



C I T Y O F
RENO
Memorandum

DATE: April 25, 2025


TO: Mayor and City Council

THROUGH: Jackie Bryant, City Manager

FROM: Tyler Shaw, Agenda Manager

DEPT: City Manager's Office

SUBJECT: May 7, 2025 - DRAFT Reno City Council and Redevelopment Agency Board Meeting Agendas



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 7, 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/.

Reno 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) – 7 May 2025

A.5 Approval of the Minutes

A.5.1 Reno City Council – Regular – April 9 2025 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. 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 - On-Premises Alcohol, Cabaret (Change of Ownership) - The Jesse, Caner Badur, Jeff Zadeh, 306 East 4th Street. [Ward 1]

Summary:

This is an application (R165119Q-APP-2025) for a change of ownership by The Jesse for onpremises alcohol and cabaret activity. The business is located at 306 East 4th Street in Ward 1 (Exhibit A) and the zoning designation is Mixed-Use Downtown Entertainment District (MDED). Planning comments note that a hotel, restaurant, and bar are allowed uses and may operate 24 hours a day. 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.2 Staff Report (For Possible Action): Approval of Privileged Business License - Dining Room Wine and Beer (New) - King Sushi, Christian Piceno, Isaac Lopez, 180 East 1st Street. [Ward 1]

Summary:

This is an application (R164359Q-APP-2024) by King Sushi for dining room wine and beer. The business is located at 180 East 1st Street in Ward 1 (Exhibit A) and the zoning designation is Mixed-Use Downtown Riverwalk District (MD-RD). Planning comments note that a restaurant with alcohol service is an allowed use in this zone and the business is allowed to operate 24 hours a day. Staff recommends that Council approve the privileged business license application.

B.3 Staff Report (For Possible Action): Approval of Privileged Business License - Dining Room Alcohol (Change of Ownership) - Sierra St Kitchen & Cocktails, Colby Johnson, Megan Holland, 50 North Sierra Street, Unit 103. [Ward 1]

Summary:

This is an application (R165029Q-APP-2025) for a change of ownership by Sierra St Kitchen & Cocktails for dining room alcohol. The business is located at 50 North Sierra Street, Unit 103 in Ward 1 (Exhibit A) and the zoning designation is Mixed-Use Downtown Riverwalk District (MD-RD). Planning comments note

that a restaurant with alcohol service is an allowed use in this zone and allowed to operate 24 hours a day. 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, Package Wine and Beer (Change of Ownership) - Skyline Kitchen & Vine, Colby Johnson, Megan Holland, 2995 Skyline Boulevard Unit 101. [Ward 2]

Summary:

This is an application (R165032Q-APP-2025) for a change of ownership by Skyline Kitchen & Vine for dining room alcohol, cabaret, and package wine and beer. The business is located at 2995 Skyline Boulevard, Unit 101 in Ward 2 (Exhibit A) and the zoning designation is Neighborhood Commercial (NC). Planning comments note that an existing restaurant with alcohol service and accessory package sales 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): Approval of Privileged Business License - Dining Room Alcohol, Cabaret (New) - Inclined Burgers and Brews, Mark Beck, Mitchell Penning, 760 South Virginia Street. [Ward 3]

Summary:

This is an application (R165155Q-APP-2025) by Inclined Burgers and Brews for dining room alcohol and cabaret activity. The business is located at 760 South Virginia Street in Ward 3 (Exhibit A) and the zoning designation is Mixed-Use Midtown Commercial (MU-MC). Planning comments note that a restaurant with alcohol service is an allowed use and may operate 24 hours a day. 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.6** Staff Report (For Possible Action): Approval of Privileged Business License - Dining Room Alcohol (Change of Description) - Los Chilaquiles Mexican Breakfast LLC, Miriam Perez Garcia, Humberto De Lazaro Maximillano, 3380 South McCarran Boulevard. [Ward 3]

Summary:

This is an application (R163777Q-AMD-2025a) by Los Chilaquiles Mexican Breakfast LLC to add dining room alcohol. The business is located at 3380 McCarran Boulevard in Ward 3 (Exhibit A) and the zoning designation is General Commercial (GC). 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.7** Staff Report (For Possible Action): Approval of Privileged Business License - Package Alcohol (Change of Description) - Smok'n Ray's Smoke Shop, Curtis Loper, 4036 Kietzke Lane. [Ward 3]

Summary:

This is an application (R146197Q-AMD-2025a) by Smok'n Ray's Smoke Shop to add package alcohol. The business is located at 4036 Kietzke Lane in Ward 3 (Exhibit A) and the zoning designation is Mixed-Use Urban (MU). Planning comments note that the proposed business operations are compliant with Title 18 standards and that accessory package alcohol is an allowed use with a general retail store which may operate 24 hours a day. Staff recommends that Council approve the privileged business license application.

