



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

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**DATE:** May 9, 2025

**TO:** Mayor and City Council

**THROUGH:** Jackie Bryant, City Manager **Approved Electronically**

**FROM:** Tyler Shaw, Agenda Manager

**DEPT:** City Manager's Office

**SUBJECT:** 5-21-25 Reno City Council and Redevelopment Agency Board Meeting Draft Agenda Memo

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This memo is intended to provide an overview of the anticipated agenda for the Reno City Council and Redevelopment Agency Board meetings on Wednesday, May 21, 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) – 21 May 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. All consent agenda items pulled for discussion will be heard at the discretion of the presiding officer.)**

B.1 Staff Report (For Possible Action): Approval of Privileged Business License - Dining Room Wine and Beer (Change of Ownership) - Kei Sushi Reno, Lucia Sanchez Garcia, 5085 South McCarran Boulevard. [Ward 3]

#### **Summary:**

This is an application (R165084Q-APP-2025) by Kei Sushi Reno for dining room wine and beer. The business is located at 5085 McCarran Boulevard in Ward 3 (Exhibit A) and the zoning designation is Mixed-Use Urban (MU). Planning comments note that a restaurant with alcohol service is an allowed use in this zone and allowed 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 - On-Premises Alcohol (New) - Tiger Style, Thomas Mitchell, 1715 South Wells Avenue. [Ward 3]

#### **Summary:**

This is an application (R165275Q-APP-2025) by Tiger Style for on-premises alcohol. The business is located at 1715 Wells Avenue in Ward 3 (Exhibit A) and the zoning designation is General Commercial (GC). Planning comments note that a bar, lounge, tavern is an existing allowed use in this zone and allowed 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 - Cabaret (Change of Description) - Edelweiss Pizza Pub Pastries, Paul Slocum, Monika Marsh, 13979 South Virginia Street, Unit 505. [Ward 6]

#### **Summary:**

This is an application (R161268Q-AMD-2025a) by Edelweiss Pizza Pub Pastries to add cabaret activity. The business is located at 13979 South Virginia Street, Unit 505 in Ward 6 (Exhibit A) and the zoning designation is Mixed-Use Suburban (MS). Planning comments note accessory live entertainment is an

allowed use and 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 entertainment must cease at 10:00 p.m. Staff recommends that Council approve the privileged business license application.

- B.4 Staff Report (For Possible Action): Approval of Amendment 1 to the contract for Independent Contractor Services Between the City of Reno, on behalf of the Reno Police Department, and ForceMetrics, Inc. for Law Enforcement Software, extending the term through June 30, 2026, and not to exceed amount to \$114,900. (Year 1, \$49,900 Grant Funding, Year 2, \$65,000 Federal Forfeiture)

**Summary:**

The City of Reno, on behalf of the Reno Police Department, wants to extend the above contract with ForceMetrics for law enforcement software through June 30, 2026. The first year of the contract was supported by grant funds, as a pilot project, at a cost of \$49,900. The contract allows for an extension for a one-year period. RPD has found this product valuable and would like to extend this contract through June 30, 2026, at an additional cost of \$65,000, to be borne by Federal Forfeiture Funding.

- B.5 Staff Report (For Possible Action): Award of Contract to Resource Development Company dba Farr Construction Corporation for the Truckee Meadows Water Reclamation Facility Aeration Tank 1A Rehabilitation Project in the amount not to exceed \$4,915,625 with Reno's share being \$3,373,593.44. (Sewer Fund)

**Summary:**

This project involves replacing or rehabilitating the aeration air distribution system that has exceeded its recommended service life, repairing and coating the concrete structure, and upgrading other related components at the Truckee Meadows Water Reclamation Facility (TMWRF). City of Reno (Reno) staff advertised the project for competitive bidding in March and April. Resource Development Company dba Farr Construction Corporation submitted the best bid pursuant NRS Chapter 338. Staff recommends Council award the contract to Resource Development Company dba Farr Construction Corporation in an amount not to exceed \$4,915,625 for the base bid and project contingency (Reno's share being \$3,373,593.44 from the Sewer Fund).

