



**South Truckee Meadows/Washoe Valley Citizen Advisory Board**  
**Minutes of the regular meeting of the South Truckee Meadows/Washoe Valley Citizen**  
**Advisory Board held on August 7, 2024, at 6:00 P.M. at South Valleys Library**

**1. CALL TO ORDER/ DETERMINATION OF QUORUM -**

Penny Brock, Thomas Gautier, Marge Franson, Wes Mewes all present  
Brad Stanley is absent

**2. PLEDGE OF ALLEGIANCE -** The pledge of allegiance was recited.

**3. GENERAL PUBLIC COMMENT** –Public Comment was kicked off with a statement that the Soccer Stadium was unanimously voted down and would not be agenzized, and it will not be heard, and could not legally be discussed as a topic per open meeting law. However Public Comment could include comments regarding the Soccer Stadium.

Hannah Graziano commented she was concerned that the Proposed stadium might be on a future agenda and people would not be aware if it came back.

Diana Strong expressed surprise at the late notice regarding the stadium proposal, emphasizing the original intent of the donated land for community parks. Advocated for preserving the land for its intended recreational purposes rather than for private development.

Brian Erbis introduced himself as a local business owner and shared concerns about increased density, drawing from personal experiences in New York City to illustrate potential negative impacts on the area.

Cotter Conway identified himself as a candidate for Reno Justice of the Peace, emphasizing his extensive legal experience. Encouraged attendees to consider his qualifications, especially with upcoming retirements in the judiciary.

Joyce Bouquet a newcomer to Reno, she voiced her opposition to the stadium, noting her appreciation for the nearby green space. Stressed that both new residents and long-term locals oppose the development due to its potential impact on the community.

Jane Griffin is a long-time resident of Spring Valley Estates, Jane emphasized the importance of the local park and playground, particularly during COVID-19. She expressed support for development but criticized the proposed stadium as a manifestation of private greed that would negatively impact public use spaces. Jane raised concerns about traffic congestion with increased development, urging the committee to reconsider the project.

Val White addressed the audience to gauge the number of opponents to the project and stressed the need for better public notification regarding such developments. He expressed strong opposition to the stadium and noted concerns raised by another speaker regarding the potential dangers of the project.

Janet Billings opposed the South Reno Stadium, questioning the authority of Chair Commissioner Hill in pulling the meeting and expressing frustration over perceived delays in the process. She argued that Reno does not need two soccer stadiums and highlighted potential traffic issues and negative impacts on local

residents. Janet also criticized the lack of communication regarding the implications for the adjacent mobile park residents, emphasizing the need for improved communication from county officials.

Kathy Grigg is a resident for 20 years, Kathy expressed concern about the impact of the proposed stadium on local traffic and resources, especially with Galena High School nearby. She highlighted the difficulty of parking during events and questioned the appropriateness of the stadium being built on land originally designated for public use.

Cynthia Reed highlighted her opposition to the stadium, emphasizing the importance of public parks and open space in the community. She pointed out the negative impact on property values and the lack of necessary infrastructure to support such a large project.

Betsy Aiello echoed the concerns of previous speakers, noting the loss of green spaces and the detrimental effects of increased noise and traffic on the community. She expressed a desire to preserve the area's tranquility.

Cynthia Edwards is a long-time resident, Cynthia emphasized the logistical challenges and chaos that would arise from stadium events, including parking shortages. She also mentioned the shortage of soccer fields in the area and expressed her strong opposition to the project.

Rebecca Monya who moved to the area for its peaceful environment, stated her opposition to the stadium for the same reasons as others, reiterating concerns about noise and traffic.

Chris Algarino criticized the proposal for being in a residential area, suggesting that it would be more appropriate in a less populated part of Reno. He raised concerns about potential corruption related to the project's approval and stressed the need for transparency.

Kristen Walter expressed her strong opposition to the stadium, mentioning that she has witnessed significant changes in the area over the years and is not in favor of this particular development.

Robin Donyon is a long-time resident, Robin opposed the stadium, highlighting her family's history in the area and her desire to maintain the quality of life without added noise and traffic disruptions from stadium events.

Several public comment cards were received and entered into the record, but they did not wish to speak.

Gabriel Radow is a sports fan who supported professional soccer but stressed the importance of an appropriate location for the stadium.

Michael Hudson Acknowledged community concerns about noise and congestion related to the stadium. Emphasized the responsibility to ensure safety, particularly for children, and suggested the need for thorough risk assessment. Stressed the importance of placing the stadium in a suitable location with proper emergency planning.