- B.8** Staff Report (For Possible Action): Approval of Privileged Business License - Package Alcohol (Change of Description) - Smok'n Ray's Smoke Shop, Curtis Loper, 319 and 321 East Moana Lane. [Ward 3]

Summary:

This is an application (R143442Q-AMD-2025a) by Smok'n Ray's Smoke Shop to add package alcohol. The business is located at 319 and 321 East Moana Lane in Ward 3 (Exhibit A) and the zoning designation is General Commercial (GC). Planning comments note that the proposed business operations are compliant with Title 18 standards and that accessory package alcohol is an allowed use with a general retail store which may operate from 6:00 a.m. to 11:00 p.m. Staff recommends that Council approve the privileged business license application.

- B.9** Staff Report (For Possible Action): Approval of Privileged Business License - Secondhand Dealer (Change of Location) - Uncle Junkee, Jessica Schneider, 299 East Plumb Street Unit 175. [Ward 3]

Summary:

This is an application (R160955A-AMD-2025a) by Uncle Junkee, a secondhand dealer, to change locations. The business is moving from 101 North Virginia Steet to 299 East Plumb Lane Unit 175 in Ward 3 (Exhibit A) and the zoning designation is Mixed-Use Urban (MU). Planning comments note that general retail is an allowed use and may operate from 6:00 a.m. to 11:00 p.m. Staff recommends that Council approve the privileged business license application.

- B.10** Staff Report (For Possible Action): Approval of Privileged Business License - On-Premises Alcohol, Cabaret, Package Wine and Beer (Change of Ownership) - Mt Rose Wine Co, Amanda Flangas, Anthony LaytonMatthews 1 3987 South Virginia Street, Unit 712. [Ward 6]

Summary:

This is an application (R165187Q-APP-2025) for a change of ownership by Mt Rose Wine Co for on-premises alcohol, cabaret, and package wine and beer. The business is located at 13987 South Virginia Street, Unit 712 in Ward 6 (Exhibit A) and the zoning designation is Mixed-Use Suburban (MS). Planning comments note that a bar, lounge, tavern, and accessory packaged alcohol sales are allowed uses and allowed 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. Staff recommends that Council approve the privileged business license application.

- B.11** Staff Report (For Possible Action): Award of Contract to KP Construction, Inc. for the North Valleys Corp Yard Phase 1 project in the amount of \$3,465,000. (Street Fund and Sewer Fund) [Ward 4]

Summary:

In 2022, Council approved the purchase of property on North Virginia Street near Lemmon Drive for the North Valleys Corp Yard maintenance and operations satellite facility. This item is to award a construction contract for the North Valleys Corp Yard Phase 1 project. This project's scope of work primarily consists of site grading, utility improvements, fencing, landscaping, paving and structure erection for streets crews to store salt and sand along with brine to serve the north valleys neighborhoods during winter and for streets and sewer crews to have a wash rack and drying bays. This will help to provide timely streets and sewer crew response to north valleys neighborhoods, save fuel costs, help extend the life cycle of fleet vehicles and equipment, and provide an alternative operating location in the event of a natural disaster. Two bids were received and opened on April 11, 2025. KP Construction, Inc. submitted the best bid pursuant to the requirements established in Nevada Revised Statute Chapter 338. This project is included in the City's Capital Improvement Plan budget for fiscal year 25. The work for the North Valleys Corp Yard Phase 1 Project is scheduled to begin this summer and be completed by fall 2025. Full buildout of the North Valleys Corp Yard site will be constructed in phases over the next eight years and the total project cost is estimated to be between \$14 to \$16 million. Staff recommends Council award the contract to KP Construction, Inc. for the North Valleys Corp Yard Phase 1 project in an amount not to exceed \$3,465,000, which includes a contingency of \$320,000.