- B.6 Staff Report (For Possible Action): Approval of Consulting Agreement for Engineering Services During Construction to Carollo Engineers, Inc. for the Truckee Meadows Water Reclamation Facility Aeration Tank 1A Rehabilitation Project in the amount of \$522,017 with Reno's share being \$358,260.27. (Sewer Fund)

**Summary:**

This project involves replacing or rehabilitating the aeration air distribution system that has exceeded its recommended service life, repairing and coating the concrete structure, and upgrading other related components at the Truckee Meadows Water Reclamation Facility (TMWRF). Engineering services during construction and special inspection services are necessary for the TMWRF Aeration Tank 1A Rehabilitation Project. Carollo Engineers, Inc. (Carollo) is a qualified engineering consultant for the engineering services during construction of this project because of their experience designing the project, and their familiarity with the operational and maintenance constraints at TMWRF. Staff recommends approval of the agreement with Carollo in an amount not to exceed \$522,017 (Reno's share being \$358,260.27 from the Sewer Fund).

- B.7 Staff Report (For Possible Action): Approval of First Addendum to Washoe County P25 Radio System Interlocal Agreement of June 2020 for public safety radio communications, and annual payment to Washoe County for the City of Reno's proportional share of infrastructure and operational costs in the amount of \$700,408.06 (\$362,148.43 in FY26 and \$338,259.63 in FY27). (General Fund)

**Summary:**

The City of Reno is a Partner Agency in the Washoe County P25 Radio System Interlocal Agreement approved in June 2020. Since that time, construction costs for the P25 System have increased by \$3,963,706 due to a variety of factors, including the addition of new greenfield radio sites. The Partner Agencies to the agreement have developed a First Addendum to share the increased costs proportionately, establish project management procedures for future capital projects, and provide payment options. The City of Reno's total share of the increased costs is \$700,408.06, payable in FY26 and FY27. Staff recommends approval of the First Addendum.

- B.8 Staff Report (For Possible Action): Authorization to purchase playground equipment for Wilkinson Park from BCI Burke using Equalis Purchasing Contract #2020.05.4A in the amount of \$255,039.65. (CDBG funds) [Ward 3]

**Summary:**

The playground at Wilkinson Park, located at 1201 E. Taylor Street, is on the Parks and Recreation Capital Improvement Plan and identified in poor condition with an immediate need for replacement. Staff recommends purchasing a playground under the joinder provision of the Equalis Purchasing Contract #2020.05.4A in the amount of \$255,039.65.

- B.9 Staff Report (For Possible Action): Approval of ABG Art Group, consisting of artists Sorell Raino-Tsui and Trent Thompson, for the California Avenue Mural Public Art Project in an amount not to exceed \$100,000. (Room Tax) [Ward 2]

**Summary:**

This item is for approval to commission ABG Art Group (artists Sorell Raino-Tsui and Trent Thompson) for the California Avenue Mural Public Art Project. On April 21, 2025, the Reno Arts and Culture Commission (RACC) approved the recommendation of ABG Art Group from the Public Art Committee. ABG Art Group was selected from 57 artists/teams based on their past qualifications, letter of interest outlining their community engagement strategies for this project, connection to Reno, and experience with projects of similar scope and scale. The project is included in the Fiscal Year 2025 budget in Room Tax and the artwork is scheduled to be installed in late summer of 2025. Staff recommends approving the recommendation of ABG Art Group in an amount not to exceed \$100,000.

- B.10 Staff Report (For Possible Action): Acceptance of subgrant award from Move United to support the City of Reno's annual Military Sports Camp in the amount of \$5,000.

**Summary:**

The VA Sierra Nevada Health Care System (VASNHCS), in Reno, Nevada, provides primary and secondary care to a large geographical area that includes 20 counties in Northern Nevada and Northeastern California. Approximately 120,000 veterans reside in this region, with Reno representing the largest urban area. The City of Reno provides year-round accessible recreation activities and is a Chapter member of Move United. For that reason, Move United applied for and received a 2025 Boeing - Invictus Legacy Grant. City of Reno will receive a subgrant award in the amount of \$5,000 to support the annual Military Sports Camp.

- B.11 Resolution No. \_\_\_\_\_ (For Possible Action): Resolution in support of the City of Reno applying for a grant from the Nevada Division of Environmental Protection for the Rivermount Neighborhood Septic-to-Sewer Conversion project, together with matters which pertain to or are necessarily connected thereto.

