



C I T Y O F
RENO
Memorandum

DATE: August 29, 2025
TO: Mayor and City Council
THROUGH: Jackie Bryant, City Manager
FROM: Tyler Shaw, Agenda Manager
DEPT: City Manager's Office
SUBJECT: 09/10/2025 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, September 10, 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) – 10 September 2025

A.5 Approval of the Minutes

A.5.1 Reno City Council - Regular - August 13, 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 – Dining Room Wine and Beer (New) – Good Days Cafe, Derek Sornson, 941 North Virginia Street. [Ward 1]

Summary:

This is an application (R166219Q-APP-2025) by Good Days Cafe for dining room wine and beer. The business is located at 941 North Virginia Street in Ward 1 (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 permitted to operate from 6:00 a.m. to 11:00 p.m. Staff recommends that Council approve the privileged business license application.

B.2 Staff Report (For Possible Action): Approval of Privileged Business License – Cabaret (Change of Description) – Wing King, Kellyn Williams, Derek Bennett, Jazmine Bennett, Michael Torzilli, 101 East Pueblo Street. [Ward 3]

Summary:

This is an application (R157252Q-AMD-2025b) by Wing King for a change of description to add cabaret activity. The business is located at 101 East Pueblo Street in Ward 3 (Exhibit A) and the zoning designation is General Commercial (GC). Planning comments note that accessory live entertainment is an allowed use and is permissible indoors from 10:00 a.m. to 11:00 p.m. with all doors and windows closed after 10:00 p.m. Outdoor entertainment is allowed from 10:00 a.m. to 10:00 p.m. Staff recommends that Council approve the privileged business license application.

- B.3 Staff Report (For Possible Action): Approval of the Amended Owner-CMAR Pre-Construction Services Agreement with PCL Construction Inc. for the Truckee Meadows Water Reclamation Facility Dewatering Building project for an additional \$321,117 for a total agreement amount not to exceed of \$1,313,656 with Reno's share being \$901,562.11. (Sewer Fund)

Summary:

Dewatering solids is a critical part of the wastewater treatment process at the Truckee Meadows Water Reclamation Facility (TMWRF). Centrifuges and other dewatering equipment separate, thicken, and dispose of solid waste while recovering water through the treatment process. PCL Construction, Inc. (PCL) was selected as the Construction Manager-at-Risk (CMAR) for the dewatering building project and in November 2024, Council approved a pre-construction services agreement. During the 30% pre-construction phase, cost estimates from PCL and an Independent Cost Estimator (ICE) exceeded the proposed project construction budget. City staff directed the engineer to look at cost saving changes while maintaining functionality and project goals. After the redesign, PCL completed an additional 30% pre-construction services evaluation and cost estimate, resulting successfully decreasing cost, in line with the capital improvement plan budget. This amendment increases PCL's pre-construction services agreement by \$321,117 for the additional services provided. Staff recommends Council approve the Amended Owner-CMAR Pre-Construction Services Agreement with PCL Construction the additional \$321,117, for a total not-to-exceed amount of \$1,313,656, the City of Reno's share is \$901,562.11 (Sewer Fund).

- B.4 Staff Report (For Possible Action): Approval of the Amended Consulting Agreement with Jacobs Engineering Group Inc. for Design and Construction Manager at Risk Support Services for the Truckee Meadows Water Reclamation Facility Dewatering Building Project for an additional \$1,897,438 for a total agreement amount not to exceed \$5,963,934 with Reno's share being \$4,093,047.90. (Sewer Fund)

Summary:

Dewatering solids is a critical part of the wastewater treatment process at the Truckee Meadows Water Reclamation Facility (TMWRF). Centrifuges and other dewatering equipment separate, thicken, and dispose of solid waste while recovering water through the treatment process. Jacobs Engineering Group, Inc. (Jacobs) completed the pre-design and evaluation report of dewatering process options and has worked with the Construction Manager at Risk (CMAR) to advance the project design. As design progressed, Jacobs and the CMAR determined that the initial design exceeded the available construction budget. City staff directed Jacobs to prepare a revised design that provides the same functionality but reduces capital construction costs. This agreement allows Jacobs to advance the new 30% design to 100% and provide design and CMAR support

services for the new dewatering building at TMWRF. Staff recommends Council approve the amended agreement with Jacobs for an additional \$1,897,438, bringing the total contract to \$5,963,934. The City of Reno's share is \$4,093,047.90, funded through the Sewer Fund.

