



C I T Y O F
RENO
Memorandum

DATE: August 1, 2025
TO: Mayor and City Council
THROUGH: Jackie Bryant, City Manager
FROM: Tyler Shaw, Agenda Manager
DEPT: City Manager's Office
SUBJECT: 08/13/2025 City Council Meeting Draft Agenda Memo

This memo is intended to provide an overview of the anticipated agenda for the City Council Meeting on Wednesday, August 13, 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) – 13 August 2025

A.5 Approval of the Minutes

A.5.1 Reno City Council - Regular - July 23, 2025 at 10:00 AM (For Possible Action)

B Consent Agenda (All consent items may be approved together with a single motion, be taken out of order, and/or be heard and discussed individually. Any items pulled from the consent agenda will be heard at the discretion of the presiding officer.)

B.1 Staff Report (For Possible Action): Approval of Privileged Business License – On-Premises Alcohol, Cabaret (New) - Club 57, Dominique Romero, Ingrid Garcia, 434 North Virginia Street. [Ward 1]

Summary:

This is an application (R165943Q-APP-2025) by Club 57 for on-premises alcohol and cabaret activity. The business is located at 434 North Virginia Street in Ward 1 (Exhibit A) and the zoning designation is Mixed-Use Downtown Entertainment District (MD-ED). Planning comments note that a bar is an allowed use and 24-hour operation is permitted. 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.2 Staff Report (For Possible Action): Approval of Privileged Business License - Alcohol Catering (New) - Midnight Nami, Zachary Edwards, 1 South Lake Street. [Ward 1]

Summary:

This is an application (R165904Q-APP-2025) by Midnight Nami for an alcohol catering license. The commercial kitchen/servicing area for this business is located at 1 South Lake Street in Ward 1 (Exhibit A) and the zoning designation is Mixed-Use Downtown Riverwalk District (MD-RD). The Planning Division has recommended approval. Staff recommends that Council approve the privileged business license application

- B.3 Staff Report (For Possible Action): Approval of Privileged Business License – Dining Room Wine and Beer (New) – Perenn at the Museum, Aubrey O'Laskey, Tyler O'Laskey, 160 West Liberty Street. [Ward 1]

Summary:

This is an application (R165914Q-APP-2025) by Perenn at the Museum for dining room wine and beer. The business is located at 160 West Liberty 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 and may 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 (New) - Barrel & Bine, Kenneth Hotchkiss, 7530 Longley Lane, Unit 106. [Ward 6]

Summary:

This is an application (R165957Q-APP-2025) by Barrel & Bine for dining room alcohol and cabaret activity. The business is located at 7530 Longley Lane, Unit 106 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 may 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 Sierra Nevada Construction, Inc. for the 2025 Corrective Maintenance Project in an amount not to exceed \$744,007. (Street Fund) [Ward 1, 3, 5]

Summary:

The 2025 Corrective Maintenance Project is part of the City's Neighborhood Street Program, which aims to extend pavement life and improve safety. This year's project will address surface deterioration on about 0.7 miles of roadway in Northwest, Northeast, and Southwest Reno through asphalt overlays, which can extend roadway life by 10 to 15 years.

Three bids were received on July 21, 2025. Sierra Nevada Construction, Inc. submitted the lowest responsive and responsible bid in accordance with NRS Chapter 338. The project is funded in the FY25/26 Capital Improvement Plan, with construction scheduled from late summer to fall 2025. Staff recommends

awarding the contract to Sierra Nevada Construction, Inc. for an amount not to exceed \$744,007, including contingency.

- B.6 Staff Report (For Possible Action): Award of Contract to Titan Electrical Contracting, Inc. for the 2025 City-Wide School Zone Beacon Project in the amount of \$1,889,600. (Congressional Allocation of Community Project Funding, Street Fund, Grant Funds) [All Wards]

Summary:

This project is aimed at improving safety in school zones. Flashing school zone beacons provide a highly visible alert to drivers during school arrival and dismissal times. Replacing static signs with flashing beacons increases driver awareness and encourages compliance with posted school zone speed limits. These safety improvements are expected to create safer conditions for students and families walking or biking to school.

The 2025 City-Wide School Zone Beacons Project will remove existing static school zone signs, and install 114 new flashing school zone beacons. Staff received and opened three bids on July 15, 2025. Titan Electrical Contracting, Inc. submitted the best bid pursuant to NRS Chapter 338. The contract amount of \$1,889,600 will be funded through 2024 Community Project Funding (CPF) via the Community Development Fund (designated by Senator Catherine Cortez Masto, Senator Jacky Rosen, and Congressman Mark Amodei), Community Development Block Grant (CDBG) funds, and Street Funds.

This project is included in the FY25 Capital Improvement Plan (CIP). Construction is scheduled to begin this summer and finish by fall 2025. Staff recommends awarding the contract to Titan Electrical Contracting, Inc. in an amount not to exceed \$1,889,600, which includes a contingency.

