CITY OF RENO

Memorandum

DATE: November 20, 2026

TO: Mayor and City Council

THROUGH: Jackie Bryant, City Manager

FROM: Tyler Shaw, Agenda Manager

DEPT: Council and Executive Operations

SUBJECT: 12/02/2026 Reno City Council Meeting Draft Agenda Memo

This memo is intended to provide an overview of the anticipated agenda for the Reno City Council Meeting on Wednesday, December 02, 2026. This is a draft, and agenda items may be revised or removed prior to posting. Additional items not listed in this draft may also appear on the final agenda. The final agenda will be physically posted in compliance with Nevada Revised Statutes (NRS) 241.020(3) (notice of meetings) at Reno City Hall, 1 East First Street, Reno, Nevada 89501. In addition, the final agenda will be electronically posted in compliance with NRS 241.020(3) at Reno.gov, and NRS 232.2175 at notice.nv.gov/.

City Council Meeting

A Introductory Items

A.1 Pledge of Allegiance

A.2 Roll Call

A.3 Public Comment

A.4 Approval of the Agenda (For Possible Action) – 02 December 2026

A.5 Approval of the Minutes

A.5.1 Reno City Council - Regular - November 4, 2026 at 10:00 AM (For Possible Action)

A.5.2 Reno City Council - Special - November 13, 2026 at 10:00 AM (For Possible Action)

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. Any items pulled from the consent agenda will be heard at the discretion of the presiding officer.)

B.1 Staff Report (For Possible Action): Approval of Privileged Business License – Dining Room Alcohol, Cabaret (New) – Geoffrey Pines Burger & Bar, Marvin Kinney, Jarrod Massie, 180 West Peckham Lane, Unit 1070. [Ward 2]

Summary:
This is an application (R169416Q-APP-2026) by Geoffrey Pines Burger & Bar for dining room alcohol and cabaret activity. The business is located at 180 Peckham Lane, Unit 1070 in Ward 2 (Exhibit A) and the zoning designation is Mixed-Use Urban (MU). Planning comments note that a restaurant with alcohol service is an allowed use and permitted to operate from 6:00 a.m. to 11:00 p.m. Additionally, accessory live entertainment is an allowed use and is permissible indoors from 10:00 a.m. to 11:00 p.m. with all doors and windows closed after 10:00 p.m. Outdoor entertainment is prohibited due to residential adjacency. Staff recommends that Council approve the privileged business license application.

B.2 Staff Report (For Possible Action): Approval of Privileged Business License – Nonprofit Alcohol (Change of Ownership) – Good Luck Macbeth, Melissa Taylor, 124 West Taylor Street. [Ward 3]

Summary:
This is an application (R169118Q-APP-2026) by Good Luck Macbeth for a change of ownership. The business is located at 124 Taylor Street in Ward 3 (Exhibit A) and the zoning designation is Mixed-Use Midtown Commercial (MU-MC). Planning comments note that a bar with alcohol service is an allowed use and permitted to operate from 6:00 a.m. to 11:00 p.m. Staff recommends that Council approve the privileged business license application.

B.3 Staff Report (For Possible Action): Approval of Privileged Business License – Secondhand Dealer License (Change of Location) – Twisted Giraffe Marketplace, Deborah Cox, 2695 Mill Street. [Ward 3]

Summary:
This is an application (R115104A-AMD-2026a) by Twisted Giraffe Marketplace for a change of location from 1311 South Virginia Street, Unit 105 to 2695 Mill Street. The business is located in Ward 3 (Exhibit A) and the zoning designation is Mixed-Use Urban (MU). Planning comments note general retail is an allowed use and permitted to operate from 6:00 a.m. to 11:00 p.m. Staff recommends that Council approve the privileged business license application.

B.4 Staff Report (For Possible Action): Approval of the proposed bylaws for the Urban Forestry Commission.

Summary:
Resolution No. 9452 adopted by Council on March 25, 2026, requires all advisory boards to adopt bylaws in conformance with the City of Reno's standard bylaws template. The Urban Forestry Commission, which is required to adopt new bylaws, has approved draft bylaws which now require City Council approval to go into effect. Staff recommends approval of the draft Urban Forestry Commission bylaws.

