



C I T Y O F  
**RENO**  
Memorandum

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**DATE:** September 26, 2025  
**TO:** Mayor and City Council  
**THROUGH:** Jackie Bryant, City Manager  
**FROM:** Tyler Shaw, Agenda Manager  
**DEPT:** City Manager's Office  
**SUBJECT:** 10/08/2025 City Council Meeting Draft Agenda Memo

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This memo is intended to provide an overview of the anticipated agenda for the City Council Meeting on Wednesday, October 08, 2025. 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](http://Reno.gov), and NRS 232.2175 at [notice.nv.gov/](http://notice.nv.gov/).

## City Council Meeting

### A Introductory Items

#### A.1 Pledge of Allegiance

#### A.2 Roll Call

#### A.3 Public Comment

A.3.1 Public Comment

**A.4 Approval of the Agenda (For Possible Action) – 08 October 2025**

**A.5 Approval of the Minutes**

A.5.1 Reno City Council - Regular - September 10, 2025 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 – Package Alcohol (Change of Ownership) – El Paraiso Market, Gurmit Kaur, Harpreet Singh, 2721 Yori Avenue. [Ward 3]

**Summary:**

This is an application (R166304Q-APP-2025) for a change of ownership by El Paraiso Market for package alcohol. The business is located at 2721 Yori Avenue in Ward 3 (Exhibit A) and the zoning designation is Mixed-Use Urban (MU). Planning comments note that a convenience store with packaged alcohol is an allowed use in this zone 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.2 Staff Report (For Possible Action): Approval of Privileged Business License – Dining Room Alcohol (Change of Location, Change of Description) – Marcolino's Italia, Lynette Brown, Mark Brown, 1555 South Wells Avenue. [Ward 3]

**Summary:**

This is an application (R158141Q-AMD-2025a) by Marcolino's Italia for dining room alcohol. Formerly located at 254 West 1st Street, the business is moving to 1555 South Wells Avenue and upgrading from dining room wine and beer to dining room alcohol. The business is located in Ward 3 (Exhibit A) and the zoning designation is General Commercial/Wells Avenue Mixed-Use (GC/WAMU). Planning comments note that a restaurant with alcohol service is an allowed use in this zone 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 Consulting Agreement for Design Engineering Services with Keller Associates for the Truckee Meadows Water Reclamation Facility Thickened Primary Sludge Pumping Improvements Project in the amount of \$600,000 with Reno's share being \$411,780. (Sewer Fund)

**Summary:**

The Truckee Meadows Water Reclamation Facility (TMWRF) is an industrial wastewater treatment plant that treats the majority of raw sewage from the Truckee Meadows. One part of the treatment process separates solids from the liquid stream. These organic solids (sludge) are further separated and thickened prior to being pumped to the digestion facility. The existing Thickened Primary Sludge (TPS) system that pumps sludge through a piping network to the digestion facility are becoming increasingly unreliable and are requiring frequent maintenance due to excessively high pump pressures, and hydraulic issues within the aging pipe network. The attached scope of work with Keller Associates will provide engineering design services for the Thickened Primary Sludge Pumping Improvements Project. Staff recommends Council approve the Agreement for Design Engineering Services with Keller Associates in an amount not to exceed \$600,000 (Reno's share being \$411,780 from the Sewer Fund).

- B.4 Staff Report (For Possible Action): Approval of an interlocal agreement between the City of Reno and the Nevada Department of Transportation (NDOT) for the City to install and construct wildlife fencing along State Route 341 (Geiger Grade) as part of the City's Horse Protection Project – South Phase and for NDOT to reimburse the City for this work in an amount not to exceed \$280,000. (General Fund)

**Summary:**

In December 2024, Council approved an interlocal agreement with the Nevada Department of Transportation for reimbursement of improvements to include fencing and a cattleguard on State Route 341 (Geiger Grade) as part of the city's horse protection project – south phase. This agreement had a termination date of June 30, 2025. Work on the overall project was delayed due to difficulty in obtaining easements to construct fencing in other areas of the project. A new fence alignment was necessary to obtain easements for construction. This agreement is substantially the same as the previous agreement and extends the termination date to June 30, 2026, and acknowledges the new alignment for the fence. In December 2024, Council authorized the City Manager to award a contract not to exceed \$660,000 for this work. Approval of this agreement will finalize the funding needed to award the contract. The project completes the continuous fence line from Kenneth Way to Toll Road where the Nevada Department of Agriculture extended their fence line. Staff is requesting that Council approve this interlocal agreement that outlines the reimbursement of an amount not to exceed \$280,000

for the design and installation of wildlife fencing and a cattleguard along State Route 341.