- B.12** Staff Report (For Possible Action): Award of Contract to Sierra Nevada Construction, Inc. for the Summit Ridge Drive Sewer Capacity Project in the amount of \$927,007. (Sewer Fund) [Ward 1]

Summary:

The Summit Ridge Drive Sewer Capacity Project will upsize undersized sanitary sewer along Summit Ridge Drive. This area was identified by Utility Services

staff as high priority areas due to capacity issues. This project will replace approximately 681 linear feet of 8-inch pipe to 12- inch pipe and install four new manholes. Two bids were received and opened on April 3, 2025. Sierra Nevada Construction, Inc. submitted the best bid pursuant to the requirements established in Nevada Revised Statute (NRS) Chapter 338 in the amount of \$927,007, which includes contingency. This project is included in the City's Capital Improvement Plan (CIP) budget for fiscal year (FY) 25. This work is scheduled to begin this Summer and be complete by fall 2025. Staff recommends Council award the contract to Sierra Nevada Construction, Inc.

- B.13** Staff Report (For Possible Action): Approval of Consultant Agreement for Professional Engineering Services with Lumos and Associates, Inc., for the Sadleir Way and Matley Lane Storm Drain Rehabilitation Projects in an amount not to exceed \$249,407. (Sewer Fund) [Ward 1, 3]

Summary:

Staff is seeking approval of an agreement with Lumos and Associates, Inc. for professional engineering design services and the preparation of construction documents for two separate storm drain improvement projects: Sadleir Way and Matley Lane. These areas experience frequent localized flooding due to the lack of storm drain infrastructure to convey stormwater runoff downstream, which impacts both residential properties and businesses. The design services will include hydrologic and hydraulic analysis, geotechnical and field investigations, surveying, and design work necessary to develop complete construction documents. Staff recommends that Council approve the agreement with Lumos and Associates, Inc. in an amount not to exceed \$249,407. (Sewer Fund)

- B.14** Staff Report (For Possible Action): Approval of Partial Release, Reconveyance and Amendment of Mortgage Agreement between the United States Department of Commerce, Economic Development Administration and the City of Reno in order to carve out right-of-way needed for roadway purposes as part of the Regional Transportation Commission Military Road Widening Project located at the Reno Stead Water Reclamation Facility (APN 086-154-14). [Ward 4]

Summary:

The Regional Transportation Commission (RTC) recently approached the City of Reno with a request to support the Military Road Improvement Project with City of Reno rights-of-way to accommodate the new roadway widening. Conveying property for City of Reno rights-of-way is a standard procedure. Before conveying a portion of the Reno Stead Water Reclamation Facility parcel (APN 086-154-14) to right-of-way, the City must address a covenant on the parcel that restricts its sale or transfer. In April 2020, the U.S. Economic Development Administration (EDA) awarded the City a \$5,000,000 grant to acquire and install effluent treatment and reuse infrastructure at the Reno Stead Water Reclamation Facility (RSWRF). To facilitate portions of the property being conveyed to right-

of-way, the City must amend the existing mortgage agreement. Staff recommends that Council approve the Partial Release, Reconveyance, and Amendment of the Mortgage Agreement between the United States Department of Commerce, Economic Development Administration (EDA), and the City of Reno for parcel number 086-154-14, and authorize the Mayor to sign the agreement. This is a no-cost agreement.

- B.15** Staff Report (For Possible Action): Acceptance of a calendar year (CY) 2025 Violence Against Women Act (VAWA) Services-Training-Officers-Prosecutors (STOP) Grant 2025-VAWA-27 from the Nevada Office of the Attorney General to provide services to victims of domestic violence in the amount in the amount of \$131,623.

Summary:

This item is for the acceptance of the calendar year (CY) 2025 Violence Against Women Act (VAWA) Services-Training-Officers-Prosecutors (STOP) Grant (2025-VAWA-27) from the Nevada Office of the Attorney General to provide services to victims of domestic violence.