**Summary:**

The Nevada Division of Environmental Protection (NDEP) announced that they will be awarding grant funds for water and sewer infrastructure improvement projects using the State Revolving Fund and taxpayer bonds. NDEP has stated that they will award 25%-80% of the total project cost depending on their available funding. NDEP requires a resolution from the governing board to show support for the project as part of the grant application. The Island 18/Rivermount

Neighborhood septic to sewer conversion project qualifies for this program because it would abandon individual sewage disposal systems if NDEP approves a program or project to satisfy state statutes and regulations. The Island 18/Rivermount neighborhood is coming up for street reconstruction beginning in 2026. This area is in need of sewer infrastructure, and the most cost-effective and beneficial time to do the work is in conjunction with a street project. The timing of the grant funding aligns with the city's planned timeline to reconstruct the streets in the Rivermount neighborhood.

- B.12 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 11 parcels with a total delinquency of \$5,808.57 that were not paid by the March 1, 2025, due date.

- B.13 Resolution No. \_\_\_\_ (For Possible Action): Resolution donating Council Discretionary Funds to Nevada Peer Support Network in support of their vision to help build a stronger, more united public safety and health care community in the amount of \$3,500. (General Fund) [Anderson]

**Summary:**

Councilmember Anderson would like to allocate \$3,500 from Council Discretionary Funds assigned for fiscal year (FY) 24/25 to Nevada Peer Support Network. 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.

- B.14 Resolution No. \_\_\_\_ (For Possible Action): Resolution donating Council Discretionary Funds to Fale Kai Pahia Polynesian Kava Club of Reno, Nevada to support their mission to promote cultural diversity and community in the amount of \$600. (General Fund) [Ebert]

**Summary:**

Councilmember Ebert would like to allocate \$600 from Council Discretionary Funds assigned for fiscal year (FY) 24/25 to Fale Kai Pahia Polynesian Kava Club of Reno, Nevada. 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. Staff recommends approval of the Resolution to donate these funds.

- B.15 Resolution No. \_\_\_\_ (For Possible Action): Resolution donating Council Discretionary Funds to MidTown Reno Foundation in support of initiatives that promote community development, economic growth, and cultural vibrancy in the amount of \$3000. (General Fund) [Martinez]

**Summary:**

Councilmember Martinez would like to allocate \$3000 from Council Discretionary Funds assigned for fiscal year (FY) 24/25 to Midtown Reno Foundation. 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.

- B.16 Resolution No. \_\_\_\_ (For Possible Action): Resolution donating Council Discretionary Funds to Soulful Seeds to support their mission in growing connection and resiliency through neighborhood gardens from Vice Mayor Taylor (\$2,000) and Councilmember Anderson (\$3,500) in the total amount of \$5,500. (General Fund) [Taylor][Anderson]

**Summary:**

Vice Mayor Taylor (\$2,000) and Councilmember Anderson (\$3,500) would like to allocate \$5,500 from Council Discretionary Funds assigned for fiscal year (FY) 24/25 to Soulful Seeds. 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.

- B.17 Resolution No. \_\_\_\_\_ (For Possible Action): Resolution donating Council Discretionary Funds to Keep Truckee Meadows Beautiful (KTMB) to support their mission in creating a more sustainable and beautiful region through waste reduction, education and active community involvement in the amount of \$3,000. (General Fund) [Reese]

**Summary:**

Councilmember Reese would like to allocate \$3,000 from Council Discretionary Funds assigned for fiscal year (FY) 24/25 to KTMB. 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.

- B.18 Resolution No. \_\_\_\_ (For Possible Action): Resolution donating Council Discretionary Funds to Sleep in Heavenly Peace a non-profit dedicated to building beds for children in the amount of \$125. (General Fund) [Ebert]

**Summary:**

Councilmember Ebert would like to allocate \$125 from Council Discretionary Funds assigned for fiscal year (FY) 24/25 to Sleep in Heavenly Peace. 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 Staff Report (For Possible Action): Update, discussion, and potential direction to staff regarding proposed legislation at the 83rd (2025) Session of the Nevada Legislature. [City Manager's Office]

**Summary:**

The 83rd Session of the Nevada Legislature began on February 3, 2025. In an effort to keep Council informed about the legislative process, staff will periodically provide updates and answer questions on various bills and other legislative matters at regularly-scheduled Council meetings between February and June 2025.