B.5 Staff Report (For Possible Action): Acceptance of Project Safe Neighborhoods Grant (PSN) Award 24-PSN-04 from the Nevada Department of Public Safety, Office of Criminal Justice Assistance (OCJA) to the City of Reno Police Department for law enforcement technology in the amount of $60,000. (Grant Funds)

Summary:
The City of Reno has been awarded a Project Safe Neighborhoods Grant (PSN) grant in the amount of $60,000 from the Nevada Department of Public Safety, Office of Criminal Justice Assistance (OCJA) for the Reno Police Department. The award will fund hardware and software that allows for the quick analysis of recovered casings from firearms. Staff recommends Council accept the grant award and authorize the Mayor, City Manager, Chief of Police and/or other required City staff to sign the necessary documents.

B.6 Resolution No. _____ (For Possible Action): Resolution donating Council Discretionary Funds to The Black Community Collective in support of their Good Neighbors Warming Center program in the amount of $2,000. (General Fund) [Anderson]

Summary:
Councilmember Anderson would like to allocate $2,000 from Council Discretionary Funds assigned for fiscal year (FY) 26/27 to The Black Community Collective. Discretionary funds are allocated to each Council member each FY to be used to help support the initiatives of local 501(c)(3) nonprofit organizations.

C Department Items

C.1 Presentation and overview of Truckee Meadows Tomorrow community indicators and their role in informing local decision-making (For Discussion Only) - Truckee Meadows Tomorrow Staff [Guest Presentation]

Summary: NO SUMMARY

C.2 Staff Report (For Discussion Only): Presentation and discussion regarding the City of Reno's flood and winter storm preparedness and response plans, including anticipated flood and snowstorm risks, potential community impacts, mitigation efforts, and available resources and challenges for the 2026–2027 winter season. [Maintenance and Operations]

Summary:
The City of Reno prepares year-round for flood and winter storm impacts, and preparation for the 2026–2027 season began in July. That work includes staff training, equipment inspections, a review of the Flood Response Action Plan and Snow and Ice Control Plan, clearing of ditches, basins, and drains, dam inspections, coordination with regional partners, and setting up six public sandbag locations across the City. As the season progresses, staff monitor weather advisories and schedule crews based on forecasts.

During storm events, Public Works, Utility Services, Reno Police Department, Reno Fire Department, and Communications coordinate operations and response, with public safety as the priority. Crews work two 12-hour shifts for 24/7 coverage, with 74 Streets and 51 Sewers Maintenance staff available. Snow operations clear priority roadways before residential streets across about 2,361 lane miles, using 22 snowplows, 4 loaders, and 3 skid steers. Sewer and storm water crews maintain 875 miles of sewer pipe, 505 miles of storm drain pipe, 580 miles of open drainage ditches, about 18,000 catch basins, 30 lift stations, and 10 high-hazard dams. During storms, they secure lift stations and treatment plants, monitor problem areas such as ditches and dams, and close roads when needed to ensure safe driving conditions.

The presentation will also cover anticipated flood and snowstorm risks for the season, potential community impacts, and the resources and challenges that affect the City's ability to respond during prolonged or severe events.

C.3 Presentation and update on Washoe County's role in addressing regional homelessness, including an overview of winter shelter and warming center services (For Discussion Only) - Travis Sandefur, Washoe County Director of Housing and Homeless Services. [Guest Presentation]

Summary: NO SUMMARY

D 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.1 Ordinance Introduction – Bill No. _____ (For Possible Action): Case No. LDC27-00031 (Keystone Canyon PUD Amendment) - A request has been made for an amendment to the Keystone Canyon Planned Unit Development (PUD) zoning district design standards handbook to allow for: 1) an increase to the maximum number of residential units from 745 units to 850 units; and 2) to allow residential uses in the Village Commercial Permitted Uses Table. The ±101-acre PUD is generally located northwest of the intersection of North McCarran Boulevard and Victory Lane. The site has a Master Plan land use designation of Special Planning Area (SPA). The request seeks to amend an existing Project of Regional Significance designation based on housing threshold being met and is subject to review by the Truckee Meadows Regional Planning Agency. [Ward 5]

Summary:
The ±101-acre Keystone Canyon PUD is located northwest of the intersection of North McCarran Boulevard and Leadership Parkway. This amendment request applies specifically to APN 082-631-31 (±13.81 acres) and APN 082-631-34 (±5.56 acres) as demonstrated in Exhibit A. This request would amend the PUD Handbook to allow for an increase to the maximum number of residential units from 745 units to 850 units and amend the Village Commercial Permitted Use Table to allow for residential uses. Key issues associated with this request include: 1) compatibility; 2) hillside development; and 3) traffic. These issues are mitigated through the PUD handbook as further discussed in the analysis below. Planning Commission recommends approval subject to all proposed conditions.