- B.16** Resolution No. _____ (For Possible Action): Resolution donating Council Discretionary Funds to Bee City USA, AKA Biggest Little Bee City, an affiliate within the Xerces Society Bee City USA and Bee Campus USA network of organizations to support their programs that promote pollinator friendly cities in the amount of \$1,000. (General Fund) [Duerr]

Summary:

Councilmember Duerr would like to allocate \$1,000 from Council Discretionary Funds assigned for fiscal year (FY) 24/25 to Bee City USA, AKA Biggest Little Bee City, an affiliate within the Xerces Society Bee City USA and Bee Campus USA network of organizations. 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 Artown in support of the Nahuales (Spirit Animals), Fantastical Animals from Oaxaca Project in the amount of \$4,000. (General Fund) [Martinez]

Summary:

Councilmember Martinez would like to allocate \$4,000 from Council Discretionary Funds assigned for fiscal year (FY) 24/25 to Artown. 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.18** Resolution No. _____ (For Possible Action): Resolution donating Council Discretionary Funds to The Eddy House to support their mission to work with homeless and at-risk youth to develop life and job skills that lead to sustainable independence in the amount of \$1,000. (General Fund) [Reese]

Summary:

Councilmember Reese would like to allocate \$1,000 from Council Discretionary Funds assigned for fiscal year (FY) 24/25 to The Eddy House. 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.19** Resolution No. _____ (For Possible Action): Resolution donating Council Discretionary Funds to the India Association of Northern Nevada (IANN) to support their mission to develop and promote Indian culture in the Northern Nevada region in the amount of \$1,000. (General Fund) [Reese]

Summary:

Councilmember Reese would like to allocate \$1,000 from Council Discretionary Funds assigned for fiscal year (FY) 24/25 to Indian Association of Northern Nevada (IANN) 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.20** Resolution No. _____ (For Possible Action): Resolution donating Council Discretionary Funds to McQueen High School in support of the Speech and Debate Team in the amount of \$1,000. (General Fund) [Reese]

Summary:

Councilmember Reese would like to allocate \$1,000 from Council Discretionary Funds assigned for fiscal year (FY) 24/25 to McQueen High School in support of the Speech and Debate Team. 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.21** Resolution No. _____ (For Possible Action): Resolution donating Council Discretionary Funds to My Hometown Heroes in support of their mission to help bridge the gap between cancer and college, one scholarship at a time in the amount of \$1,200. (General Fund) [Reese]

Summary:

Councilmember Reese would like to allocate \$1,200 from Council Discretionary Funds assigned for fiscal year (FY) 24/25 to My Hometown Heroes. 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.22** Resolution No. _____ (For Possible Action): Resolution donating Council Discretionary Funds to Sons and Daughters of Erin (SADOE) to support

their mission to revive, foster, and promote Irish cultural events, interests, and sentiments in the amount of \$2,000. (General Fund) [Reese]

Summary:

Councilmember Reese would like to allocate \$2,000 from Council Discretionary Funds assigned for fiscal year (FY) 24/25 to Sons and Daughters of Erin. 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.23** Resolution No. _____ (For Possible Action): Resolution donating Council Discretionary Funds to the University of Nevada, Reno Dean's Future Scholars to support their academic outreach program that provides educational opportunities and support for low-income, first-generation college students from Councilmember Reese (\$1,500) and Councilmember Martinez (\$1,000) in the total amount of \$2,500. (General Fund) [Reese] [Martinez]

Summary:

Councilmember Reese (\$1,500) and Councilmember Martinez (\$1,000) would like to allocate \$2,500 from Council Discretionary Funds assigned for fiscal year (FY) 24/25 to the Dean's Future Scholars. 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** Joint presentation by the Truckee Meadows Fire Protection District, Reno Fire Department, and Sparks Fire Department on current and future regional fire collaboration efforts. (For Discussion Only) [City Manager's Office]

Summary:

At the February 6, 2025 special concurrent meeting of all four regional governing bodies, elected officials directed staff to work together on enhanced regional fire service collaboration. The joint directive emphasized the goals of improved coordination, efficiency, and transparency, while exploring the full continuum of regional fire options including greater use of automatic aid and other forms of shared service delivery.