- B.7 Staff Report (For Possible Action): Award of Contract to FW Carson Co. for the 2025 Sewer Maintenance, Repairs, & On-Call Services Project in an amount not to exceed \$959,006. (Sewer Fund) [All Wards]

Summary:

The 2025 Sewer Maintenance, Repairs, & On-Call Services will repair approximately 170 linear-feet of sanitary sewer pipe and install five new sewer manholes. The locations for this project include W. 7th Street between Keystone Avenue and Washington Street, Villa Way, Virginia Street near Gentry Way, and Putnam Drive. Also included in this contract are emergency on-call services, allowing the City to address critical infrastructure repairs and emergency situations in a fast, efficient, and economical manner.

Staff received and opened two bids on July 17, 2025. FW Carson Co. submitted the best bid pursuant to the requirements established in Nevada Revised Statute (NRS) Chapter 338 in the amount of \$959,006.00, which includes a contingency. This project is included in the City's Capital Improvement plan (CIP) budget for fiscal year (FY) 26. Staff recommends Council award the contract to FW Carson Co.

- B.8 Staff Report (For Possible Action): Award of Contract to Garden Shop Nursery Landscape Division, Inc. for the Wilkinson Park Playground Replacement Project in the amount of \$433,018.80. (CDBG Fund, RCT District 4) [Ward 3]

Summary:

The playground at Wilkinson Park (1201 E. Taylor Street) is in poor condition and needs to be replaced. The project will remove the old equipment and install two new play structures, a swing set, and safety surfacing. Three bids were received on July 17, 2025, and Garden Shop Nursery Landscape Division, Inc. submitted the best bid pursuant to NRS Chapter 338.

This project is included in the FY25 Capital Improvement Plan, with funding allocated through a Community Development Block Grant (CDBG) and Residential Construction Tax (RCT) funds. Work is scheduled to begin this summer and be completed by fall 2025. Staff recommends awarding the contract to Garden Shop Nursery Landscape Division, Inc. in an amount not to exceed \$433,018.80, which includes a project contingency for unforeseen issues during construction.

- B.9 Staff Report (For Possible Action): Award of contract to Spanish Springs Construction, Inc. for the Barbara Bennett Park Basketball Rehabilitation project in an amount not to exceed \$193,275. (RCT District 5) [Ward 1]

Summary:

Barbara Bennett Park, located at 400 Island Avenue, has basketball court surfaces and an entrance pathway in deteriorated condition that reduce play quality and present maintenance concerns. The Barbara Bennett Park Basketball Rehabilitation Project will resurface the existing basketball courts and repair/replace the park entrance pathway.

Two bids were received and opened on July 17, 2025. Spanish Springs Construction, Inc. submitted the lowest responsive and responsible bid pursuant to NRS 338.143. This project is approved in the FY26 Capital Improvement Plan (CIP), and funding was allocated through Residential Construction Tax (RCT) District 5. Construction will begin upon award and is anticipated to be completed

by September 2025. Staff recommends Council award the contract to Spanish Springs Construction, Inc. in an amount not to exceed \$193,275, which includes a contingency for unforeseen issues during construction.

- B.10 Staff Report (For Possible Action): Approval of Interlocal Contract and Annual Operating Plan between the City of Reno, on behalf of the Reno Fire Department, and the Department of Conservation and Natural Resources, Nevada Division of Forestry for the Wildland Fire Protection Program (WFPP) for FY26 (\$11,013) and FY27 (\$11,013) Wildland Fire Management, in a total amount not to exceed \$22,026. (General Fund)

Summary:

The Fire Department relies on the support of regional, state, and federal partners to ensure timely access to wildfire suppression and post-fire restoration resources. The Wildland Fire Protection Program (WFPP) strengthens this collaboration by providing a comprehensive framework for resource sharing and cost recovery. Through the WFPP interlocal agreement, the City can efficiently access critical suppression resources, helping to minimize wildfire-related costs and damages. This approach aligns with the Council's strategic goals of financial sustainability, public safety, and well-maintained public infrastructure. The WFPP is funded through the Fire Department's operating budget in the City's General Fund and has consistently proven its value in supporting wildfire response and recovery efforts. Staff recommends that Council approve the interlocal contract and annual operating plan between the City of Reno, on behalf of the Reno Fire Department, and the Department of Conservation and Natural Resources, Nevada Division of Forestry for the Wildland Fire Protection Program (WFPP) in a total amount not to exceed \$22,026.00.

- B.11 Staff Report (For Possible Action): Approval of an Interlocal Agreement with City of Sparks for reimbursement of 31.37% of the cost of Professional Engineering Services associated with the Inspection and Condition Assessment of the Reno-Sparks Sanitary Sewer Interceptor for an amount not to exceed \$195,283.58. (Sewer Fund)

Summary:

The Cities of Reno (Reno) and Sparks (Sparks) jointly own the Reno-Sparks Sanitary Sewer Interceptor (RSI) and are responsible for its maintenance, repair and replacement. The RSI collects sewer flows from both cities and drains to the Truckee Meadows Water Reclamation Facility (TMWRF) where the sewage is discharged and treated. A consultant agreement for the inspection and condition assessment of the RSI was approved at Reno City Council on June 11, 2025 and the project cost reimbursement Interlocal Agreement (ILA) was approved by Sparks Council on July 14, 2025. Staff recommends Council approval of the reimbursement ILA for consultant services to perform inspection and condition

assessment of the Reno-Sparks Sanitary Sewer Interceptor with reimbursement from Sparks in an amount not to exceed \$195,283.58 (Sewer Fund).