- B.5 Staff Report (For Possible Action): Acceptance of an in-kind donation of labor from Tholl Fence to install perimeter fencing and gates for a new dog play area at Northwest Park in the amount of \$8,869. [Ward 5]

**Summary:**

The Parks and Recreation Department is working on a community initiative to convert the former community garden site at Northwest Park into a Dog Play area. The project involves the repair of the perimeter fencing, the installation of a double entry gate and maintenance access gates. Tholl Fence has graciously offered to donate the cost of labor valued at \$8,869, so long as the City covers the cost of materials for this project in the amount of \$5,488, to be paid using grant funds previously accepted by Council for this purpose.

- B.6 Staff Report (For Possible Action): Acceptance of Grant Award 23-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 \$17,260.

**Summary:**

The City of Reno has been awarded a grant in the amount of \$17,260 from the Nevada Department of Public Safety, Office of Criminal Justice Assistance (OCJA) for the Reno Police Department to use for the regional gang unit operations. 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.7 Staff Report (For Possible Action): Acceptance of the Fiscal Year (FY) 2026 United We Stand (UWS) grant subaward 26-UWS-02 of \$9,318 from Washoe County Local Emergency Planning Committee (LEPC) for communications equipment compatible with gas masks.

**Summary:**

RPD requests to accept the FY 2026 United We Stand (UWS) grant award 26-UWS-02 of \$9,318 from Washoe County Local Emergency Planning Committee (LEPC) to support communications equipment compatible with protective gas masks.

- B.8 Resolution No. \_\_\_\_\_ (For Possible Action): Resolution Accepting Streets - Damonte Ranch - Village 21D, FNL22-00001, including Bangtail Lane, Alfalfa

Fields Lane, a portion of Freedom Range Lane, a portion of Grazing Cattle Lane, and a portion of Haystack Hill Lane (APN 143-444-13). [Ward 6]

**Summary:**

For Council adoption is a resolution accepting the street sections offered for dedication by the Official Plat of Damonte Ranch – Village 21D, FNL22-00001. The public improvements constructed by Veterans Parkway Land Holdings, LLC, a Nevada Limited Liability Company, have been reviewed and approved by staff and may now be accepted by resolution. Staff recommends Council adoption of the attached resolution.

- B.9 Resolution No. \_\_\_\_\_ (For Possible Action): Resolution Accepting Streets - Mae Anne – Avenida de Landa Infill Site, FNL22-00008, including Enlightenment Drive, Inspiration Lane, and Intuition Lane (APN 200-640-02). [Ward 5]

**Summary:**

For Council adoption is a resolution accepting the street sections offered for dedication by the Official Plat of Mae Anne – Avenida de Landa Infill Site, FNL22-00008. The public improvements constructed by AMH NV19 Development, LLC, have been reviewed and approved by staff and may now be accepted by resolution. Staff recommends Council adoption of the attached resolution.

## C Department Items

- C.1 Presentation and update from REMSA Health on current initiatives and community programs. (For Discussion Only) [Guest Presentation]

**Summary:** NO SUMMARY

- C.2 Staff Report (For Discussion Only): Presentation and discussion of the 2025 City of Reno Community Survey Findings Report on public perception and community satisfaction with City services. [Office of Policy and Strategy]

**Summary:**

In spring 2025, the City of Reno conducted a comprehensive community survey to assess public perceptions, satisfaction with City services, and priorities for future investment. The survey received 3,247 responses, exceeding the original goal of 1,500, thanks to a robust outreach campaign and partnerships with 22 community organizations.

- C.3 Staff Report (For Possible Action): Presentation and discussion regarding the sewer user rate sufficiency analysis, public feedback received on the proposed 8% sewer user rate increase for two consecutive years and changes to the sewer utility assistance program and direction to staff regarding the proposed alternatives on sewer user rates, for potential adoption and modifications to the sewer utility assistance program. [Regional Infrastructure]

**Summary:**

The City conducts a sewer rate sufficiency analysis every two years to ensure financial stability of the sewer fund. The latest analysis, conducted with DOWL, recommends an 8% sewer rate increase for FY26 and FY27 due to rising capital improvement costs, treatment costs, and the inclusion of the Advanced Purified Water Treatment Facility (APWF) costs. The results of the study were presented at the April 9, 2025 City Council Meeting, and Council authorized staff to conduct a public outreach process related to the proposed sewer user rate increases. Staff has completed the outreach and compiled the feedback received. After reviewing the public feedback, staff has worked with DOWL to prepare different options regarding the sewer rate increase and consequences related to those various options. Staff is seeking Council direction regarding the alternatives presented for an increase in sewer user fees. Staff also recommends that Council provide direction on making modifications to the current sewer rebate program which could include changing the name of the program, increasing the budget, accepting applications quarterly, and possible inclusion of SNAP eligibility as an additional criterion.

