



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

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**DATE:** March 13, 2026

**TO:** Mayor and City Council

**THROUGH:** Jackie Bryant, City Manager

**FROM:** Tyler Shaw, Agenda Manager

**DEPT:** City Manager's Office

**SUBJECT:** 03/25/2026 Reno City Council & Redevelopment Agency Board Meeting Draft Agenda Memo

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This memo is intended to provide an overview of the anticipated agenda for the City Council & Redevelopment Agency Board Meetings on Wednesday, March 25, 2026. This is a draft, and agenda items may be revised or removed prior to posting. Additional items not listed in this draft may also appear on the final agenda. The final agenda will be physically posted in compliance with Nevada Revised Statutes (NRS) 241.020(3) (notice of meetings) at Reno City Hall, 1 East First Street, Reno, Nevada 89501. In addition, the final agenda will be electronically posted in compliance with NRS 241.020(3) at [Reno.gov](http://Reno.gov), and NRS 232.2175 at [notice.nv.gov/](http://notice.nv.gov/).

## **City Council Meeting**

### **A Introductory Items**

#### **A.1 Pledge of Allegiance**

#### **A.2 Roll Call**

#### **A.3 Public Comment**

**A.4 Approval of the Agenda (For Possible Action) – 25 March 2026**

**A.5 Approval of the Minutes**

A.5.1 Reno City Council - Regular - February 25, 2026 at 10:00 AM (For Possible Action)

A.5.2 Reno City Council - Special - March 4, 2026 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 – Secondhand Dealer License (New) – Tahoe Basin Reclamation, Russ Stewart, 505 East 5th Street. [Ward 1]

**Summary:**

This is an application (R167487A-APP-2026) by Tahoe Basin Reclamation for a secondhand dealer license. The business is located at 505 East 5th Street in Ward 1 (Exhibit A) and the zoning designation is Mixed-Use Industrial (MD-ID). Planning comments note that retail sales is an allowed use and permitted to operate 24 hours a day. Staff recommends that Council approve the privileged business license application.

B.2 Staff Report (For Possible Action): Approval of Privileged Business License – Secondhand Dealer (Change of Location) – The Reno Gold Exchange, Jacob Peterson, Heather Peterson, 3652 South Virginia Street, Unit C7. [Ward 2]

**Summary:**

This is an application (R149959A-AMD-2026a) by The Reno Gold Exchange for a secondhand dealer license. Formerly located at 6419 South Virginia Street, the business is moving to 3652 South Virginia Street, Unit C7. The business is located in Ward 2 (Exhibit A) and the zoning designation is Mixed-Use Urban (MU). Planning comments note that retail sales is an allowed use and permitted 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 – Alcohol Manufacturing, Alcohol Manufacturer's Package Alcohol (Change of Description) – FiftyFifty Brewing Co, Andrew Barr, Alicia Barr, 299 East Plumb Lane, Unit 140. [Ward 3]

**Summary:**

This is an application (R165883Q-AMD-2026a) by FiftyFifty Brewing Co for a change of description to add alcohol manufacturing and alcohol manufacturer's package alcohol. The business is located at 299 Plumb Lane, Unit 140 in Ward 3 (Exhibit A) and the zoning designation is Mixed-Use Urban (MU). Planning comments note that a brewery, bar, restaurant with alcohol service and accessory package alcohol sales are allowed uses 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.4 Staff Report (For Possible Action): Approval of a Nevada State Liquor Manufacturer's License Application for Andrew Barr and Alicia Barr, FiftyFifty Brewing NV LLC dbas FiftyFifty Brewing Co, located at 299 East Plumb Lane, Unit 140, and if approved, authorize the Director of Business Licensing to sign the Nevada State Liquor License Application. [Ward 3]

**Summary:**

This is an application (R165886Q-APP-2025) by FiftyFifty Brewing NV LLC dbas FiftyFifty Brewing Co (FiftyFifty), located at 299 East Plumb Lane, Unit 140, for a Nevada State Liquor Manufacturer's License. Nevada Revised Statutes ("NRS") require Council to review applications submitted for state licenses that will operate within the City and find satisfactory evidence that the applicant is of good moral character in order to approve. Based upon a background investigation conducted by the Reno Police Department ("RPD"), staff recommends that Council approve the applicants, Andrew Barr and Alicia Barr, approve the state license application for FiftyFifty, and authorize the Director of Business Licensing to sign the application.

- B.5 Staff Report (For Possible Action): Approval of Privileged Business License – Dining Room Wine and Beer (New) – Full Belly Deli, Thomas Marrin, Eric Barton, 9333 Double R Boulevard, Unit 1700. [Ward 6]

**Summary:**

This is an application (R167540Q-APP-2026) by Full Belly Deli for dining room wine and beer. The business is located at 9333 Double R Boulevard, Unit 1700 in Ward 6 (Exhibit A) and the zoning designation is PUD-South Meadows I and II. Planning comments note that a restaurant with alcohol is an allowed use 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.6 Staff Report (For Possible Action): Award of Contract to Q&D Construction for the University East Phase 2 Street Rehabilitation Project in an amount not to exceed \$6,010,000. (Street Fund, Sewer Fund) [Ward 1]

**Summary:**

The University East neighborhood streets have reached the end of their useful life and require full reconstruction to address deteriorated pavement and associated infrastructure. Council confirmed the project in March 2022, allowing time for coordination with property owners and private utilities and preparation of final design and bid documents.