- C.2 Presentation on current City of Reno public engagement practices, and updates regarding the launch of a public process to strategically prioritize engagement methods and practices. (For Discussion Only) [City Manager's Office]

**Summary:**

The City of Reno is committed to transparent and inclusive public engagement that reflects community voices and builds trust. Public engagement remains a priority, with multiple ways for the community to stay informed and involved. To strengthen this work, the City will assess current engagement methods, explore best practices, and develop a unified framework to better serve evolving community needs. Stakeholder input will guide this effort and help identify community best practices and enhance service delivery by making it more responsive and aligned with today's needs.

**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 Resolution No. \_\_\_\_ (For Possible Action): Public Hearing regarding the City of Reno's tentative budget for fiscal year (FY) 25/26, and approval of a resolution

adopting the final budget and fee schedule for the City of Reno, Nevada, for FY 25/26.

**Summary:**

Nevada law requires that a public hearing on the City’s tentative budget be held no sooner than the third Monday in May and no later than the last day in May and that adoption of the fiscal year (FY) 25/26 final budget by the governing body of the local government occur before June 1, 2025 per Nevada Revised Statute (NRS) 354.596. As part of the budget adoption preparation, staff analyzed and updated the City’s comprehensive list of fees and charges for services, applying a 2.5% consumer price index (CPI) increase to applicable fees.

- D.2 Resolution No.\_\_\_\_ (For Possible Action): Resolution of the Reno City Council dispensing with certain complaints, protests and objections made at the public hearing on the assessment roll for a City of Reno, Nevada Neighborhood Improvement Project, otherwise known as the Downtown Reno Business Improvement District; ratifying the cost of the project; and confirming said assessment roll and the assessments therein; to authorize the recordation of properties to be assessed in the Office of the County Recorder; together with other matters properly relating thereto.

**Summary:**

This public hearing and resolution finalize the annual assessment process for the Downtown Reno Business Improvement District (BID) by resolving any submitted objections from the public hearing, confirming the FY26 assessment roll and estimated project cost totaling \$3,961,960.90, and authorizing the formal recordation of the assessed properties with the Washoe County Recorder. The action ensures continued BID operations and funding for enhanced maintenance, safety, and economic vitality services in the downtown area.

- D.3 Ordinance Introduction – Bill No.\_\_\_\_ (For Possible Action): Case No. TXT23-00002 (Title 18 – Signs) – Ordinance amending the Reno Municipal Code Title 18, “Annexation and Land Development,” specifically in Chapter 18.02 “Zoning Districts,” Section 18.02.602, entitled “General Overlay Districts,” Chapter 18.05 “Signs,” Section 18.05.103, entitled “Location of Permanent On-Premise Signs”, Section 18.05.107, entitled “Permit Required”, Section 18.05.108, entitled “Exempted On-Premises Permanent Signs”, Section 18.05.109, entitled “On-Premises Signs Prohibited”, Section 18.05.112, entitled “Removal of Abandoned of On-Premises Signs”, Section 18.05.113, entitled “Permanent On-Premises Sign Regulations by Zoning District”, Section 18.05.114, entitled “Additional Regulations for Animated Signs”, Section 18.05.115, entitled “Nonconforming On-Premises”, Section 18.05.118, entitled “Alteration, Enlargement, or Relocation of On-Premises Sign”, add a new Section 18.05.123, entitled “Content Neutrality and Substitution”, Chapter 18.08 “Administration and Procedures,”

Section 18.08.602, entitled “Minor Site Plan Review”, and Chapter 18.09 “Rules of Construction and Definitions,” Article 4, entitled “All Other Terms Defined”, in order to remove the sign regulations from the Gaming Overlay, amend the on-premise sign regulations and exemptions for more clarity and consistency among allowances, allow for animated signs associated with schools, address content neutrality, address the relocation of signs relating to public projects, and amend and include certain definitions relating to signs; together with matters which pertain to or are necessarily connected therewith.

**Summary:**

This is a first reading of an ordinance amending Reno Municipal Code (RMC) Title 18, specific to sign code regulations. In June of 2022, City Council initiated several text amendments to the Title 18 Annexation and Land Development Code, including one to address the sign standards. Draft amendments to the sign standards have been developed and reviewed through a technical advisory committee and through a series of stakeholder and public outreach meetings. The proposed changes, along with annotations describing the change and intent, are identified in redline excerpts from the Development Code document provided as Exhibit A – Ordinance to this staff report. Staff recommends Council review the proposed changes and refer the text amendment for a second reading and adoption.