In response, an interagency working group was formed, composed of executive fire staff and city and county leadership. Since its inception, this group has met regularly to assess current conditions, identify opportunities, and chart a practical course forward. A detailed overview of progress to date will be presented, along with a joint update from the three fire departments highlighting key operational, legislative, and policy-related efforts.

- C.2** Staff Report (For Possible Action): Presentation, discussion and potential acceptance of the update report for Hexagon Unified Computer Aided

Dispatch and Records Management Suite software replacement project as of May 2025.

Summary:

The Councils for the City of Reno and the City of Sparks and the Washoe County Board of Commissioners have directed staff to design a regional 911 call process that serves the community by prioritizing the user experience and the deployment of resources through a reduction in duplicated processes, improved use of technology and resources, and simplified governance. Staff immediately identified disparate technologies that were in use within the local public safety agencies that needed replacement and redesign. Through regional collaboration, staff have begun implementing a unified regional computer aided dispatch (CAD) and records management system (RMS). This update will provide a summary review of the work that has already been completed, major accomplishments, as well as provide a brief projected timeline through the conclusion of the project.

- C.3 Staff Report (For Possible Action): Presentation and discussion on the adoption of the 2024 Building Codes along with the Northern Nevada Amendments, including public outreach process, and next steps for an ordinance update to Title 14 of the Reno Municipal Code.

Summary:

Presentation and discussion on the adoption of the 2024 International Code Council (ICC) Building Codes along with the Northern Nevada International Code Council (NNICC) regional code amendment package. These codes and amendments have been vetted by the development community through an in-depth process including industry partners and neighboring government jurisdictions in Northern Nevada. The purpose of this presentation is to explain the code adoption process, highlight significant changes, and answer City Council questions.

- C.4 Staff Report (For Possible Action): Presentation, discussion, and possible acceptance of the Employee Benefits Review external audit report.

Summary:

The City of Reno engaged vendor BerryDunn to perform an independent analysis of its benefits management processes to evaluate compliance with laws, regulations, and internal policies, as well as to assess the efficiency and effectiveness of its benefits administration. This review focused on the following employee benefits: RPSAE-S Article 21(r), Quasi-governmental agency employee benefits, Employee benefits elections, Family Medical Leave Act (FMLA), Retiree premium deductions, Payoffs for retirees, and Deferred compensation.

This review identified several key observations that highlight opportunities for improvement in the employee benefits processes, with ten observations within four category types: 1. Lack of Documented Processes - The City does not have

formal, documented procedures for administering employee benefits (4) 2. Deferred Compensation Changes - Changes to deferred compensation are not consistently updated in employee files (2) 3. Quasi-Governmental Agency Elections - Employees from quasi-governmental agencies are not routinely required to submit forms to document their benefit selections (2) 4. Communication Gaps in Retiree Payoffs - While payroll adjustments for ending leave balances are made before retiree payments are issued, these changes are not communicated back to the benefits team (2).

C.5 Staff Report (For Possible Action): Presentation, discussion, and possible acceptance of the 23-02 Civil Service Audit Second Follow-up.

Summary:

The purpose of the audit was to determine if the administration of the Civil Service program is operating consistently, efficiently, equitably, and in accordance with documented policies, procedures, and laws. Seven findings resulted from the audit. A finding is noted when audit testing identifies an area of noncompliance with documented policies or best practices. Simply put, findings identify areas of risk. After the second follow-up, there are four findings that are still outstanding and additional audit follow-up is scheduled in six months.

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. LDC25-00037 (Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment): A request has been made for: 1) a Master Plan amendment from Parks, Greenways, and Open Space (PGOS) to Single-Family Neighborhood (SF); and, 2) an amendment to the Rancharrah Planned Unit Development (PUD) Handbook to: a) change a ±7.2 acre portion of the land use plan from Equestrian Center to Single-Family in order to create Village 8; b) reduce the total number of units from 722 to 469 units; c) modify the objectives of the PUD by removing all references to “equestrian” and “riding facilities”; and d) update the Flexibility section to reflect current RMC processes and other miscellaneous updates to reflect current RMC references. The ±6.0 acre Master Plan Amendment site is located west of the intersection of Falabella Way and Silver Charm Way, east of Bartley Ranch Regional Park. The ±140 acre PUD is generally located on the northwest corner of Kietzke Lane and Del Monte Lane. The PUD has Master Plan land use designations of PGOS, Single-Family Neighborhood (SF), Large-Lot Neighborhood (LL), and Suburban Mixed-Use (SMU). [Ward 2]

