



C I T Y O F
RENO
Memorandum

DATE: November 21, 2025
TO: Mayor and City Council
THROUGH: Jackie Bryant, City Manager
FROM: Tyler Shaw, Agenda Manager
DEPT: City Manager's Office
SUBJECT: 12/03/2025 Reno City Council and Redevelopment Agency Board Meetings Draft Agenda Memo

This memo is intended to provide an overview of the anticipated agenda for the Reno City Council & Redevelopment Agency Board Meetings on Wednesday, December 03, 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, 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.3.1 Public Comment

A.4 Approval of the Agenda (For Possible Action) – 03 December 2025

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 (New) – Malaya Eats, ArenRey Normal, 805 South Wells Avenue. [Ward 3]

Summary:

This is an application (R166499Q-APP-2025) by Malaya Eats for dining room alcohol. The business is located at 805 Wells Avenue in Ward 3 (Exhibit A) and the zoning designation is General Commercial (GC). Planning comments note that an existing 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.2 Staff Report (For Possible Action): Approval of Privileged Business License – Cabaret (Change of Description) – Sage Leaf, Lara Hammett, Shane Hammett, 650 Tahoe Street. [Ward 3]

Summary:

This is an application (R165934Q-APP-2025) by Sage Leaf for a change of description to add cabaret activity. The business is located at 650 Tahoe Street in Ward 3 (Exhibit A) and the zoning designation is Mixed-Use Midtown Commercial (MU-MC). Planning comments note that 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 allowed from 10:00 a.m. to 10:00 p.m. Staff recommends that Council approve the privileged business license application.

B.3 Staff Report (For Possible Action): Approval of Privileged Business License – Restricted Gaming (New) – Golden Route Operations db at 7-Eleven #42412A, Lucas Gums, 7715 North Virginia Street. [Ward 4]

Summary:

This is an application (R166820G-APP-2025) by Golden Route Operations to operate four (4) slot machines at 7-Eleven #42412A located at 7715 North Virginia Street. The business is located in Ward 4 (Exhibit A) and the zoning designation

is Mixed-Use Suburban (MS). Planning comments note that restricted gaming is an allowed accessory use to a convenience store in this zone. Nevada Gaming Commission approval attached (Exhibit B). Staff recommends that Council approve the privileged business license application.

- B.4 Staff Report (For Possible Action): Approval of Privileged Business License – Dining Room Alcohol, Cabaret, Alcohol Catering (New) – Cook'd, Lavinia Miller, Bryan Miller, 7671 South Virginia Street. [Ward 6]

Summary:

This is an application (R166765Q-APP-2025) by Cook'd for dining room alcohol, cabaret, and alcohol catering. The business is located at 7671 South Virginia Street in Ward 6 (Exhibit A) and the zoning designation is Mixed-Use Suburban (MS). 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 permissible inside from 10:00 a.m. to 11:00 p.m. with all doors and windows closed after 10:00 p.m. Outdoor live entertainment is allowed from 10:00 a.m. to 10:00 p.m. Staff recommends that Council approve the privileged business license application.

- B.5 Staff Report (For Possible Action): Award of Contract to Powerhouse Construction, for the Riverside Drive Berm Restoration Project in the amount of \$1,398,933. (Reimbursement Agreement) [Ward 1, 2]

Summary:

The Riverside Drive Berm Restoration Project is the first construction phase of the interlocal partnership between the Truckee River Flood Management Authority (TRFMA), the Carson-Truckee Water Conservancy District (CTWCD), and the City of Reno to improve flood protection and pedestrian safety along the north bank of the Truckee River. The existing sidewalk and berm between Booth Street and Lundsford Park do not meet the minimum elevation required to convey 14,000 cubic feet per second (cfs) as mandated by the Martis Creek Lake Operation and Maintenance Agreement with the U.S. Army Corps of Engineers. This project will raise the sidewalk elevation and install new riprap to protect the riverbank while widening the pedestrian pathway to ten feet to meet current accessibility standards.