- B.5 Staff Report (For Possible Action): Approval of a Transfer of Ownership Agreement between the Nevada Historical Society (NHS) and the City of Reno for certain documents and portraits concerning General Jesse Lee Reno.

Summary:

The City of Reno owns a group of historical documents and portraits relating to Civil War Union Army General Jesse Lee Reno that have been on indefinite loan to the Nevada Historical Society (NHS) since February 2005 through a memorandum of agreement. The documents were purchased by the City in 2004 with the intent of giving them a permanent home at the NHS, where they would be stored in a low-humidity, acid-free environment. The NHS has preserved, maintained, and made the documents and portraits available for viewing in its Research Library to members of the public for the past twenty (20) years. Replicas of these documents have also been framed and displayed in City Hall. Staff recommends the approval of a transfer of ownership agreement to grant permanent ownership of these documents and portraits to the NHS.

- B.6 Staff Report (For Possible Action): Approval of the City of Reno Fleet Buy Program for FY26 to purchase vehicles, equipment, and associated outfitting, pursuant to Chapter 332 of the Nevada Revised Statutes joinder, competitive bidding provisions, and the City Purchasing Policy in an amount not to exceed \$400,000. (Fleet Management Fund)

Summary:

On an annual basis, Fleet Management replaces vehicles and equipment that have met their scheduled service life. Staff is seeking Council approval to purchase vehicles, equipment, and associated outfitting (5 replacements), pursuant to NRS 332.195 by joining in the State of Nevada bid, joining bids from other public agencies, cooperative purchasing agreements, the competitive bidding process outlined in NRS 332, and the City's Purchasing Policy, in an amount not to exceed \$400,000. Staff recommends Council approval to purchase these items.

- B.7 Staff Report (For Possible Action): Authorization to purchase new factory ammunition for the Reno Police Department from Salt Lake Wholesale Sports utilizing the Joinder provision of NRS 332.195 and the Nevada State Contract 99SWC-NV23-15157 in an amount not to exceed \$445,000. (General Fund)

Summary:

Staff recommends Council authorization to purchase new factory ammunition from Salt Lake Wholesale Sports in an amount not to exceed \$445,000 utilizing the Joinder provision in the Nevada State Contract 99SWC-NV23-15157 as allowed under NRS 332.195.

- B.8 Staff Report (For Possible Action): Approval for the Reno Police Department, to purchase multiple investigative technology services and software programs pursuant to Nevada Revised Statutes (NRS) 332.115 in an amount not to exceed \$400,000 for Fiscal Year 2025-26. (General Fund, Grant Funds)

Summary:

Staff recommends Council approve Reno Police Department's purchase of computer software and licenses for investigative software programs for digital evidence utilized by the department for Fiscal Year 2025-26. This will allow the department to purchase required technology services and software licenses in compliance with the City Purchasing Policy and in accordance with Nevada Revised Statute (NRS) 332.115.

- B.9 Staff Report (For Possible Action): Acceptance of Victims of Crime Act (VOCA) grant funds for Fiscal Year 25-26 from the Nevada Department of Health and Human Services, Division of Child and Family Services (Grant # 16575-23-136) supporting the City of Reno Police Department Victim Services Unit (VSU) in the amount of \$117,619. (Grant Funds)

Summary:

This item is for the acceptance of Victim of Crime Act (VOCA) grant funds for Fiscal Year 25-26 from the Nevada Department of Health and Human Services, Division of Child and Family Services (Grant # 16575-23-136) supporting the City of Reno Police Department Victim Services Unit (VSU) in the amount of \$117,619.