- D.4 Staff Report (For Possible Action): Case No. LDC24-00051 (StoneGate Heinz Ranch MPA and ZMA) - A request has been made for: 1) a Master Plan amendment on ±1,363.33 acres from a mix of Industrial (I), Suburban Mixed-Use (SMU), Mixed Neighborhood (MX), Single-Family Neighborhood (SF), Multi-Family Neighborhood (MF), Large-Lot Neighborhood (LL), Parks, Greenways, and Open Space (PGOS), and No Land Use (NOLU) to a mix of I, SMU, and SF; and 2) a zoning map amendment from ±1,767.3 acres of StoneGate Planned Unit Development (PUD) to ±923.3 acres of Industrial (I), ±385.7 acres of Single-Family Residential 5 units per acre (SF-5), ±54.6 acres of General Commercial (GC), and ±403.7 acres of Parks, Greenways, and Open Space (PGOS). The ±1,767.3 acre site is generally located partly north of U.S. Highway 395 and west of White Lake Parkway and partially south of White Lake and U.S. Highway 395 in Cold Springs. The request seeks to amend an existing Project of Regional Significance (PRS) designation. The proposal is a PRS based on anticipated employment, housing, sewage, water usage, traffic, and student population thresholds being met, thereby requiring additional review at a regional level. [Ward 4]

**Summary:**

This is a request for a Master Plan Amendment from a mix of Industrial (I), Suburban Mixed-Use (SMU), Mixed Neighborhood (MX), Single-Family Neighborhood (SF), Multi-Family Neighborhood (MF), Large-Lot Neighborhood (LL), Parks, Greenways, and Open Space (PGOS), and No Land Use (NOLU) to

a mix of I, SMU, and SF, and a zoning map amendment from StoneGate Planned Unit Development (PUD) to a mix of Industrial (I), Single-Family Residential 5 units per acre (SF-5), General Commercial (GC), and Parks, Greenways, and Open Space (PGOS). The ±1,767.3 acre site is generally located partly north of U.S. Highway 395 and west of White Lake Parkway and partially south of White Lake and U.S. Highway 395 in Cold Springs. The key issues related to this request are: 1) compatibility of the proposed Master Plan land use designations and zoning with surrounding land use designations and development; and 2) provision of public utilities and services. Prior to Planning Commission review, staff recommended approval of the application.

- D.5 Resolution No. \_\_\_\_\_ (For Possible Action): Case No. LDC24-00051 (StoneGate Heinz Ranch MPA and ZMA) – Resolution adopting an amendment to the land use plan of the City of Reno Master Plan from a mix of Industrial (I), Suburban Mixed-Use (SMU), Mixed Neighborhood (MX), Single-Family Neighborhood (SF), Multi-Family Neighborhood (MF), Large-Lot Neighborhood (LL), Parks, Greenways, and Open Space (PGOS), and No Land Use (NOLU) to a mix of I, SMU, and SF on ±1,363.33 acres generally located partly north of U.S. Highway 395 and west of White Lake Parkway and partially south of White Lake and U.S. Highway 395 in Cold Springs. The adoption is contingent on the approval of a conformance review by the Truckee Meadows Regional Planning Commission. [Ward 4]

**Summary:**

This is a request for a Master Plan Amendment from a mix of Industrial (I), Suburban Mixed-Use (SMU), Mixed Neighborhood (MX), Single-Family Neighborhood (SF), Multi-Family Neighborhood (MF), Large-Lot Neighborhood (LL), Parks, Greenways, and Open Space (PGOS), and No Land Use (NOLU) to a mix of I, SMU, and SF, and a zoning map amendment from StoneGate Planned Unit Development (PUD) to a mix of Industrial (I), Single-Family Residential 5 units per acre (SF-5), General Commercial (GC), and Parks, Greenways, and Open Space (PGOS). The ±1,767.3 acre site is generally located partly north of U.S. Highway 395 and west of White Lake Parkway and partially south of White Lake and U.S. Highway 395 in Cold Springs. The key issues related to this request are: 1) compatibility of the proposed Master Plan land use designations and zoning with surrounding land use designations and development; and 2) provision of public utilities and services. Prior to Planning Commission review, staff recommended approval of the application.