This item is for award of a construction contract for the University East Phase 2 Street Rehabilitation Project. The project includes full roadway reconstruction with replacement of curb and gutter, sidewalks, driveways, pedestrian ramps, storm drain infrastructure, sewer main, striping, traffic control, and related improvements. Three bids were received on March 2, 2026, and Q&D Construction submitted the best bid in accordance with Nevada Revised Statutes Chapter 338.

The recommended award is in an amount not to exceed \$6,010,000. Funding is included in the FY26 Capital Improvement Plan. Construction is anticipated to begin this spring and be completed by fall 2026. Staff recommends Council award the contract to Q&D Construction and authorize the Mayor to Sign.

- B.7 Staff Report (For Possible Action): Acceptance of Grant Award from the State of Nevada Grants for Water Conservation and Capital Improvements in the amount of \$3,095,137.50 for the Rivermount Septic-to-Sewer Conversion project and approval of the Grant Contract.

**Summary:**

The City applied for funding through the Nevada Division of Environmental Protection (NDEP) Capital Projects Grant Program in April 2025 for the Rivermount Septic-to-Sewer Conversion Project. On November 19, 2025, the State Board for Financing Water Projects approved the City's grant application. The City has been awarded \$3,095,137.50 for the construction phases. NDEP has provided the grant contract for execution. Upon Council approval, the Finance Director will sign the contract for the City to request grant reimbursement for eligible project costs.

- B.8 Staff Report (For Possible Action): Award of Contract to Peek Brothers Construction for the Rivermount - Phase I Street and Sewer Rehabilitation Project in an amount not to exceed \$4,505,693.60. (Grant Funds, Street Fund, Sewer Fund)

**Summary:**

The Rivermount neighborhood infrastructure has reached the end of its useful life and requires full reconstruction to address deteriorated pavement. In March 2022, Council confirmed the project for reconstruction, allowing time for coordination with property owners and utilities, as well as completion of final design and bid documents.

This item is for award of a construction contract for the Rivermount – Phase I Street and Sewer Rehabilitation Project. The project includes full roadway reconstruction, installation of sanitary sewer infrastructure, and associated sidewalk, drainage, and accessibility improvements. Four bids were received on February 19, 2026, and Peek Brothers Construction submitted the best bid in accordance with Nevada Revised Statutes Chapter 338.

The recommended award is in an amount not to exceed \$4,505,693.60. Funding is included in the FY26 Capital Improvement Plan. The City has been awarded a Nevada Division of Environmental Protection (NDEP) grant in the amount of \$ 3,095,137.50, which is anticipated to be applied toward eligible sanitary sewer construction costs for Rivermount Phase I & II and reduce the City’s overall project expense, subject to Council acceptance. Construction is anticipated to begin this spring and be completed by December 2026. Staff recommends Council award the contract to Peek Brothers Construction and authorize the Mayor to sign.

- B.9 Staff Report (For Possible Action): Approval of the Consultant Agreement with DOWL for construction support services for the Rivermount Phase 1 and University East Phase 2 Street Rehabilitation Projects for an amount not to exceed \$784,417.26. (Street Fund, Sewer Fund) [Ward 1]

**Summary:**

Construction support services, including field inspections and materials testing, are necessary to ensure public infrastructure projects are constructed in accordance with approved plans, contract specifications, and industry standards.

This consultant agreement with DOWL will provide quality assurance construction monitoring, inspection, construction surveying, materials testing, traffic control oversight, and record drawings for the Rivermount Phase 1 and University East Phase 2 Street Rehabilitation Projects. DOWL previously provided design services for the Rivermount Phase 1 Project, which will provide

continuity between design and construction. Construction is anticipated to begin in spring 2026 and be completed by fall 2026.

The proposed agreement for an amount not to exceed of \$784,417.26 and is included in the FY26 Capital Improvement Plan. Funding will be provided through the Street Fund and Sewer Fund. This action supports Council's priority of maintaining and improving the City's infrastructure. Staff recommends Council approve the agreement and authorize the Mayor to sign.

- B.10 Staff Report (For Possible Action): Award of Contract to Powerhouse Construction Inc. for the Colorado River Boulevard Sidewalk Improvements Project in an amount not to exceed \$491,096. (Community Development Block Grant Funds)

**Summary:**

The Colorado River Boulevard Sidewalk Improvements Project will improve pedestrian connectivity within the Colorado River Boulevard neighborhood, where gaps in sidewalk infrastructure currently limit safe and accessible routes. The project will enhance pedestrian safety, improve ADA accessibility, and strengthen overall neighborhood connectivity.

Seven bids were received on February 20, 2026, and Powerhouse Construction Inc submitted the best bid in accordance with Nevada Revised Statutes Chapter 338.