- B.12 Staff Report (For Possible Action): Approval of three-year Consultant Agreement with Avenu Insights & Analytics for business license revenue reporting audits on a contingency fee of 45% on business license recoveries reduced to 25% if annual recoveries exceed \$800,000. (General Fund)

Summary:

Avenu Insights & Analytics (Avenu) has submitted a proposal to audit Business License fees for the City of Reno for a three-year period, beginning July 1, 2025, and ending June 30, 2028. The contract includes annual audits of business license compliance on a contingent basis. The proposed agreement is structured to ensure the City only pays a percentage of recovered funds for business license audits, with no upfront costs.

- B.13 Staff Report (For Possible Action): Approval of three-year Consultant Agreement with Avenu Insights & Analytics for franchise fee compliance auditing to cover electric & gas, cable TV, and sanitation franchise fees in an amount not to exceed \$157,625. (General Fund)

Summary:

Avenu Insights & Analytics (Avenu) has submitted a proposal to continue its franchise fee auditing services for the City of Reno for a three-year period, beginning July 1, 2025, and ending June 30, 2028. The contract includes annual audits of franchise fees for electric & gas, cable TV, and sanitation franchise fees. The proposed agreement is structured as a flat fee engagement for the City pay \$157,625 over three years.

- B.14 Staff Report (For Possible Action): Amendment #1 to Installment Purchase Agreement (Recovery Zone Economic Development Bond) dated as of July 26, 2010, with Banc of America Leasing & Capital, LLC; Providing Certain Details in Connection therewith; providing the Effective Date thereof.

Summary:

The City of Reno entered into an Installment Purchase Agreement (Recovery Zone Economic Development Bond) dated as of July 26, 2010 (the "Agreement"), with Banc of America Leasing & Capital, LLC (the "Lender") to finance certain energy efficiency improvements and related equipment (the "Financed Equipment"). The City has requested the release of the lien of the Agreement from the Lender on the portion of the Financed Equipment located at APN 007-313-27 335 Record Street, Reno, Nevada, APN 007-313-28 315 Record Street, Reno, Nevada, and APN 011-350-30 264 Keystone Avenue, Reno, Nevada and the Lender has agreed. The

Amendment No. 1 to the Agreement (the "Amendment") will release the lien of the Agreement on the portion of the Financed Equipment located at APN 007-313-27 335 Record Street, Reno, Nevada, APN 007-313-28 315 Record Street, Reno, Nevada, and APN 011-350-30 264 Keystone Avenue, Reno, Nevada.

This is a request to adopt Amendment No. 1 to Installment Purchase Agreement and authorizing the execution of the Amendment. Staff recommends Council approved this Amendment.

- B.15 Staff Report (For Possible Action): Approval of Amendment #1 to the non-exclusive easement agreement for the West Wingfield Park Pedestrian Bridge with the Nevada Division of State Lands, establishing an annual easement fee at \$280 for a duration of five years. (General Fund) [Ward 1]

Summary:

The Nevada Division of State Lands (NDSL) has requested an amendment to the City's existing West Wingfield Park Pedestrian Bridge non-exclusive easement agreement to: Establish an annual easement fee of \$280 for a new five-year term, with no change from the current rate. Update standard contract language related to late fees, attorney fees, venue, and recording fees.

Under Nevada law (NRS 322.050 and 322.060), NDSL has the authority to issue and reassess easements on state-owned land every five years. While the original 2007 agreement set the fee at \$250, a 2012 evaluation increased it to \$280. The most recent 2025 evaluation determined the fee would remain unchanged.

- B.16 Staff Report (For Possible Action): Approval of Amendment #1 to the non-exclusive easement agreement for Reno's ReTRAC Storm Water Outfall Structure at the Truckee River with the Nevada Division of State Lands, establishing annual easement fees of \$1,930 for a duration of 5 years. (Sewer Fund) [Ward 1]

Summary:

The Nevada Division of State Lands (NDSL) has requested an amendment to the City's existing ReTRAC stormwater outfall structure non-exclusive easement agreement, originally executed in 2004, to: Establish an annual easement fee of \$1,930 for a new five-year term, based on a recent fee evaluation. Update standard contract language related to late fees, attorney fees, venue, and recording fees.

Under Nevada law (NRS 322.050 and 322.060), NDSL has the authority to issue and reassess easements on state-owned land every five years. The original 2004

agreement set the annual fee at \$250. A 2012 evaluation increased the fee to \$322. The 2025 fee reassessment resulted in a new annual rate of \$1,930 for the upcoming term. The fee is based on the fair market value of the land.