**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 Staff Report (For Possible Action): Case No. ABN26-00003 (Giroux Street Abandonment) A request has been made for the abandonment of ±13,819 square feet of public right-of-way. The project area is located at the northern terminus of Giroux Street, north of its intersection with Kuenzli Street (directly west of 1715 Kuenzli Street). The proposed abandonment area is bordered by the Mixed-Use Urban (MU) zoning district with a Master Plan land use designation of Parks, Greenways and Open Space (PGOS) to the west and the Reno-Sparks Indian Colony and Urban Mixed-Use (UMU) to the north and east. [Ward 1]

**Summary:**

The applicant is requesting the abandonment of a portion of Giroux Street located at the northern terminus of Giroux Street, north of its intersection with Kuenzli Street, directly west of 1715 Kuenzli Street (Exhibit A). The abandonment area is ±60 feet wide by ±230 feet long (±13,819 square feet) (Exhibit B). Approval of this abandonment will facilitate the expansion of the Reno-Sparks Indian Colony (RSIC) Tribal Center's Health and Wellness Campus. Staff analysis focused on

public services, utilities, traffic, access, and financial and legal implications. With the recommended conditions of approval, the proposed abandonment appears to address the applicable findings. Staff recommends approval, subject to all conditions in this report.

- D.2 Staff Report (For Possible Action): Case No. ABN26-00002 (Snows Monroe Street Cleanup Abandonment) Request for the abandonment of ±239 square feet of public right-of-way consisting of a portion of Monroe Street at the south end of the previously abandoned Wright Street. The proposed abandonment area is ±265 feet east of South Arlington Avenue and ±225 feet west of Lander Street and is bordered by Multi-Family – 30 units per acre (MF-30) zoning with a Master Plan land use designation of Mixed Neighborhood (MX). [Ward 2]

**Summary:**

The request is for the abandonment of ±239 square feet of public right-of-way consisting of a portion of Monroe Street at the south end of the previously abandoned Wright Street, ±265 feet east of South Arlington Avenue and ±225 feet west of Lander Street (**Exhibits A and B**). The proposed abandonment would facilitate the applicant being able to meet the required setback for their previously approved project. The subject area was offered through dedication and utilities may exist in the proposed area of abandonment. The public is not anticipated to be materially injured by the abandonment and City staff recommends approval.

**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. 7317 (For Possible Action): Case No. TXT24-00002 (Accessory Dwelling Units) – Ordinance amending the Reno Municipal Code Title 18, “Annexation and Land Development”, specifically in Chapter 18.03 “Use Regulations”, Section 18.03.206, entitled “Table of Allowed Uses”, Section 18.03.402, entitled “Accessory Buildings and Structures in Residential Zoning Districts”, Section 18.03.405, entitled “Standards for Specific Accessory Uses”, Chapter 18.04 “Development Standards”, Section 18.04.705, entitled “Off-Street Parking Requirements”, and Chapter 18.09 “Definitions”, Section 18.09.302, entitled “Accessory Uses”, to add use standards, 5,000 square foot lot minimums, parking standards, design criteria, and definitions as they relate to accessory dwelling units; together with matters which pertain to or are necessarily connected therewith.

**Summary:**

An Accessory Dwelling Unit (ADU) is a smaller independent residential dwelling unit located on the same lot as a stand-alone single-family home. ADUs are currently not permitted in most areas of the City of Reno. In November of 2023, the Reno City Council initiated a text amendment to Title 18 of Reno Municipal Code (RMC) to allow ADUs in the City of Reno. Since then, staff received feedback on a draft ordinance from Neighborhood Advisory Boards (NABs), stakeholders, Planning Commission, and City Council. Staff presented the draft ordinance to City Council on September 10, 2025, where recommendations were made and have been incorporated. The proposed ordinance is included as Exhibit A – Ordinance.

**G Board, Commission, or Committee Appointments**

**H Mayor and Council**

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

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

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

J.1 Public Comment

**K Adjournment (For Possible Action)**