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

F Ordinances - Adoption

F.1 Ordinance Adoption– Bill No. 7350 (For Possible Action): An Ordinance Authorizing the Issuance by the City of Reno, Nevada of its Sewer Revenue Bond, Series 2027 in the Maximum Principal Amount of $50,000,000 for the Purpose of Financing Sewerage Projects for the City; Providing the form, terms and conditions of the bonds and other details in connection therewith; and providing other matters relating thereto. (Sewer Fund)

Summary:
In order to finance the construction of a dewatering facility at the Truckee Meadows Water Reclamation Facility (TMWRF), the City proposes to issue its Sewer Revenue Bond, Series 2027 in the Maximum Principal Amount of $50,000,000 (the "Bond"). This is a request to introduce an ordinance authorizing the issuance by the City of Reno, Nevada of its Sewer Revenue Bond, Series 2027, to be sold to the State of Nevada Department of Conservation and Natural Resources acting by and through the Nevada Division of Environmental Protection in connection with a loan through the State of Nevada Account to Finance the Construction of Treatment Works and the Implementation of Pollution Control Projects (the "State Revolving Fund") and providing other matters relating thereto.

G Board, Commission, or Committee Appointments

G.1 Staff Report (For Possible Action): City Council annual election of Vice Mayor from the following list of Council Members, listed in alphabetical order: Brandi Anderson, Eddie Gomez, Matt Johnson, Miguel Martinez, Devon Reese, or Kathleen Taylor.

Summary:
Pursuant to Section 3.010 (2) of the Reno City Charter, “At the first regular City Council meeting in November of each year or whenever a vacancy occurs in the office of Vice Mayor, the City Council shall elect one of the Council Members to be Vice Mayor.

That person:

(a) Holds that office and title, without additional compensation, for a term of one year or until removed after a hearing for cause by a vote of six-sevenths of the City Council or the office otherwise becomes vacant.

(b) Shall perform the duties of Mayor during the absence of the Mayor.

(c) Shall act as Mayor if the office of Mayor becomes vacant until the vacancy is filled pursuant to Section 1.070 of this Charter."

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. (For Discussion Only)

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 Staff Report (For Possible Action): Case No. LDC27-00011 (RHA Reno Avenue Multi-Family) - Appeal of the Administrator's decision to approve a request for a minor conditional use permit to allow for more than 20 and less than 100 multi-family units (42 units proposed) within the Multi-Family – 30 units per acre (MF-30) and Multi-Family – 14 units per acre (MF-14) zoning districts. The ±1.22-acre site is bound by Reno Avenue on the north and West Taylor Street on the south, ±125 feet east of Arlington Avenue and ±150 west of Lander Street (440 Reno Avenue). The site is zoned MF-30 and MF-14, has Master Plan land use designations of Multi-Family Neighborhood (MF) and Mixed Neighborhood (MX), and is within the Plumas Neighborhood Residential Core Planning Area (PL) Overlay District. Appeals were filed by Richard G. Hill and Adam Spear. City Council may affirm, modify, or reverse the decision of the Administrator. [Ward 2]

Summary:
This is a public hearing to consider an appeal of the Administrator's approval of a minor conditional use permit (MUP) to allow for more than 20 and less than 100 multi-family units (42 units proposed) within the Multi-Family – 30 units per acre (MF-30) and Multi-Family – 14 units per acre (MF-14) zoning districts. The ±1.22-acre site is bound by Reno Avenue on the north and West Taylor Street on the south, ±125 feet east of Arlington Avenue and ±150 west of Lander Street (440 Reno Avenue). The site is zoned MF-30 and MF-14, has Master Plan land use designations of Multi-Family Neighborhood (MF) and Mixed Neighborhood (MX), and is within the Plumas Neighborhood Residential Core Planning Area (PL) Overlay District. Key project issues analyzed include: 1) conformance with Reno Municipal Code (RMC) development standards; and 2) compatibility with surrounding uses.

Two appeals of the Administrator's decision were filed; one by Richard G. Hill, property owner of 760 S. Arlington Avenue, located ±80 feet northwest of the

project site at the northwest corner of Arlington Avenue and Reno Avenue and the other by Adam Spear, property owner at 453 Reno Avenue, located directly north of the project site on the opposite side of Reno Avenue. Each appeal is briefly summarized herein with the full appeal documents included as Exhibits A and B.

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

K Adjournment (For Possible Action)