Funding for the project is provided through the Interlocal Funding Agreement approved by Council in July 2025, with TRFMA providing funding, CTWCD providing design and engineering support, and the City of Reno managing construction. Five bids were received on November 7, 2025, and Powerhouse Construction submitted the best bid pursuant to NRS Chapter 338. Staff

recommends awarding the contract to Powerhouse Construction in the amount of \$1,398,933, which includes a \$200,000 contingency.

- B.6 Staff Report (For Possible Action): Approval of the Fifteenth Amendment to the Interlocal Agreement (ILA) with the Western Regional Water Commission (WRWC) to increase the funding for the Truckee Meadows Storm Water Quality Management Program for Fiscal Year (FY) 26 by the sum of \$49,805.57 for the not to exceed amount of \$312,305.57. (Sewer Fund, with 100% Reimbursement from WRWC funding for the Storm Water Program)

Summary:

The City of Reno administers the Truckee Meadows Storm Water Quality Management Program (SWMP) and associated permit on behalf of the region, and City staff time for this work is reimbursed through the Western Regional Water Commission (WRWC). Staff time charges for FY25 were not compiled and billed before the fiscal year deadline. Concurrently, the WRWC FY26 budget was approved in June, prior to the close of FY25. This amendment increases the FY26 budget to include the unbilled FY25 staff time, adding \$49,805.57 to the previously approved \$262,500 for a total FY26 amount of \$312,305.57. Staff recommends Council approve the Fifteenth Amendment to the Interlocal Agreement with the WRWC to ensure reimbursement to the City of Reno for FY25 administrative costs and continued administration of the Truckee Meadows SWMP in FY26.

- B.7 Resolution No. ____ (For Possible Action): Resolution of the City Council of the City of Reno, Nevada, to be provided to the Director of the Nevada Department of Business and Industry, supporting the affordable housing project identified as Zephyr Pointe Apartments, the acquisition and rehabilitation of 216 units of affordable housing. [Ward 5]

Summary:

The State of Nevada Department of Business and Industry is designated as the issuer of tax- exempt housing revenue bonds in Nevada by the Internal Revenue Service. Each year, the City of Reno is allocated a portion of the State's bond capacity, referring to this program as the Private Activity Bond Volume Cap (Volume Cap). While the City of Reno has already allocated the entirety of its Volume Cap, per the Nevada Administrative Code (NAC) 319.7115, the State can issue 100 percent of the tax-exempt bonds for a housing project if the Director of the Department of Business and Industry receives a letter indicating support of a project from the local government, and the Division has sufficient Volume Cap to provide the project. Zephyr Pointe Preservation LP is seeking an amount not to exceed \$39 million in tax-exempt bonds to finance the acquisition and rehabilitation of Zephyr Pointe Apartments, an existing 216-unit affordable housing project for individuals and families. The project is located at 10640 N.

McCarran Blvd., 89503 in Reno. Zephyr Pointe Preservation LP is requesting the City of Reno provide the State of Nevada with a letter of support from the governing body. Zephyr Pointe Preservation LP is also requesting that the State Department of Business and Industry fully fund the Volume Cap needed for this project.

- B.8 Resolution No. ____ (For Possible Action): Resolution directing the Deputy City Treasurer (Finance Director) to give Notice of Sale of Properties subject to the Lien of a Delinquent Assessment, ratifying all actions previously taken, together with other matters properly relating thereto.

Summary:

Per City policy, property owners who are four months or more delinquent on the payment of an annual or semiannual installment associated with the special assessment for improvements may, at the option of the City, have the total amount of the assessment become immediately due and payable. Exercising this option entails the initiation of a foreclosure procedure, which begins with a notice of sale to the property owner. Assessment Management Group (AMG), which bills the City's assessment district installments initiated after March 2003, had requested to give notice of sale to delinquent property owners representing one parcel with a total delinquency of \$334.48 that were not paid by the September 1, 2025, due date.