Nicole Harris noted the large turnout of residents opposing the stadium, emphasizing the need for transparency from the board. Mentioned how the community had received information through a mailer and highlighted the efforts of local officials. Urged residents to come together for greater community involvement and accountability regarding local services and projects.

Others (Susan Inglesby, Chris Herrera, Nanette Boyer, Cole Scott, and others)

Expressed opposition to the stadium without wanting to speak, reinforcing the sentiment of community dissent.

Cole Scott expressed opposition to the Tier 2 STR application for a motel at 3150 Holt Branch Rd. He represented a group of neighbors and aimed to bring this issue to the agenda, highlighting the need for community awareness regarding the matter.

Nanette Boyer questioned the process being followed for the stadium project and called for better communication and transparency. Another speaker discussed the importance of community presence at future meetings to voice concerns effectively. Overall, the speakers were united in their opposition to the stadium, emphasizing the need for transparency, safety, and appropriate planning in the decision-making process.

Unnamed Speaker: Stressed the importance of community presence at meetings to voice concerns effectively, highlighting a united opposition to the stadium.

Community Member (Mount Rose Highway): Shared personal ties to the area and highlighted local youth soccer programs, while urging attendance at upcoming meetings to voice opposition to the stadium.

Kimberly Makeray: Expressed opposition to the stadium due to concerns about limited infrastructure, increased traffic, and the potential negative impact on the community's safety.

Mike Clark: A Washoe County Commissioner, acknowledged community concerns and encouraged open communication, assuring residents he would relay their issues to fellow commissioners.

Tim Dave: A commissioner with Washoe County Open Space and Parks, addressed misconceptions about the project, emphasized the need for public engagement, and echoed concerns about unanswered questions regarding the stadium's impact.

Erin Fox: Opposed the stadium taking over park space and called for investigative journalism to uncover the motivations behind the project and its expedited approval process.

Unnamed Speaker inquired about the mayor's stance on the stadium project, but the moderator clarified that specific topics can't be discussed in general public comment.

Ingrid Lovers opposed the stadium due to concerns about increased hard surface coverage leading to higher taxes and environmental impacts. She argued that covering green spaces contradicts county goals for sustainable land use.

John Gray raised concerns about a private entity building on public land and the potential for that entity to disband without fulfilling maintenance responsibilities. He warned that the community might end up footing the bill for any financial shortfalls related to the project.

**4. APPROVAL OF MINUTES** - Minutes from June 20th 2024 were approved.

**5. INTRODUCTION OF NEW CAB MEMBERS** -

Penny Brock shared her long history in Reno and emphasized the importance of community involvement in local governance. She encouraged citizens to attend CAB meetings and other local committees to stay informed and engaged, highlighting that public participation is crucial for addressing local issues.

Tom Rossier described his background and expressed appreciation for the CAB's engagement. He emphasized the importance of community involvement and volunteerism, noting his and his wife's connection to soccer but maintaining a neutral stance on the stadium topic.

Adolfo Correa introduced himself as a retired medical epidemiologist who has recently moved to Reno. He expressed his eagerness to learn about local issues and contribute to the community, particularly in addressing concerns related to senior citizens through the advisory board.

**6. VOTE FOR CAB CHAIR/VICE CHAIR** Penny Brock nominated Wesley Mewes for chair, Tom seconded, and the motion carried. Penny nominated Thomas for vice-chair and that motion was seconded by Wes and the motion carried.

**7. PUBLIC SAFETY UPDATES** – Summary of Martin John's Update from Truckee Meadows Fire  
The fire season has been particularly busy this year across the West Coast. - Residents are urged to be vigilant with any flame sources near vegetation to prevent wildfires.

Truckee Meadows Fire is currently assisting neighboring states (California, Idaho, Oregon, Washington, Utah) with firefighting efforts, and has also sent resources to Alaska.

In case of local incidents requiring evacuation, residents must comply to ensure their safety and that of firefighters.

Fire Restrictions- Current restrictions are in place regarding open flames. Cook stoves and gas grills are exempt but should be used with caution to prevent fires.

Questions were welcomed, with attendees seeking clarification on recent calls and green waste programs. Residents were encouraged to visit the Truckee Meadows Fire Protection website for updates on green waste collection and other services. A participant highlighted the effectiveness of the green waste program, and the convenience of services provided by firefighters during these events. Future meetings will continue to include updates from both Truckee Meadows Fire and local law enforcement to keep the community informed on safety and services.

## **8. NEIGHBORHOOD MEETING HUB –**

**Introduction:** Candee Ramos from Washoe County introduced the Neighborhood Development Meeting Hub, a resource for residents to stay informed about upcoming development projects.