This easement supports the ReTRAC stormwater discharge system, which outfalls to the Truckee River along the north bank near Wells Avenue. Staff recommends approval and the agreement is funded from the Sewer Fund.

- B.17 Staff Report (For Possible Action): Approval of Amendment #2 to the non-exclusive easement agreement for Wingfield Whitewater Park with the Nevada Division of State Lands, establishing an annual easement fee of \$750 for a duration of five years. (General Fund) [Ward 1]

Summary:

The Nevada Division of State Lands (NDSL) has requested an amendment to the City's existing Whitewater Parks non-exclusive easement agreement to: Establish an annual easement fee of \$750 for a new five-year term, with no change from the current rate. Update standard contract language related to late fees, attorney fees, venue, and recording fees.

Under Nevada law (NRS 322.050 and 322.060), NDSL has the authority to issue and reassess easements on state-owned land every five years. The City originally entered into the easement agreement in 2007 to allow for the construction, operation, and maintenance of a whitewater park within the Truckee River, used for kayaking, tubing, rafting, and similar activities. The initial easement fee was \$500, and a 2009 fee evaluation increased it to the current \$750. The most recent 2025 evaluation determined the fee would remain unchanged. This agreement supports the Wingfield Whitewater Park within the Truckee River. Staff recommends approval and the agreement is funded from the General Fund.

- B.18 Staff Report (For Possible Action): Approval of Amendment #1 to the non-exclusive easement agreement for the Lawton-Verdi Sanitary Sewer Interceptor Pipeline Truckee River Crossing with the Nevada Division of State Lands, establishing annual easement fees at \$1,180 for a duration of five years. (Sewer Fund) [Ward 5]

Summary:

The Nevada Division of State Lands (NDSL) has requested an amendment to the City's existing sanitary sewer interceptor pipeline non-exclusive easement agreement, originally executed in 2004, to: Establish an annual easement fee of \$1,180 for a new five-year term, based on a recent fee evaluation. Update standard contract language related to late fees, attorney fees, venue, and recording fees. Under Nevada law (NRS 322.050 and 322.060), NDSL has the authority to issue

and reassess easements on state-owned land every five years. The original 2007 agreement set the annual fee at \$250. A 2012 evaluation increased the fee to \$290, and a 2018 evaluation raised it to \$470. The 2025 reassessment established the new annual rate of \$1,180, based on the fair market value of the land. This easement supports the Lawton-Verdi Interceptor, which crosses under the Truckee River and serves sewer connections west of Reno along the Truckee River Corridor. Staff recommends approval and the agreement is funded from the Sewer Fund.

- B.19 Staff Report (For Possible Action): Approval to purchase two fire apparatus and associated equipment, from various vendors utilizing the State of Nevada joinder/cooperative purchasing agreements in accordance with Nevada Revised Statute (NRS) 332.195(1) (Joinder), and/or the City's Purchasing Policy, in an amount not to exceed \$1,400,000. (General Fund)

Summary:

As part of the FY26 budget, Council allocated funds to replace department front-line apparatus that have exceeded their useful life. Staff requests Council approval to purchase one engine and one fleet service truck, along with their associated outfitting equipment, in an amount not to exceed \$1,400,000. Staff will purchase the vehicles and equipment provided, as outlined in NRS 332.195 and the City's Purchasing Policy (Policy 303). Staff recommends Council approve the purchase of two fire apparatus as a part of the FY26 replacement plan and authorize the City Manager or designee to sign the purchase order(s).

- B.20 Staff Report (For Possible Action): Approval to purchase six pieces of light-duty equipment and associated outfitting from various vendors utilizing the State of Nevada Vehicle Contract, joinder/cooperative purchasing agreements in accordance with Nevada Revised Statute (NRS) 332.195(1) (Joinder), and/or the City's Purchasing Policy, in an amount not to exceed \$396,000. (General Fund)

Summary:

As part of the FY26 budget, Council allocated funds to replace department light-duty vehicles and equipment that have exceeded their useful life. Staff will purchase the vehicles and equipment provided within NRS 332.195 and the City's Purchasing Policy (Policy 303). The Fire Department's ongoing light-duty vehicle, equipment, and associated outfitting program meets two of the goals laid out in the City's Strategic Plan, Infrastructure and Public Safety. Staff recommends Council approve the FY26 City of Reno Fire Department's six light-duty vehicles and associated outfitting purchase authority in an amount not to exceed \$396,000.

- B.21 Staff Report (For Possible Action): Acceptance of a \$207,500 grant award from the Land and Water Conservation Fund (LWCF), administered by Nevada State

Parks, to support the resurfacing of the DiLoreto Pathway and replacement of the wooden deck along the Truckee River near Ivan Sack Park, with a \$207,500 match requirement to be paid from the Parks Capital Maintenance Account. (General Fund) [Ward 2]

Summary:

The City of Reno was awarded \$207,500 in grant funding from the Land and Water Conservation Fund (LWCF) to support the Crooked Mile/DiLoreto Pathway Improvement Project. The project will restore a .38-mile segment of the DiLoreto Pathway/Crooked Mile Pathway near Ivan Sack Park by resurfacing deteriorated asphalt, replacing an aging wooden deck, and installing a new water fountain and educational signage.