Summary:

This is a request to change the Master Plan land use designation of the ±6.0 acres Equestrian Center parcel from Parks, Greenways, and Open Space (PGOS) to Single-Family Neighborhood (SF) and amend the Rancharrah Planned Unit Development (PUD) Handbook. Updates to the handbook include eliminating the Equestrian Center and replacing it with Village 8, increasing the number of

allowed units on the Equestrian Center/Village 8 site from 7 to 29 units, reducing the total number of units in Rancharrah from 722 to 469, modifying the objectives of the PUD by removing all references to equestrian uses, and updates to the Flexibility section to align with current Reno Municipal Code (RMC) processes. Key issues related to the request are: 1) compatibility of the proposed amendments with surrounding land uses; 2) conformance with current code and the PUD Handbook; and 3) public benefit. The proposed SF Master Plan, and revisions to the associated design standards are appropriate and compatible with the surrounding land uses and zoning. The Planning Commission recommends approval of the Master Plan amendment and the PUD amendment.

- D.2** Resolution No. _____ (For Possible Action): Case No. LDC25-00037 (Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment) Resolution to adopt an amendment to the land use plan of the City of Reno Master Plan from ±6.0 acres of Parks, Greenways, and Open Space (PGOS) to Single-Family Neighborhood (SF), located west of the intersection of Falabella Way and Silver Charm Way, east of Bartley Ranch Regional Park. The adoption is contingent on the conformance review by the Truckee Meadows Regional Planning Commission [Ward 2]

Summary:

The ±6.0 acre subject site is located west of the intersection of Falabella Way and Silver Charm Way, east of Bartley Ranch Regional Park. This is a request for a Master Plan amendment from Parks, Greenways, and Open Space (PGOS) to Single-Family Neighborhood (SF). The proposed amendment will bring the Master Plan land use designation into conformance with the singlefamily residential uses permitted on the site for over 30 years. The key issue related to this request is conformance with the Master Plan. The Planning Commission recommends approval of this request.

- D.3** Ordinance Introduction - Bill No. _____ (For Possible Action): Case No. LDC25-00037 (Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled "Zoning", to change the text in the Rancharrah Planned Unit Development (PUD) design standards handbook to: a) change a ±7.2 acre portion of the land use plan from Equestrian Center to Single-Family in order to create Village 8; b) reduce the total number of units from 722 to 469 units; c) modify the objectives of the PUD by removing all references to "equestrian" and "riding facilities"; and d) update the Flexibility section to reflect current RMC processes and other miscellaneous updates to reflect current RMC references together with matters with pertain to or are connected therewith [Ward 2]

Summary:

The ±140 acre PUD is generally located on the northwest corner of Kietzke Lane and Del Monte Lane. This is a request for an amendment to the Rancharrah

Planned Unit Development (PUD) design standards handbook to: a) change a ±7.2 acre portion of the land use plan from Equestrian Center to Single-Family in order to create Village 8; b) reduce the total number of units from 722 to 469 units; c) modify the objectives of the PUD by removing all references to “equestrian” and “riding facilities”; and d) update the Flexibility section to reflect current RMC processes and other miscellaneous updates to reflect current RMC references. Key issues related to the request are: 1) compatibility of the proposed amendments with surrounding land uses; 2) conformance with current code and the PUD Handbook; and 3) public benefit. The proposed amendments to the handbook are appropriate and compatible with the surrounding land uses and zoning. The Planning Commission recommends approval of this request.

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. 7297 (For Possible Action): Case No. LDC25-00038 (Arlington Office MPA and ZMA) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±0.31 acre parcel located on the east side of South Arlington Avenue ±260 feet north of its intersection with West Plumb Lane within the Plumas Neighborhood Residential Core Planning Area Overlay (PL), from SingleFamily Residential - 5 units per acre (SF-5) to Professional Office (PO); together with matters which pertain to or are necessarily connected therewith. [Ward 2]

Summary:

The applicant is requesting a rezoning from Single-Family Residential - 5 units per acre (SF-5) to Professional Office (PO) on a ±0.31 acre parcel located on the east side of South Arlington Avenue, ±260 feet north of its intersection with West Plumb Lane within the Plumas Neighborhood Residential Core Planning Area Overlay (PL). Staff and the Planning Commission recommend approval of the application.