- D.6 Ordinance Introduction - Bill No. \_\_\_\_\_ (For Possible Action): Case No. LDC24-00051 (StoneGate Heinz Ranch MPA and ZMA) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning ±1,767.3 acres generally located partly north of U.S. Highway 395 and west of White Lake Parkway and partially south of White Lake and U.S. Highway 395 in Cold

Springs, from StoneGate Planned Unit Development (PUD) to ±923.3 acres of Industrial (I), ±385.7 acres of Single-Family Residential 5 units per acre (SF-5), ±54.6 acres of General Commercial (GC), and ±403.7 acres of Parks, Greenways, and Open Space (PGOS); together with matters which pertain to or are necessarily connected therewith. [Ward 4]

**Summary:**

This is a request for a Master Plan Amendment from a mix of Industrial (I), Suburban Mixed-Use (SMU), Mixed Neighborhood (MX), Single-Family Neighborhood (SF), Multi-Family Neighborhood (MF), Large-Lot Neighborhood (LL), Parks, Greenways, and Open Space (PGOS), and No Land Use (NOLU) to a mix of I, SMU, and SF, and a zoning map amendment from StoneGate Planned Unit Development (PUD) to a mix of Industrial (I), Single-Family Residential 5 units per acre (SF-5), General Commercial (GC), and Parks, Greenways, and Open Space (PGOS). The ±1,767.3 acre site is generally located partly north of U.S. Highway 395 and west of White Lake Parkway and partially south of White Lake and U.S. Highway 395 in Cold Springs. The key issues related to this request are: 1) compatibility of the proposed Master Plan land use designations and zoning with surrounding land use designations and development; and 2) provision of public utilities and services. Prior to Planning Commission review, staff recommended approval of the application.

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

E.1 Ordinance Introduction – Bill No. \_\_\_\_\_ (For Possible Action): An Ordinance Authorizing the Issuance by the City of Reno, Nevada of its General Obligation (Limited Tax) Sewer Bonds (Additionally Secured By Pledged Revenues), Series 2025A in the Maximum Aggregate Principal Amount of \$69,599,200 and Series 2025B in the Maximum Aggregate Principal Amount of \$400,800 (Principal Forgiveness) for the Purpose of Financing the American Flat Advanced Purified Water Facility (APWF) Sewerage Project for the City; Providing the form, terms and conditions of the bonds and other details in connection therewith; and providing other matters relating thereto.

**Summary:**

The American Flat Advanced Purified Water Facility (APWF) will provide the effluent disposal solution for the Reno-Stead Water Reclamation Facility's (RSWRF) 4MGD expansion. The RSWRF 4MGD expansion and associated APWF project will serve continued development in the North Valleys. In order to complete the necessary expansion, the City proposes to issue the City of Reno, Nevada, General Obligation (Limited Tax) Sewer Bond (Additionally Secured By Pledged Revenues), Series 2025A in the Maximum Aggregate Principal Amount

of \$69,599,200 and Series 2025B in the Maximum Aggregate Principal Amount of \$400,800 (Principal Forgiveness) (collectively, the "Bonds") to finance the project. This is a request to adopt an ordinance authorizing the issuance by the City of Reno, Nevada of its General Obligation (Limited Tax) Sewer Bond (Additionally Secured by Pledged Revenues), Series 2025A and Series 2025B (Principal Forgiveness), 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. Staff recommends Council refer Bill No. \_\_\_\_ for a second reading and adoption.

- E.2 Ordinance Introduction - Bill No. \_\_\_\_ (For Possible Action): Ordinance to amend Reno Municipal Code Title 14 "Building and construction," Chapter 14.04 "Building and Housing Codes," Section 14.04.001. "Purpose," Section 14.04.007. "Interpretation," Section 14.04.010 "International Existing Building Code," Section 14.04.050 "International Building Code," Section 14.04.100 "International Residential Code," Section 14.04.105 "International Mechanical Code," Section 14.04.110 "International Fuel Gas Code," Section 14.04.115 "Uniform Mechanical Code," Section 14.04.120 "Uniform Plumbing Code," Section 14.04.120.010 Subsection (D) "Apprentice Plumbing Certificate," Section 14.04.125 "National Electric Code," and to adopt the amended versions of the following: 2024 International Existing Building Code, 2024 International Building Code, 2024 International Residential Code, 2024 International Mechanical Code, 2024 International Fuel Gas Code, 2024 Uniform Plumbing Code, 2023 National Electric Code, Section 14.04.125.005 Subsection (C) "Certificates required under the National Electric Code," Section 14.04.125.005 Subsection (E) "Certificates Required under the National Electric Code," Section 14.04.125.010 Subsection (D) "Apprentice Electrical Certificate," Section 14.04.130 "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.