- B.22 Staff Report (For Possible Action): Approval of a Nonrevocable Agreement to Restrict Property (Deed Restriction) for Assessor Parcel Number 010-531-01, located near Idlewild Drive and Ivan Sack Park, in compliance with the Land and Water Conservation Fund (LWCF) grant requirements. [Ward 2]

Summary:

As part of the City of Reno's acceptance of a \$207,500 grant from the Land and Water Conservation Fund (LWCF) for the DiLoreto Pathway Improvement Project, the City is required to record a Nonrevocable Agreement to Restrict Property on parcel APN 010-531-01, the site of the funded improvements. This deed restriction ensures the parcel will remain dedicated to public outdoor recreation use in perpetuity.

- B.23 Staff Report (For Possible Action): Acceptance of a \$7,500 grant from Renown Regional Medical Center to support youth suicide prevention training through the statewide Project Stay initiative.

Summary:

The City of Reno Parks and Recreation Department has received a \$7,500 donation from Renown Regional Medical Center after 60 Parks and Recreation youth division staff successfully completed training regarding youth suicide prevention on June 9, 2025. The training is part of Project Stay, an initiative that aims to equip adults working with youth to recognize and respond to signs of mental health challenges, including suicide risk.

- B.24 Staff Report (For Possible Action): Acceptance of a \$7,500 Placemaking Grant from the National Association of Realtors for the creation of a new dog play area at Northwest Park in Reno. [Ward 5]

Summary:

The City of Reno Parks and Recreation Department has been awarded a \$7,500 grant from the National Association of Realtors (NAR) Placemaking Grant Program. This award will support the transformation of a former garden site at Northwest Park into a secure, off-leash dog play area to serve Northwest Reno residents

- B.25 Staff Report (For Possible Action): Acceptance of a \$1,500 donation from AngloGold Ashanti to support the City of Reno's urban tree initiative, ReLEAF Reno.

Summary:

Anglo Gold Ashanti offered to donate \$1,500 to the City of Reno's ReLEAF Reno initiative, which works to expand, maintain, and preserve the City's urban tree canopy. This donation reflects the company's commitment to environmental stewardship and will support tree planting, maintenance, and other efforts related to tree care and urban forestry.

- B.26 Resolution No. ____ (For Possible Action): Resolution to adopt the 2025 Washoe County Regional Multi-Hazard Mitigation Plan.

Summary:

The 2025 Washoe County Regional Multi-Hazard Plan (Plan) was previously adopted by Council on June 4, 2025 via Resolution 9390. Subsequent to its adoption, the Reno Fire Department was notified by Washoe County that the Plan was submitted to FEMA for approval but was returned requesting more flexible language in some criteria. The attached Resolution repeals and replaces Resolution 9390 adopted by Council on June 4, 2025 and comports with FEMA's request.

The entire plan, which includes the portions of the plan relating to the City of Sparks, the Reno-Sparks Indian Colony and the Pyramid Lake Paiute Tribe are available for viewing at the Reno City Clerk's Office at 1 East First Street, Second Floor, Reno, Nevada. This resolution aligns with the Council's goal of enhancing Public Safety. There is no fiscal impact associated with this resolution. Staff recommends Council adoption of the attached resolution adopting the Washoe County Multi-Hazard Mitigation Plan and authorize the Mayor to sign the Resolution

- B.27 Resolution No. ____ (For Possible Action): A Resolution of the City Council of the City of Reno, Nevada, to transfer to the Director of the Nevada Department of Business and Industry all of the City of Reno's Private Activity Bond Volume Cap for 2025 for allocation to Ulysses Development Group LLC (UDG) for the benefit of an affordable multifamily housing development project identified as The

Prospector Apartments (new construction of 136 affordable units at 315-335 Record Street) and providing other details in connection therewith. [Ward 1]

Summary:

Ulysses Development Group LLC (UDG) requests the transfer of the City of Reno's Private Activity Bond (PAB) Volume Cap allocation of \$18,180,045.25 to the State of Nevada Department of Business and Industry in support of The Prospector Apartments, a new 136-unit affordable housing development at 315-335 Record Street. The project will serve families at an average of 60% Area Median Income (AMI) and is a critical addition to the City's affordable housing stock. Approval of this allocation will enable UDG to leverage tax-exempt bond financing and 4% Low-Income Housing Tax Credits (LIHTC), making the project financially feasible and advancing the City's strategic goals for affordable housing and community revitalization. Subject to Council's resolution to make the transfer, the requested amount of Volume Cap will be transferred to the State of Nevada Department of Business and Industry for bond issuance. Staff recommends Council approval of the attached resolution which provides for the transfer of all the City of Reno's 2025 Private Activity Bond Volume Cap to the Director of Business and Industry for the benefit of the development of The Prospector Apartments in Reno.

