Development to review one specific model and they provided a list of comments that need to be addressed. The applicant agreed with those comments and said they would do that but we have not seen a return on any of those comments. For a development such as this there will be numerous other calculations and drainage work that is done for review by Public Works. Mr. Aldean has not seen any of that and cannot say that any of the claims made in the presentation are true or false. Typically in a development process those would be looked at further down the line once Council has approved a sub-division and established a density. Mr. Aldean would then get more involved in that review process with Public Works. He also stated that the floodplain revision will supersede the southeast connector's letter of map revision they are working on right now. It will supersede the base flood elevations from the early FEMA studies and it will be the superior document for the whole community.

Council Member Duerr discussed past major floods in the area. She also noted

that she has asked for re-mapping in the past but got pushback because people didn't want to be forced to pay for flood insurance if they were put in the floodplain. She asked how climate change factors into the modeling being done.

Mr. Aldean explained that there is uncertainty with regard to the impact climate change will have but storms are expected to get warmer, snow will melt faster, and we could see worse floods than we have seen in the past. He also explained for Council Member Duerr that he is not an expert on water tables.

Council Member Delgado expressed concern regarding flood impacts and the uncertainty of potential unintended consequences.

Council Member Weber discussed the fact that we have built in floodplains before and the mitigation planned for this project is appropriate.

Mr. Durling clarified that they used the increased flow rate and explained that they have planned for climate change impacts by including 25% more storage capacity. They provided a complete ground water model based on decades of data on that property and the areas where water is nearest the surface will be in open space.

Dave Cochran, City of Reno Fire Chief, discussed their engagement with the developer on the tentative fire agreement and stated that their concerns are mitigated with the tentative fire agreement.

Mayor Schieve opened the public hearing and asked if anyone wished to speak.

Alexis Motare, The Nevada Chapter of the Associated General Contractors, spoke in support of the project.

Mark Krueger spoke in support of the project.

Wanda Cardinelli spoke in opposition of the project.

Kim Rhodemyre, Upper South East Communities Coalition, spoke in opposition of the project.

Cory Miller spoke in support of the project.

Gordon Gossage spoke in support of the project.

John Saludes spoke in opposition of the project.

Tom Dunn, Reno Fire Fighters Association, expressed concerns about the project.

Gerry Conway spoke in opposition of the project.

Terri Thomas spoke in opposition of the project.

Franco Crivelli spoke in opposition of the project.

Jim DeVolld spoke in support of the project.

Aaron West spoke in support of the project.

Brock Marquez spoke in support of the project.

Ryan Hale spoke in support of the project.

Eloy Java spoke in support of the project.

Mike Kinney spoke in support of the project.

Online public comment, did not wish to speak:

In opposition: Joseph Grzyski, Laurie McLanahan, Stephanie Bickerstaffe, Stephen Foster, Elvira Foster, Alexandra Lutz, Ivan Birovljev, Chere Jigour, Patrick Turner, John Hervey, Marc Dodson, Walter Lesch, David Jarrett, Nikki Hertzler, Susan James

In favor: Douglas Erwin, Michael Cutler, Micheal Collins, Catherine Oliver, Nicole Vandicort, Chris Mallow, Teresa (no last name), Andrea Farnsworth.

City Clerk Turney stated that additional comment cards were submitted by 66 constituents who did not wish to speak; 35 were in opposition and 31 were in support of Daybreak.

The Mayor closed the public comment portion of the hearing.

Claudia Hanson, Community Development Planning Manager, explained for Council Member Jardon that the housing market's missing middle refers to a housing type and not a price range.

Council Member Brekhus discussed the inability to make the required findings for the master plan, zoning change, and planned unit development.

Council Member Duerr discussed numerous findings she cannot make.

Council Member Weber discussed the need for housing and jobs and stated that she can make all of the findings.

Council Member Bobzien stated that he is not ready to go forward with this project from the flooding perspective.

It was moved by Council Member Delgado, seconded by Council Member Duerr, to deny the request as Council cannot make master plan amendment finding A1, and zoning map amendment findings A, F, and I.

Council Member Brekhus read comments regarding additional findings that cannot be made.

Motion passed with Council Member Weber voting nay.

RESULT:	DEFEATED [6 TO 1]
MOVER:	Oscar Delgado, Councilmember
SECONDER:	Naomi Duerr, Councilmember
AYES:	Schieve, Brekhus, Duerr, Delgado, Jardon, Bobzien
NAYS:	Bonnie Weber

M.1.2 **Resolution No.** : Staff Report (For Possible Action): Resolution No. _____ Case No. LDC18-00025 (Daybreak Master Plan Amendment) Resolution to adopt an amendment to the Land Use Plan of the City of Reno Master Plan (Resolution 8475) in Case No. LDC18-00025 by changing the land use designation on property generally located north of South Meadows Parkway, south of Mira Loma Drive, west of the eastern Reno City boundary, and east of Washoe County Huffaker Hills Open Space, Reggie Road, and Hombro Way from ±89.4 acres of Mixed Neighborhood, ±70.2 acres of Single Family Neighborhood, ±25.3 acres of Large Lot Neighborhood, ±734 acres of Unincorporated Transition, and ±60.5 acres of parks, greenways and open space to ±307.3 acres of single family neighborhood, ±175.5 acres of Suburban Mixed Use, ±20.7 acres of Multifamily Neighborhood, ±219.9 acres of Mixed Neighborhood, and ±256 acres of Parks Greenways and Open Space. This item was continued from the September 12, 2018 and November 14, 2018 City Council meetings. [**Ward 3**]

It was moved by Council Member Delgado, seconded by Council Member Duerr, to deny the request as Council cannot make master plan amendment finding A1, and zoning map amendment findings A, F, and I.