- B.10 Staff Report (For Possible Action): Acceptance of Grant Award TSEP-2026-RPD-2085 from the State of Nevada, Department of Public Safety, Office of Traffic Safety to the City of Reno Police Department to support enforcement of laws related to pedestrian safety in the amount of \$87,000. (Grant Funds)

Summary:

Staff recommends Council accept the grant award from the State of Nevada, Department of Public Safety, Office of Traffic Safety to the City of Reno Police Department to support enforcement of laws related to pedestrian safety in the amount of \$87,000. One area of focus for this project will be conducting

enforcement operations in school zones throughout the Washoe County School District to increase safety for students actively commuting to school.

- B.11 Staff Report (For Possible Action): Acceptance of grant award TSEP-2026-RPD-2086 from the State of Nevada, Department of Public Safety, Office of Traffic Safety to the City of Reno Police Department to support enforcement of laws related to impaired driving in the amount of \$63,121. (Grant Funds)

Summary:

Staff recommends Council accept grant award TSEP-2026-RPD-2086 from the State of Nevada, Department of Public Safety, Office of Traffic Safety to the City of Reno Police Department to support enforcement of laws related to impaired driving in the amount of \$63,121.

- B.12 Staff Report (For Possible Action): Acceptance of Grant Award from the State of Nevada, Department of Public Safety, Office of Traffic Safety to the City of Reno Police Department for the 2025-26 Joining Forces Grant Program (JF-2026-RPD-2028) to support participation in statewide, multi-jurisdictional traffic enforcement events in the amount of \$76,000.00. (Grant Funds)

Summary:

The Joining Forces Grant provides funding for participation in statewide, multi-jurisdictional traffic enforcement events that are focused on reducing fatalities and serious injury crashes in Nevada, provide funding for enhanced enforcement of safety belt and child safety seat laws, speed enforcement, pedestrian safety and to reduce impaired driving through Selective Traffic Enforcement Programs (STEP), saturation patrols and checkpoints. Staff recommends Council accept the 2025-26 Joining Forces Grant Award from the State of Nevada, Department of Public Safety, Office of Traffic Safety to the City of Reno Police Department (JF-2026-RPD-2028) in the amount of \$76,000.00 and authorize the Chief of Police, City Manager and/or Mayor to sign the necessary documents.

- B.13 Staff Report (For Possible Action): Acceptance of two-year grant award from the Craig H. Neilsen Foundation (CHNF) to go toward continued efforts to plan, develop, manage, and implement a community-based sled hockey program in an amount not to exceed \$50,000.

Summary:

The City provides year-round accessible recreation activities. The Parks and Recreation Department applied for and received a two-year grant from the Craig H. Neilsen Foundation (CHNF) in an amount not to exceed \$50,000. Funding from the Craig H. Neilson Foundation will go toward continued efforts to plan, develop, manage, and implement a community-based sled hockey program and defray

expenses associated with local, regional and national tournament play. Staff recommends Council approve the Grant Agreement from CHNF.

- B.14 Resolution No. _____ (For Possible Action): A Resolution of the City Council of the City of Reno, Nevada, to be provided to the Director of the Nevada Department of Business and Industry, supporting a project known as Washoe Mill Apartments, consisting of the acquisition and rehabilitation of 115 units of affordable housing for seniors located at 1375 Mill Street, and providing other details in connection therewith. [Ward 3]

Summary:

The State of Nevada Department of Business and Industry is designated as the issuer of tax- exempt housing revenue bonds in Nevada by the Internal Revenue Service. Each year, the City of Reno is allocated a portion of the State's bond capacity, referring to this program as the Private Activity Bond Volume Cap (Volume Cap). While the City of Reno has already allocated the entirety of its Volume Cap, per the Nevada Administrative Code (NAC) 319.7115, the State can issue 100 percent of the tax-exempt bonds for a housing project if the Director of the Department of Business and Industry receives a letter indicating support of a project from the local government, and the Division has sufficient Volume Cap to provide the project. Washoe Mill Apartments LP is seeking an amount not to exceed \$31 million in tax-exempt bonds to finance the acquisition and rehabilitation of Washoe Mill Apartments, an existing 115-unit affordable housing project for seniors, with all units having project-based vouchers. The project is located at 1375 Mill St., Reno, 89502. Washoe Mill Apartments LP is requesting the City of Reno provide the State of Nevada with a letter of support from the governing body. Washoe Mill Apartments LP is also requesting that the State Department of Business and Industry fully fund the Volume Cap needed for this project.

- B.15 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 \$1,750. (General Fund) [Ebert]

Summary:

Councilmember Ebert would like to allocate \$1,750 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.

C Department Items

- C.1 Presentation and discussion of the Annual Economic Update prepared by the Economic Development Authority of Western Nevada (For Discussion Only) - Taylor Adams, CEO [Guest Presentation]

Summary: NO SUMMARY

- C.2 Staff Report (For Discussion Only): Presentation and discussion on property tax, including an overview of the tax structure and distribution methods. [Office of Policy and Strategy]

Summary:

This item offers an introduction to property tax, which is a significant local government revenue source. Property tax revenue is the second largest contributor to the City's General Fund and the largest contributor to the City's Street 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). Property Tax is primarily governed by Chapter 361 of the Nevada Revised Statutes and distributions are managed by Washoe County. 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 Staff Report (For Discussion Only): Reno Police Department Mobile Outreach Safety Team (MOST) Update including an overview of the deployment model, clinician responsibilities, response data, and future goals. [Police Department]

Summary:

The Mobile Outreach Safety Team (MOST) is a specialized unit within the Reno Police Department designed to improve community outcomes by pairing law enforcement officers with mental health professionals. The program provides on-scene intervention to individuals experiencing behavioral health crises, reducing the reliance on traditional police responses and emergency room utilization.

The purpose of this presentation is to update the City Council on the activities, outcomes, and challenges of the MOST program, and to highlight its role in advancing public safety, community trust, and improved service delivery for vulnerable populations.

- C.4 Staff Report (For Discussion Only): Annual Update regarding the Implementation of the Parks, Recreation and Open Space (PROS) Master Plan. [Parks and Recreation]

Summary:

Council unanimously adopted the Parks, Recreation and Open Space (PROS) Master Plan on November 8, 2023. Staff is pleased to present Council an update on the progress that has been made toward the PROS Plan’s implementation and share staff prioritization for continued implementation of the PROS plan.

D Public Hearings - 10:00 AM (Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.)

- D.1 Ordinance Introduction - Bill No. ____ (For Possible Action): Case No. TXT24-00002 (Accessory Dwelling Units) – Ordinance amending the Reno Municipal Code Title 18, “Annexation and Land Development”, specifically in Chapter 18.03 “Use Regulations”, Section 18.03.206, entitled “Table of Allowed Uses”, Section 18.03.402, entitled “Accessory Buildings and Structures in Residential Zoning Districts”, Section 18.03.405, entitled “Standards for Specific Accessory Uses”, Chapter 18.04 “Development Standards”, Section 18.04.705, entitled “Off-Street Parking Requirements”, and Chapter 18.09 “Definitions”, Section 18.09.302, entitled “Accessory Uses”, to add use standards, 5,000 square foot lot minimums, parking standards, design criteria, short term rental regulations and definitions as they relate to accessory dwelling units; together with matters which pertain to or are necessarily connected therewith. [Ward 1, 2, 3, 4, 5, 6]

Summary:

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

- D.2 Staff Report (For Possible Action): Authorization and direction to staff pursuant to NRS 278.0282 to object to and subsequently appeal, as necessary, the Regional Planning Commission’s (RPC) determination of nonconformance with the adopted 2019 Truckee Meadows Regional Plan in Case No. CR25-018 (StoneGate Heinz Ranch) [see RPC Meeting, August 4, 2025; Agenda Item 5.A]. The

proposed amendment to the City of Reno Master Plan changes the land use designation 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. 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. 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. On May 21, 2025, the City Council approved the proposed amendment, subject to the approval of the conformance review by the Truckee Meadows Regional Planning Commission of the Master Plan amendment. [Ward 4]

Summary:

Staff requests authorization and direction to object to and subsequently appeal, as necessary, the Regional Planning Commission's (RPC) determination of nonconformance with the adopted 2019 Truckee Meadows Regional Plan in Case No. CR25-018 (StoneGate Heinz Ranch).

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) : Ordinance to amend Title 16, Chapter 16.01, of the Reno Municipal Code entitled "Fire Administration and Codes", by repealing the 2018 International Fire Code and adopting the 2024 International Fire Code and appendices B, C, D, E, H, L, and N, as amended, and the 2024 International Wildland-Urban Interface Code and appendices A, B, and C, as amended; and other matters properly relating thereto.

Summary:

The City of Reno proposes to amend the Reno Municipal Code, Title 16, by adopting the 2024 International Fire Code and the 2024 International Wildland-Urban Interface code, and related amendments, for the purpose of establishing Chapter 16.01.012. This ordinance will also repeal the 2018 edition of the International Fire Code, with amendments, currently found at Reno Municipal Code, Title 16, Chapter 16.01.012. The adoption of the 2024 International Fire Code and the 2024 International Wildland-Urban Interface code, as proposed, will provide consistency with the City's adoption of the 2024 International Building Codes. It will also bring the City up to date with current national standards on

changing technologies and processes not in place currently (Wildland-Urban Interface, battery storage systems, battery recycling, etc.).

F Ordinances - Adoption

G Board Appointments

G.1 Staff Report (For Possible Action): Discussion and potential reappointment/appointment of up to six individuals to the Urban Forestry Commission from the following pool of applicants, listed in alphabetical order: Cynthia Albright (reappointment), Susan Kaiser, Debbie Leonard, Brooklyn Oswald, and Joseph Tuvell.

Summary:

There are currently six vacancies on the Urban Forestry Commission. Applications have been received from Cynthia Albright (reappointment), Susan Kaiser, Debbie Leonard, Brooklyn Oswald, and Joseph Tuvell. The term of appointment will be from September 10, 2025, through September 10, 2028.

G.2 Staff Report (For Possible Action): Discussion and potential appointment of up to two individuals to the Civil Service Commission from the following pool of applicants, listed in alphabetical order: Brian Erbis, Randy Flocchini, Nichole Paul (Reappointment), and Casey Shiver.

Summary:

There are currently two vacancies on the Civil Service Commission. Staff has received applications from Brian Erbis, Randy Flocchini, Nichole Paul (Reappointment), and Casey Shiver.

The term of appointment for the vacancies is for the period from September 10, 2025 through September 10, 2030 (5 years).

G.3 Staff Report (For Possible Action): Discussion and potential appointment of up to two individuals to the Ward 5 Neighborhood Advisory Board (NAB) as alternate members from the following pool of applicants, listed in alphabetical order: James Alderin, Brian Cassidy, Veronica Gerhard, Abbie Laugtug, Jack Nolle, and Elton "Mac" Rossi.

Summary:

There are two vacancies for a Ward 5 Neighborhood Advisory Board (NAB)

alternate member on the Ward 5 Neighborhood Advisory Board. There are no vacancies for regular members.

The City Manager's Office received applications from: James Alderin, Brian Cassidy, Veronica Gerhard, Abbie Laugtug, Jack Nolle, and Elton "Mac" Rossi.

The term of appointment for all positions will be from September 10, 2025, through September 10, 2027.

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)