C Department Items

- C.1 Presentation from the Reno-Sparks Convention and Visitors Authority (RSCVA) on 2024 tourism research findings (For Discussion Only) - Mike Larragueta, RSCVA President and CEO, Future Partners Staff. [Guest Presentation]

NO SUMMARY

- C.2 Staff Report (For Discussion Only): Presentation and discussion on consolidated taxes (C-Tax), including an overview of the tax structure and distribution methods. [City Manager's Office]

Summary:

This item offers an introduction to consolidated taxes (C-Tax), which is a significant local government revenue source and the largest contributor to the City's General Fund. The presentation will provide an overview of the tax structure and explain how the funds are distributed (how they make their way to the City). C-Tax is governed by Chapter 360 of the Nevada Revised Statutes and distributions are managed by the Nevada Department of Taxation. This item is not seeking any action from Council; rather, the presentation supports the City's

commitment to fiscal sustainability and transparency by providing information about the City's budget and revenue sources.

- C.3 Resolution No. ____ (For Possible Action): Resolution of the Reno City Council establishing general rules and standards for the city's advisory boards and commissions and reestablishing standing non-mandated boards previously codified in Reno Municipal Code or by Resolution; repealing any prior inconsistent provisions; and providing other matters properly related thereto. [City Manager's Office]

Summary:

The City of Reno's boards and commissions (B&C) system has become fragmented over time, with advisory bodies operating under inconsistent ordinances, outdated bylaws, and siloed administrative practices. Many lack clear expectations around membership, meeting frequency, or reporting requirements, making the system difficult to manage and limiting the effectiveness of public input in shaping Council decisions. In response, the City Council directed staff to initiate a comprehensive overhaul aimed at improving transparency, consistency, and accountability across the B&C program.

This reform effort is intended to restore clarity and reduce inefficiencies.

- C.4 Staff Report (For Possible Action): Presentation and discussion regarding the public feedback received on the proposed 8% sewer user rate increase for two consecutive years and changes to the sewer utility assistance program and direction to staff regarding the proposed ordinance on sewer user rates for potential adoption and modifications to the sewer utility assistance program.

Summary:

The City conducts a sewer rate sufficiency analysis every two years to ensure financial stability of the sewer fund. The latest analysis, conducted with DOWL, recommends an 8% sewer rate increase for FY26 and FY27 due to rising capital improvement and treatment costs. The results of the study were presented at the April 9, 2025 City Council Meeting and Council authorized staff to conduct a public outreach process related to the proposed sewer user rate increases. Staff has completed the outreach and compiled the feedback received. After reviewing the public feedback, staff has worked with DOWL to prepare different options regarding the sewer rate increase and consequences related to those various options. Staff is seeking direction from Council regarding what to include in an ordinance related to a sewer user rate increase.

- C.5 Staff Report (For Discussion Only): Presentation, discussion and potential acceptance of the update report for Hexagon Unified Computer Aided Dispatch

and Records Management Suite software replacement project as of July 2025.
[Dispatch]

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.

D Public Hearings - 10:00 AM

- D.1 Staff Report (For Possible Action): Case No. ABN25-00004 (Reno Housing Authority Alley Abandonment) Request for the abandonment of ±6,197 square feet of public right-of-way consisting of a 20-foot wide alley. The site is bound by Reno Avenue on the north and West Taylor Street on the south, ±265 feet east of South Arlington Avenue and ±250 feet west of Lander Street. The proposed abandonment area is bordered by Multi-Family – 30 units per acre (MF-30) and Multi-Family – 14 units per acre (MF-14) zoning with Master Plan land use designations of Multi-Family Neighborhood (MF) and Mixed Neighborhood (MX). [Ward 2]

Summary:

The request is for the abandonment of ±6,197 square feet of public right-of-way consisting of a 20-foot wide alley between Reno Avenue on the north and West Taylor Street on the south, ±265 feet east of South Arlington Avenue and ±250 feet west of Lander Street (**Exhibits A and B**). The proposed abandonment would facilitate a more usable project area in the future, as the applicant considers future housing opportunities for the properties on both sides of the alley. The subject area was offered through dedication, and utilities exist in the proposed area of abandonment. The public is not anticipated to be materially injured by the abandonment and City staff recommends approval.

E Ordinances - Introduction

- E.1 Ordinance Introduction Bill No. ____ (For Possible Action): An ordinance amending Title 2, Chapter 2.08, Article I, entitled “In General”, Section 2.08.010 to transfer the city ledgers listing all of the City’s boards and commissions authorized by the City Council from the City Clerk’s Office to the City Manager’s Office; and other matters properly relating thereto.

Summary:

The proposed ordinance(s) repeal sections of Reno Municipal Code (RMC) Chapter 2.08. This action is being brought forward alongside a companion resolution that establishes a new, centralized governance framework for non-mandated advisory boards and commissions. Together, these items represent a coordinated effort to modernize the City of Reno’s boards and commissions (B&C) structure, streamline administrative oversight under the City Manager’s Office, and standardize board practices across the organization.