- B.9 Resolution No. ____ (For Possible Action): Resolution determining that it is in the best interest of the public to enter into an Economic Development and Purchase Sale Agreement pursuant to NRS 268.063 to convey City-owned properties located at 333 Galetti Way (APNs: 012-293-18, 20) for the appraised fair market value of \$1,320,000 to Cemex Construction Materials Pacific, LLC, a Delaware limited liability company, without first offering it to the public for economic development purposes because the property will be sold for an economic development project and will be sold for its Fair Market Value. (General Fund) [Ward 1]

Summary:

City of Reno owns the properties at 333 Galetti Way (APNs: 012-293-18, 20). Cemex Construction Materials Pacific, LLC is requesting the City sell this property for the appraised fair market value of \$1,320,000. The property, acquired from Union Pacific Railroad in 2006 as part of the ReTRAC project, is currently leased by Cemex Construction Materials Pacific, LLC. Two independent appraisals support the recommended sale price.

The proposed sale supports economic development of the site, namely the retention of an existing commercial facility within the City of Reno, and may proceed without a public auction under NRS 268.063. Council action is requested to adopt the required resolution to enter into an Economic Development and Purchase Sale Agreement.

Proceeds from the sale may be deposited into the City's General Fund, though the transaction will reduce the ReTRAC maintenance fund by approximately \$100,564.80 in annual lease revenue.

- B.10 Resolution No. _____ (For Possible Action): Resolution of Intent that is in the best interest of the public to sell certain City owned real property known as Assessor Parcel Numbers (APNs) 008-370-26, 27, 28 & 30 located at 301 Montello Street to be sold by public auction on January 14, 2026 at 10:00 AM for a minimum price of \$2,486,000 in accordance with the provisions of NRS 268.059 through 268.062 and Title 15 of the Reno Municipal Code. (General Fund) [Ward 1]

Summary:

City of Reno owns the property at 301 Montello Street (APNs: 008-370-26, 27, 28, & 30). The property, acquired from Union Pacific Railroad in 2006 as part of the ReTRAC project, is currently leased by Reno Salvage. The sale would include maintaining this existing lease until it expires on August 1, 2026. Two independent appraisals support the recommended sale price.

Council action is requested to adopt the required resolution of intent. Upon adoption, a public auction date for the sale will be set and advertised for January 14, 2026.

Proceeds from the sale may be deposited into the City's General Fund, though it should be noted the transaction will reduce the ReTRAC maintenance fund by approximately \$94,526 in annual lease revenue.

- B.11 Resolution No. _____ (For Possible Action): Resolution of Intent that it is in the best interest of the Public to sell certain City owned real property known as Assessor Parcel Numbers (APN) 008-381-39 located at 2000 East Fourth Street to be sold by public auction on January 14, 2026 at 10:00 AM for a minimum price of \$1,340,000 in accordance with the provisions of NRS 268.059 through 268.062 and Title 15 of the Reno Municipal Code. (General Fund) [Ward 1]

Summary:

City of Reno owns the property at 2000 East Fourth Street (APN: 008-381-39). The property, acquired from Union Pacific Railroad in 2006 as part of the ReTRAC project, is currently leased by SRS Roofing. The sale would include

maintaining this existing lease until it expires on October 31, 2026. Two independent appraisals support the recommended sale price.

Council action is requested to adopt the required resolution of intent. Upon adoption, a public auction date for the sale will be set and advertised for January 14, 2026.

Proceeds from the sale may be deposited into the City's General Fund, though it should be noted the transaction will reduce the ReTRAC maintenance fund by approximately \$65, 802 in annual lease revenue.