F.2 Ordinance Adoption - Bill No. 7298 (For Possible Action): Case No. LDC25-00043 (Earl Wooster and Corbett Zone Change) - Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±43.13 acre site located at the northeast corner of East Plumb Lane and Harvard Way and another portion north of Villanova Drive, ±132 feet east of its intersection with Harvard Way, from Single-Family Residential – 8 units per acre (SF-8) to Public Facility (PF); together with matters which pertain to or are necessarily connected therewith. [Ward 3]

Summary:

This is an ordinance adoption for a requested zoning map amendment that was referred by Council for second reading on April 23, 2025. The ±43.13-acre site is composed of two parcels each located on either side of Villanova Drive (1901 Villanova Drive and 1331 East Plumb Lane). This is a request for a zone change from Single-Family Residential - 8 units per acre (SF8) to Public Facility (PF). The PF zone is a conforming district within the Public/Quasi-Public (PQP) Master Plan land use designation. Key issues include: 1) compatibility of the proposed zoning with surrounding zoning and land uses, 2) development standards, and 3) conformance with the Master Plan. Staff recommends adoption of the attached ordinance.

G City Clerk

- G.1** 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.2** Staff Report (For Possible Action): Discussion and potential appointment of up to two individuals to the Recreation and Parks Commission (RPC) from the following pool of applicants, listed in alphabetical order: Elsie Domingsil and Kathleen Schneider.

Summary:

There are currently two (2) vacancies on the Recreation and Parks Commission (RPC). Staff has received applications from Elsie Domingsil and Kathleen Schneider. The term of appointment is for the period from May 1, 2025, through April 30, 2028.

- G.3** Staff Report (For Possible Action): Discussion and potential appointment of one individual to the Special Events Sponsorship Committee as a representative of the Financial Advisory Board (FAB) from the following pool of applicants, listed in alphabetical order: Kelly Bland, Bryan Carano, James Christman, Charlene Hart, Jillian Keller, Daren McDonald, Ric Rosario, Judith Rought, Joseph Schmitt, and Brian Wadsworth.

Summary:

There is currently one vacancy for a representative of the Financial Advisory Board (FAB) to serve on the Special Events Sponsorship Committee. FAB members to be considered for appointment are listed in alphabetical order: Kelly

Bland, Bryan Carano, James Christman, Charlene Hart, Jillian Keller, Daren McDonald, Ric Rosario, Judith Rought, Joseph Schmitt, and Brian Wadsworth. At a meeting held on April 10, 2025, the FAB recommended Ric Rosario for appointment to the Special Events Sponsorship Committee. The term of appointment is from May 1, 2025, through November 30, 2025.

- G.4** 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

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) – 23 April 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 Staff Report (For Possible Action): Presentation on the Grand Sierra Resort Arena Project's request for Tax Increment Financing, including a summary of the financial gap analysis, potential approval of deal terms, and potential delegation of authorization to execute the final participation agreement to the Executive Director of the Redevelopment Agency.

Summary:

The Meruelo Group has submitted a Catalyst Project application for Tax Increment Financing (TIF) to support their proposed \$1 billion arena development project at the Grand Sierra Resort (GSR). The project plan includes a 10,000-seat arena, satellite ice rink, parking garage, 800 new hotel rooms, and 300 affordable housing units on the 140-acre site (APN 012-211-28).

Redevelopment Agency staff, in collaboration with its consultant Hunden Partners, have justified the "But For" Test and completed a financial gap analysis to evaluate the viability of the project and the necessity of public participation through TIF assistance. The findings support the economic feasibility of the project with TIF assistance and outline the key terms for a publicprivate partnership as outlined in the Term Sheet. Staff is recommending the Redevelopment Agency Board approve the associated Term Sheet and authorize the Executive Director of the Redevelopment Agency to execute the final Participation Agreement, which will be drafted based on these terms.

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. (NonAction Item)

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

D.1 Public Comment

E **Adjournment (For Possible Action)**