The ordinance removes outdated and redundant code provisions that conflict with the resolution-based model, providing legal clarity and administrative consistency. It does not eliminate any boards. Instead, it eliminates an obsolete structure that is being replaced with a more flexible, transparent, and accountable system that is better aligned with current organizational needs and Council direction.

- E.2 Ordinance Introduction Bill No. ____ (For Possible Action): An ordinance repealing Title 2, Chapter 2.08, Article XII, entitled “Access Advisory Commission”, Sections 2.08.840 through 2.08.920 of the Reno Municipal Code; and other matters properly relating thereto.

Summary:

The proposed ordinance(s) repeal sections of Reno Municipal Code (RMC) Chapter 2.08. This action is being brought forward alongside a companion resolution that establishes a new, centralized governance framework for non-mandated advisory boards and commissions. Together, these items represent a coordinated effort to modernize the City of Reno’s boards and commissions (B&C) structure, streamline administrative oversight under the City Manager’s Office, and standardize board practices across the organization.

The ordinance removes outdated and redundant code provisions that conflict with the resolution-based model, providing legal clarity and administrative consistency. It does not eliminate boards. Instead, it eliminates an obsolete structure that is being replaced with a more flexible, transparent, and accountable system that is better aligned with current organizational needs and Council direction.

- E.3 Ordinance Introduction Bill No. ____ (For Possible Action): An ordinance repealing Title 2, Chapter 2.08, Article XI, entitled “City of Reno Arts and Culture

Commission”, Sections 2.08.760 through 2.08.830 of the Reno Municipal Code; and other matters properly relating thereto.

Summary:

The proposed ordinance(s) repeal sections of Reno Municipal Code (RMC) Chapter 2.08. This action is being brought forward alongside a companion resolution that establishes a new, centralized governance framework for non-mandated advisory boards and commissions. Together, these items represent a coordinated effort to modernize the City of Reno’s boards and commissions (B&C) structure, streamline administrative oversight under the City Manager’s Office, and standardize board practices across the organization.

The ordinance removes outdated and redundant code provisions that conflict with the resolution-based model, providing legal clarity and administrative consistency. It does not eliminate boards. Instead, it eliminates an obsolete structure that is being replaced with a more flexible, transparent, and accountable system that is better aligned with current organizational needs and Council direction.

- E.4 Ordinance Introduction Bill No. ____ (For Possible Action): An ordinance repealing Title 2, Chapter 2.08, Article VII, entitled “Financial Advisory Board”, Sections 2.08.380 through 2.08.474 of the Reno Municipal Code; and other matters properly relating thereto.

Summary:

The proposed ordinance(s) repeal sections of Reno Municipal Code (RMC) Chapter 2.08. This action is being brought forward alongside a companion resolution that establishes a new, centralized governance framework for non-mandated advisory boards and commissions. Together, these items represent a coordinated effort to modernize the City of Reno’s boards and commissions (B&C) structure, streamline administrative oversight under the City Manager’s Office, and standardize board practices across the organization.

The ordinance removes outdated and redundant code provisions that conflict with the resolution-based model, providing legal clarity and administrative consistency. It does not eliminate boards. Instead, it eliminates an obsolete structure that is being replaced with a more flexible, transparent, and accountable system that is better aligned with current organizational needs and Council direction.

- E.5 Ordinance Introduction Bill No. ____ (For Possible Action): An ordinance repealing Title 2, Chapter 2.08, Article II, entitled “Recreation and Parks Commission”, Sections 2.08.020 through 2.08.090 of the Reno Municipal Code; and other matters properly relating thereto.

Summary:

The proposed ordinance(s) repeal sections of Reno Municipal Code (RMC) Chapter 2.08. This action is being brought forward alongside a companion resolution that establishes a new, centralized governance framework for non-mandated advisory boards and commissions. Together, these items represent a coordinated effort to modernize the City of Reno's boards and commissions (B&C) structure, streamline administrative oversight under the City Manager's Office, and standardize board practices across the organization.

The ordinance removes outdated and redundant code provisions that conflict with the resolution-based model, providing legal clarity and administrative consistency. It does not eliminate boards. Instead, it eliminates an obsolete structure that is being replaced with a more flexible, transparent, and accountable system that is better aligned with current organizational needs and Council direction.

- E.6 Ordinance Introduction Bill No. ____ (For Possible Action): An ordinance repealing Title 2, Chapter 2.08, Article X, entitled "Senior Citizen Advisory Committee", Sections 2.08.660 through 2.08.730 of the Reno Municipal Code; and other matters properly relating thereto.

Summary:

The proposed ordinance(s) repeal sections of Reno Municipal Code (RMC) Chapter 2.08. This action is being brought forward alongside a companion resolution that establishes a new, centralized governance framework for non-mandated advisory boards and commissions. Together, these items represent a coordinated effort to modernize the City of Reno's boards and commissions (B&C) structure, streamline administrative oversight under the City Manager's Office, and standardize board practices across the organization.

The ordinance removes outdated and redundant code provisions that conflict with the resolution-based model, providing legal clarity and administrative consistency. It does not eliminate boards. Instead, it eliminates an obsolete structure that is being replaced with a more flexible, transparent, and accountable system that is better aligned with current organizational needs and Council direction.