Motion passed with Council Member Weber voting nay.

RESULT:	DEFEATED [6 TO 1]
MOVER:	Oscar Delgado, Councilmember
SECONDER:	Naomi Duerr, Councilmember
AYES:	Schieve, Brekhus, Duerr, Delgado, Jardon, Bobzien
NAYS:	Bonnie Weber

M.1.3 Staff Report (For Possible Action): Ordinance Introduction - Bill No. _____ Case No. LDC18-00037 (Daybreak PUD Zoning Map Amendment) Ordinance to amend Title 18, Chapter 18.08 of the Reno Municipal Code, entitled "Zoning," (1) rezoning a ±979.4 acre site located north of South Meadows Parkway, south of Mira Loma Drive, west of the eastern Reno City boundary, and east of Washoe County Huffaker Hills Open Space, Reggie Road, and Hombre Way from ±217.5 acres of Planned Unit Development-Butler Ranch, ±13.7 acres of Specific Planned District-Alexander Specific Plan (SPD), ±23.6 acres of Large Lot Residential-1 acre (LLR1), ±147.3 acres of Large Lot Residential-2.5 acres (LLR2.5), and ±577.3 acres of Unincorporated Transition-40 acres (UT40) to ±979.31 acres of Planned Unit Development-Daybreak and ±0.09 acres to Single Family-6,000 square feet (SF6); and (2) tentative approval of the associated Planned Unit Development Handbook; together with other matters properly relating thereto. This item was continued from the September 12, 2018 and November 14, 2018 City Council meetings. **[Ward 3]**

It was moved by Council Member Delgado, seconded by Council Member Duerr, to deny the request as Council cannot make master plan amendment finding A1, and zoning map amendment findings A, F, and I.

Motion passed with Council Member Weber voting nay.

RESULT:	DEFEATED [6 TO 1]
MOVER:	Oscar Delgado, Councilmember
SECONDER:	Naomi Duerr, Councilmember
AYES:	Schieve, Brekhus, Duerr, Delgado, Jardon, Bobzien
NAYS:	Bonnie Weber

M.1.4 Staff Report: (For Possible Action): Review and possible comments on four agreements being negotiated in connection with the Daybreak Planned Unit Development regarding (1) charitable donations for affordable housing; (2) contributions for a new ambulance and ladder truck, and for additional bay and living quarters for City Fire Station 12 that will serve the development; (3) construction of an 11 acre park in the development and the amount of reimbursement from Residential Construction Taxes; and (4) setting aside of an eight acre elementary school site for sale to the Washoe County School District. This item was continued from the September 12, 2018 and November 14, 2018 City Council meetings. **[Ward 3]**

Recommendation: Staff recommends that Council review the enclosed discussion drafts of agreements and provide any comments to staff for consideration as the agreements are finalized.

Proposed Motion: I move to make the following comments to staff.

It was moved by Council Member Delgado, seconded by Council Member Duerr, to deny the request as Council cannot make master plan amendment finding A1, and zoning map amendment findings A, F, and I.

Motion passed with Council Member Weber voting nay.

RESULT:	DEFEATED [6 TO 1]
MOVER:	Oscar Delgado, Councilmember
SECONDER:	Naomi Duerr, Councilmember
AYES:	Schieve, Brekhus, Duerr, Delgado, Jardon, Bobzien
NAYS:	Bonnie Weber

N Public Comment

Michael Pitkin presented his views on various issues.

COUNCIL MEMBER JARDON ABSENT AT 8:39 PM.

COUNCIL MEMBER BREKHUS ABSENT AT 8:39 PM.

COUNCIL MEMBER JARDON PRESENT AT 8:40 PM.

COUNCIL MEMBER BREKHUS PRESENT AT 8:40 PM.

O Adjournment (For Possible Action)

THE MEETING WAS ADJOURNED AT 8:42 PM.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	David Bobzien, Councilmember
SECONDER:	Neoma Jardon, Councilmember
AYES:	Weber, Schieve, Brekhus, Duerr, Delgado, Jardon, Bobzien

P REDEVELOPMENT AGENCY BOARD

P.1 Roll Call

THE AGENCY BOARD MEETING WAS CALLED TO ORDER AT 4:43 PM AND COUNCIL/BOARD MEMBER DUERR WAS ABSENT.

P.2 Public Comment

None

P.3 Approval of the Agenda (For Possible Action) - November 28, 2018.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	David Bobzien, Councilmember
AYES:	Weber, Schieve, Brekhus, Delgado, Jardon, Bobzien
ABSENT:	Naomi Duerr

P.4 Approval of Minutes

P.4.1 Reno City Council & Redevelopment Agency Board - Joint Regular - Oct 24, 2018 10:00 AM (For Possible Action) 4:45 PM

RESULT:	ACCEPTED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Oscar Delgado, Councilmember
SECONDER:	Neoma Jardon, Councilmember
AYES:	Weber, Schieve, Brekhus, Delgado, Jardon, Bobzien
ABSENT:	Naomi Duerr

P.5 Redevelopment Agency Board Comments, including announcements regarding City boards and commissions, activities of local charitable organizations and upcoming local community events. (Non-Action Item) 4:45 PM

None

P.6 Public Comment

None

P.7 Adjournment (For Possible Action)

COUNCIL/BOARD MEMBER DUERR PRESENT AT 4:46 PM.

REDEVELOPMENT AGENCY BOARD MEETING WAS ADJOURNED AT 4:46 PM.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Oscar Delgado, Councilmember
SECONDER:	David Bobzien, Councilmember
AYES:	Weber, Schieve, Brekhus, Duerr, Delgado, Jardon, Bobzien