- B.12 Resolution No. ____ (For Possible Action): Resolution of Intent that it is in the best interest of the public to sell certain City owned real property known as Assessor Parcel Number (APN) 010-610-12, located at 1510 West Fourth Street to be sold by public auction on January 14, 2026 at 10:00 AM for a minimum price of \$955,000 in accordance with the provisions of NRS 268.059 through 268.062 and Title 15 of the Reno Municipal Code. (General Fund) [Ward 1]

Summary:

City of Reno owns the property at 1510 West Fourth Street (APN: 010-610-12). The property, acquired from Union Pacific Railroad in 2006 as part of the ReTRAC project, is currently leased by Truckee River, LLC. The sale would include maintaining this existing lease until it expires on May 31, 2027. Two independent appraisals support the recommended minimum sale price of \$955,000.

Council action is requested to adopt the required Resolution of Intent. Upon adoption, a public auction date for the sale will be set and advertised for January 14, 2026.

Proceeds from the sale may be deposited into the City's General Fund, though it should be noted the transaction will reduce the ReTRAC maintenance fund by approximately \$31,350 in annual lease revenue.

C Department Items

- C.1 Staff Report (For Possible Action): Presentation, discussion, and potential direction from Council to update Reno Municipal Code Chapter 14.05 - Property Maintenance Code to the 2024 edition of the International Property Maintenance Code ("IPMC").

Summary:

Reno Municipal Code ("RMC") Chapter 14.05 - Property Maintenance Code currently references the 2012 edition of the International Property Maintenance

Code (“IPMC”). This report summarizes the IPMC’s guidelines and the need to update RMC to the 2024 edition. Staff recommends Council direct staff to bring forward an ordinance introduction to amend RMC Section 14.05.010 with reference to the 2024 IPMC and regional amendments.

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. TXT26-00001 (Childcare) – 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 18.03.303, entitled “Public, Institutional, and Civic Uses”, Section 18.03.405, entitled “Standards for Specific Accessory Uses”, to add use standards as they relate to childcare centers, childcare, in-home, and childcare, workplace; together with matters which pertain to or are necessarily connected therewith.

Summary:

Residents within the City of Reno and throughout the region struggle to find childcare, especially at an affordable rate. The City of Reno zoning code has three different childcare use types which include childcare centers, in-home childcare, and workplace childcare. All three childcare uses offer different variations of a use that can be established to provide daycare. Staff received direction from City Council to remove barriers for childcare providers from our zoning code. Staff drafted an ordinance, conducted public outreach, collected feedback, and attended Planning Commission for a formal recommendation. The proposed draft ordinance is included as Exhibit A – Draft Ordinance.

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. 7321 (For Possible Action): Case No. LDC26-00011 (South Valleys Park Zoning Map Amendment) - Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±69.2-acre site located on the east side of Wedge Parkway, ±800 feet south of Arrowcreek Parkway and bound by Whites Creek Lane and Interstate 580 on the south and South Virginia Street on the east (South Valleys Regional Park) to Parks,

Greenways, and Open Space (PGOS); together with matters which pertain to or are necessarily connected therewith. [Ward 6]

Summary:

This is a request for a zoning map amendment from Mixed-Use Suburban (MS) to Parks, Greenways, and Open Space (PGOS) on a ±69.2 acre site consisting of two parcels. The current MS zoning district does not conform to the Parks, Greenways, and Open Space (PGOS) Master Plan land use designation. Key issues related to this request include: compatibility of the proposed zoning with surrounding zoning districts and conformance with the Master Plan. Staff and the Planning Commission recommend approval of the application.

- F.2 Ordinance Adoption – Bill No. 7322 (For Possible Action): Case No. LDC26-00013 (Luella Garvey House Historic Resource Designation) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±0.36 acre site from Professional Office (PO) to Professional Office (PO) with the Historic Landmark (HL) overlay zoning district. The subject property is located at 589/599 California Avenue and has a Master Plan land use designation of Suburban Mixed-Use (SMU). [Ward 1]

Summary:

The attached ordinance is a zoning map amendment from Professional Office (PO) to Professional Office (PO) with the Historic Landmark (HL) overlay zoning district. The ±0.36-acre site consists of a single parcel located at 589/599 California Avenue. Staff recommends adoption of the attached ordinance.