- E.7 Ordinance Introduction Bill No. ____ (For Possible Action): An ordinance repealing Title 2, Chapter 2.08, Article XIII, entitled "Urban Forestry Commission", Sections 2.08.930 through 2.08.1000 of the Reno Municipal Code; and other matters properly relating thereto.

Summary:

The proposed ordinance(s) repeal sections of Reno Municipal Code (RMC) Chapter 2.08. This action is being brought forward alongside a companion resolution that establishes a new, centralized governance framework for non-

mandated advisory boards and commissions. Together, these items represent a coordinated effort to modernize the City of Reno's boards and commissions (B&C) structure, streamline administrative oversight under the City Manager's Office, and standardize board practices across the organization.

The ordinance removes outdated and redundant code provisions that conflict with the resolution-based model, providing legal clarity and administrative consistency. It does not eliminate boards. Instead, it eliminates an obsolete structure that is being replaced with a more flexible, transparent, and accountable system that is better aligned with current organizational needs and Council direction.

- E.8 Ordinance Introduction Bill No. ____ (For Possible Action): An ordinance repealing Title 2, Chapter 2.08, Article VIII, entitled "Youth City Council", Sections 2.08.480 through 2.08.555 of the Reno Municipal Code; and other matters properly relating thereto.

Summary:

The proposed ordinance(s) repeal sections of Reno Municipal Code (RMC) Chapter 2.08. This action is being brought forward alongside a companion resolution that establishes a new, centralized governance framework for non-mandated advisory boards and commissions. Together, these items represent a coordinated effort to modernize the City of Reno's boards and commissions (B&C) structure, streamline administrative oversight under the City Manager's Office, and standardize board practices across the organization.

The ordinance removes outdated and redundant code provisions that conflict with the resolution-based model, providing legal clarity and administrative consistency. It does not eliminate boards. Instead, it eliminates an obsolete structure that is being replaced with a more flexible, transparent, and accountable system that is better aligned with current organizational needs and Council direction.

F Ordinances - Adoption

- F.1 Ordinance Adoption – Bill No. 7305 (For Possible Action): Case No. LDC25-00046 (Milnes Family Zoning Map Amendment) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled "Zoning", rezone rezoning ±132.2-acres located ±650 feet northwest of the terminus of Sandestin Drive, ±450 feet north of the Peavine Pines Court, extending north to the northern city limits, from Ventana Pointe (SPD) to ±38.5 acres of Large Lot Residential - One Acre (LLR-1) and ±93.7 acres of Parks, Greenways, and Open Space (PGOS); together with matters which pertain to or are connected therewith. [Ward 5]

Summary:

The attached ordinance is a zoning map amendment from ±132.2-acre Ventana Pointe (SPD) to ±38.5 acres of Large Lot Residential - One Acre (LLR-1) and ±93.7 acres of Parks, Greenways, and Open Space (PGOS). The site consists of a single three parcels located ±650 feet northwest of the terminus of Sandestin Drive, ±450 feet north of the Peavine Pines Court, extending north to the northern city limits. Staff recommends adoption of the attached ordinance.

- F.2 Ordinance Adoption - Bill No. 7306 (For Possible Action): An Ordinance to repeal Title 6, Chapter 6.16, of the Reno Municipal Code titled “Operation of Aircraft” Section 6.16.040 Altitude; and other matters properly relating thereto.

Summary:

Reno Municipal Code 6.16.040 Altitude is in direct conflict with federal law 14 CFR 91.119. Federal law prohibits flying, in a congested area lower than 1000 feet over the highest obstacle within a horizontal radius of 2000 feet of the aircraft. RMC violates this regulation stating 1500 feet over the highest obstacle. City code is preempted by federal law and therefore should be repealed.

- F.3 Ordinance Adoption – Bill No. 7307 (For Possible Action): Case No. LDC25-00070 (Bethel AME Church Historic Resource Designation) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±0.06 acre site from Mixed-Use Downtown – Northwest Quadrant (MD-NWQ) to ±0.06 acres of MD-NWQ with the Historic Landmark (HL) overlay zoning district. The subject property is located at 220 Bell Street and has a Master Plan land use designation of Downtown Mixed-Use (DT-MU). [Ward 1]

Summary:

Melissa Hafey (City Manager’s Office, Arts & Culture), on behalf of the Bethel Housing Development Corp., Inc. (property owner), requested to add the Bethel AME Church located at 220 Bell Street to the City of Reno Register of Historic Places (City Register). The Historical Resources Commission (HRC) unanimously recommended that the City Council; 1) add the property to the City Register by accepting the historic resource designation nomination, and; 2) adopt the Historic Landmark (HL) overlay zoning district for the subject site by ordinance. Staff and the HRC recommend acceptance of the nomination and adoption of the zoning map amendment.

G Board Appointments

H Mayor and Council

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

I Public Hearings - 6:00 PM

J Public Comment

J.1 Public Comment

K Adjournment