**Summary:**

This is a request to approve amendments to Reno Municipal Code, Title 14 Buildings and Construction, Chapter 14.04 Building and Housing Code, in addition to the adoption of the following codes: 2024 International Existing Building Code, 2024, International Building Code, 2024 International Residential Code, 2024 International Mechanical Code, 2024 International Fuel Gas Code, 2024 Uniform Mechanical Code, 2024 Uniform Plumbing Code, the 2023 National Electric Code, and the 2024 International Energy Conservation Code; and amendments to those codes with the adoption of the 2024 Northern Nevada

Amendments, published by the Northern Nevada Chapter of the International Code Council.

## **F Ordinances - Adoption**

## **G City Clerk**

- G.1 Staff Report (For Possible Action): Discussion and potential appointment of up to one individual to the Civil Service Commission from the following pool of applicants, listed in alphabetical order: Brian Erbis, Randy Flocchini, and KaPreace Young.

**Summary:**

There is currently one vacancy on the Civil Service Commission. Staff has received applications from Brian Erbis, Randy Flocchini, and KaPreace Young. The term of appointment for the vacancy is for a partial term for the period from June 1, 2025, through July 10, 2028.

- G.2 Staff Report (For Possible Action): Discussion and potential appointment of up to one individual to the Financial Advisory Board from the following pool of applicants, listed in alphabetical order: Jodi Bennett.

**Summary:**

There is currently one (1) vacancy on the Financial Advisory Board (FAB). Staff has received an application from Jodi Bennett. The FAB met on March 12, 2025, and recommended the appointment of Jodi Bennett. The term of appointment will be from May 1, 2025, through April 30, 2030.

- G.3 Staff Report (For Possible Action): Discussion and potential appointment of up to one individual to the Truckee Meadows Regional Planning Commission and/or two alternates from the following Reno City Planning Commission members, listed in alphabetical order: Manny Becerra, Christina Del Villar, David Giacomini, Silvia Villanueva, and Jacob Williams.

**Summary:**

There is currently one (1) vacancy on the Truckee Meadows Regional Planning Commission (TMRPC) for a member of the Reno City Planning Commission, resulting from the resignation of Harris Armstrong. There are two (2) vacancies for alternate members.

Reno City Planning Commissioners to be considered for appointment are listed in alphabetical order: Manny Becerra, Christina Del Villar, David Giacomini, Silvia Villanueva, and Jacob Williams. At a meeting held February 5, 2025, the Reno City Planning Commission recommended Christina Del Villar for appointment to the TMRPC. One appointee will serve the remainder of Mr. Armstrong's term, which will expire on September 30, 2026. If alternates are appointed, their TMRPC terms will coincide with their terms on the Reno City Planning Commission.

## **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) – 21 May 2025

## B 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.)

- B.1 Resolution No's. \_\_\_\_\_ and \_\_\_\_\_ (For Possible Action): Public Hearing regarding the Redevelopment Agency #1 and Redevelopment Agency #2 tentative budgets, and approval of resolutions adopting the final budgets for the Redevelopment Agency #1 and Redevelopment Agency #2 of the City of Reno, Nevada, for fiscal year (FY) 25/26.

### **Summary:**

Nevada law requires local governments to hold a public hearing on the tentative budget no sooner than the third Monday in May and no later than the last day in May. See Nevada Revised Statute (NRS) 354.596. Final adoption of the budget needs to occur before June 1, 2025, when the budget is due to the Nevada State Department of Taxation. Staff recommends holding the public hearing as required by state law and the Board's approval of a resolution adopting the fiscal year (FY) 25/26 final budgets for the Redevelopment Agency (RDA) #1 and RDA #2 of the City of Reno, Nevada.

## 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)**