- F.3 Ordinance Adoption - Bill No. 7323 (For Possible Action): An Ordinance to amend Title 6, Chapter 6.14, of the Reno Municipal Code titled “Truck Regulations” adoption and enforcement of federal and state regulations for motor carrier safety; and other matters properly relating thereto.

Summary:

In response to an increased need to ensure motor carrier safety, staff is introducing an ordinance to allow the Reno Police Department the ability to enforce Federal and State regulations within the City of Reno. Additionally, this will allow the Reno Police Department to assist Nevada State Police at truck checkpoints along our highways. Finally, allowing the Reno Police Department the opportunity to enforce motor carrier safety allows the City to seek additional federal grants. Staff recommends Council approve the introduction of a new ordinance in Reno Municipal Code, under “Truck Regulations” Title 6, Chapter 6.14 adoption and enforcement of Federal and State regulations for motor carrier safety.

G Board, Commission, or Committee Appointments

- G.1 Staff Report (For Possible Action): Consideration, discussion, and possible approval of changes to the City Council's Boards and Commissions appointments from the following pool of candidates, listed in alphabetical order: Brandi Anderson, Naomi Duerr, Meghan Ebert, Miguel Martinez, Devon Reese, Hillary Schieve, and/or Kathleen Taylor.

Summary:

Annually at the first meeting in December, the Reno City Council reviews and revises appointments to the City's various boards, commissions, and subcommittees.

- G.2 Staff Report (For Possible Action): Discussion and potential reappointment of up to two individual(s) to the Building Enterprise Fund Advisory Committee from the following pool of applicants, listed in alphabetical order: John Krmpotic (Reappointment) and or Robert Lissner (Reappointment).

Summary:

There are currently two vacancies on the Building Enterprise Fund Advisory Committee. Staff has received applications from John Krmpotic and Robert Lissner. The term of appointment will be from 12-03-2025, through 12-02-2029.

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)

Redevelopment Agency Board 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) – 03 December 2025

B Department Items

- B.1 Staff Report (For Possible Action): Consideration and possible approval of up to \$3,238,000 in Tax Increment Financing (TIF) assistance to fund public improvements for the 200 unit rental townhome development at 0 E. Commercial Row, acceptance of the Financial But-For Analysis prepared by SB Friedman Development Advisors with respect to providing TIF for the development, and authorization for the Executive Director to execute an Owner Participation Agreement and any other necessary and appropriate documents associated therewith with E. Commercial Row LLC. (Redevelopment Agency #2 Fund) [Ward 1]

Summary:

Consideration and possible approval of a Redevelopment Agency Tax Increment Financing (TIF) Owner Participation Agreement (OPA) with E. Commercial Row LLC (Valeo) for the 0 Commercial Row project, a 200 unit rental townhome development. The proposed TIF participation provides up to \$3,238,000 in financial support for eligible public improvements associated with the project.

(APN's 011-450-30, 008-370-33, 008-370-34, 008-370-20, 008-370-23, 008-360-38, 011-450-31.)

A "But For" Financial Analysis prepared by SB Friedman Development Advisors determined that the project would not be financially feasible without Redevelopment Agency participation due to extraordinary infrastructure and site-related costs.

The analysis confirms that the project generates approximately \$3,238,000 in total tax increment through the 2035 RDA 2 sunset. Based on this analysis, the Agency Board may consider reimbursement options of the available increment. SB Friedman Development Advisors recommends a reimbursement amount ranging from 90% to 100% of available increment generated from this project.

C Mayor and Council

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

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

D.1 Public Comment

E Adjournment (For Possible Action)