**Accessing the Hub:** The hub can be found on the Washoe County website ([washoecounty.gov](http://washoecounty.gov)) by using the search bar to look up "neighborhood meeting development meetings."

**Map and List Features:** Users can see upcoming meetings on a map or in a list format.

**Project Details:** Clicking on specific projects (like Sierra Reflections) provides information such as parcel ID, developer details, project descriptions, and meeting statuses.

**Feedback Opportunities:** Residents can submit feedback on development projects discussed in meetings. Meetings are recorded, allowing for transparency in community discussions.

**Community Engagement:** These meetings occur early in the development process, fostering direct communication between the community and developers.

**Notification System:** Residents living within 750 feet of proposed developments receive postcards, and there is an email notification system for those interested in broader updates.

**Importance of Participation:** Residents are encouraged to participate in meetings and provide feedback, as developers are obligated to address community concerns raised during these discussions.

**Sign-Up Instructions:** Instructions were provided for signing up for email updates on development meetings and other county news.

**Feedback and Comment Cards:** There was uncertainty about the location and availability of comment cards related to previous meetings. The need for transparency in capturing public feedback was emphasized.

**Overview of Sierra Reflections:** Sierra Reflections is associated with the Saint James Village development. Attendees expressed a desire for more information about this project.

**Engagement and Developer Response:** Concerns were raised about the developers' responsiveness to community input during meetings, highlighting the importance of meaningful engagement.

**Accessing Meeting Presentations:** A participant inquired about accessing the presentation from the last Transportation Commission meeting. The process for finding these resources on the Washoe County website was clarified: Go to [washoecounty.gov](http://washoecounty.gov). Search for "South Truckee Meadows CAB" to find meeting agendas and presentations.

**Additional Resources:** The website contains minutes, agendas, and supplemental information from past meetings, including presentations from various commissions.

**Conclusion:** The discussion underscored the importance of community participation and staying informed about local developments. Attendees were encouraged to utilize the resources available through the Washoe County website for ongoing updates.

**Discussion Highlights:** Several attendees shared their experiences with neighborhood meetings, expressing concerns about transparency and the effectiveness of communication regarding local developments.

**Key Takeaways** Ensure feedback mechanisms are clear and accessible for community members. Encourage developer engagement and transparency in discussions. Utilize the Washoe County website for comprehensive information on local projects and meetings.

## 9. COMMISSIONER AND BOARD MEMBER ITEMS —

Penny Brock addressed the impact of developments in the Saint James Village area, which will add 490 homes and approximately 900 vehicles. Highlighted concerns about increased traffic and infrastructure challenges, including fire and sewer services. Mentioned another development proposal for 30 homes by Harry Fry. Suggested inviting the Planning Commission to provide an overview of the planning and approval process for local developments to better inform citizens.

Wes announced an upcoming candidate forum for county commissioners, providing details about the event and encouraging community participation.

Candee Ramos suggested adding the Truckee Meadows Park Foundation to the agenda for discussion about parks.

Penny emphasized the need for transparency regarding park funding since 1990 and proposed a meeting to gather more information about upcoming park projects and highlighted the importance of citizen input in discussions about park developments and requested that relevant staff members present details on proposed projects.

Marge raised concerns about understanding the responsibilities of the Citizens Advisory Board (CAB) members, confirming that training materials were distributed recently.

Candee shared information about an upcoming public meeting regarding recent flooding that affected homes, urging affected residents to attend and voice their concerns. The discussion centered on local development issues, park planning, and community engagement in governance. There was a strong emphasis on ensuring that residents are informed and have opportunities to participate in decision-making processes related to development and public services.

#### **10. GENERAL PUBLIC COMMENT –**

Wes acknowledged that the public could comment on any topic for three minutes. He noted that there is a map related to park developments available online as part of the master plan, which serves as guidance rather than a construction document.

Beth Schuler expressed confusion regarding the South Valleys planning and its impact on local developments, particularly concerning the overlap between CAB coverage and the South Valleys plan. Highlighted the importance of keeping certain areas protected to ensure better development direction.

Cynthia Reed discussed concerns about limited fenced dog park areas since COVID. Requested updates on the status of the South Valley Park phase three development, which has seen delays. Emphasized the need for a balance in park usage and expressed the importance of a positive park experience, including better communication about park rules and issues.

Jennifer Jelly raised concerns about fire department coverage in the Mountain Gate subdivision, noting potential delays in emergency services due to jurisdictional issues. Requested information on how emergency responses would work in the context of local developments, particularly concerning the proposed stadium.

#### **11. ADJOURNMENT -** With no further comments, the meeting was adjourned at 8:14pm.