The recommended award is in an amount not to exceed \$491,096, which includes contingency for unforeseen conditions. Funding is included in the FY25/26 Capital Improvement Plan and is supported through Community Development Block Grant (CDBG) funds. Construction is anticipated to begin upon award and be completed by summer 2026. This project supports Council's priorities of improving neighborhood infrastructure and enhancing pedestrian safety in eligible communities. Staff recommends Council award the contract to Powerhouse Construction Inc. and authorize the Mayor to sign the contract.

- B.11 Staff Report (For Possible Action): Award of Contract to Sierra Nevada Construction, Inc. for the 2026 Reno Preventative Maintenance Project in an amount not to exceed \$2,854,007. (Street Fund)

**Summary:**

Over time, neighborhood streets deteriorate and require preventative maintenance to preserve pavement condition and extend roadway life. The City's Neighborhood Street Program provides a systematic approach to maintaining residential streets and protecting the City's infrastructure investment.

This item is for award of a construction contract for the 2026 Reno Preventative Maintenance Project, which includes surface treatment on approximately 45

centerline miles of roadway, patching on 77 streets, minor overlay work, and construction of 10 pedestrian ramps. Three bids were received and opened on February 26, 2026. Sierra Nevada Construction, Inc. submitted the best bid in accordance with Nevada Revised Statutes Chapter 338.

The recommended award is in an amount not to exceed \$2,854,007.00, which includes a project contingency for unforeseen issues during construction. Funding is included in the FY 25/26 Capital Improvement Plan. Construction is anticipated to begin in Spring 2026 and be completed by Summer 2026. This project supports Council's priority of maintaining and improving the City's infrastructure through proactive pavement preservation. Staff recommends Council award the contract to Sierra Nevada Construction, Inc. and authorize the Mayor to sign.

- B.12 Staff Report (For Possible Action): Approval of Consultant Agreement with Lumos & Associates for construction services for the 2026 Reno Preventative Maintenance Project in an amount not to exceed \$216,860. (Street Fund)

**Summary:**

Construction services that include field inspections and materials testing play a critical role in ensuring that work is constructed in accordance with contract specifications and industry standards, providing the City and the public confidence in the quality of its infrastructure investments.

This item is a consultant agreement with Lumos & Associates to provide quality assurance construction monitoring, inspection, and materials testing services for the 2026 Reno Preventative Maintenance Project. The project includes surface treatment on approximately 45 centerline miles of roadway, patching on 77 streets, minor overlay work, and construction of 10 pedestrian ramps. Construction is anticipated to begin in Spring 2026 and be completed by Summer 2026.

The proposed agreement is in the amount of \$216,860 and is funded through Street Fund and included in the FY26 Capital Improvement Plan. This action supports Council's priority of maintaining and improving the City's infrastructure through proactive pavement preservation. Staff recommends Council approve the agreement and authorize the Mayor to sign.

- B.13 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 from Mayor Schieve (\$500) and Councilmember Duerr (\$500) in the total amount of \$1,000. (General Fund) [Schieve, Duerr]

**Summary:**

Mayor Schieve (\$500) and Councilmember Duerr (\$500) would like to allocate \$1,000 from Council Discretionary Funds assigned for fiscal year (FY) 25/26 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

**C Department Items**

- C.1 Presentation and overview of the 2026 Primary Election process including a discussion of new ballot marking devices, voter center challenges, ADA curbside voting, automatic signature verification, and election timelines. (For Discussion Only) - Washoe County Registrar of Voters [Guest Presentation]

**Summary:** NO SUMMARY

- C.2 Staff Report (For Possible Action): Approval of an Interlocal Agreement between the City of Reno and Washoe County, Nevada acting by and through its Washoe County Sheriff's Office (WCSO) to designate an acting Chief of Police for the City of Reno and designate other members of the WCSO staff, or otherwise qualified individuals, to serve in other administrative capacities on an as-needed basis in an amount not to exceed \$2,000,000. (General Fund) [City Manager's Office]

**Summary:**

This Interlocal Agreement (ILA) between the City of Reno and the Washoe County Sheriff's Office (WCSO), authorized under NRS 277.180, establishes a framework for the WCSO to provide interim law enforcement leadership to the City of Reno. Under the agreement, the Washoe County Sheriff will designate an acting Chief of Police and, as needed, other administrative personnel to serve the City's Police Department.

The agreement runs from March 9, 2026 through December 31, 2026, with a not-to-exceed value of \$2,000,000 (with up to \$25,000 available immediately upon administrative approval by the City Manager and Sheriff, pending full governing body ratification). Either party may terminate with 30 days' written notice. The WCSO will invoice the City monthly for actual services rendered at rates set by the Sheriff.

- C.3 Staff Report (For Possible Action): Presentation and potential direction to staff regarding initiation of a text amendment to Title 18 Annexation and Land

Development Code to review and modify the requirements for Data Center uses; together with matters which pertain to or are necessarily connected therewith. [Development Services]

**Summary:**

Data center development has been a topic of much discussion both nationally and specific to our area. While the Annexation and Land Development Code was amended in January of 2025 to include more refinement around the data center use, staff is seeking direction from Council to initiate a text amendment to Title 18 Annexation and Land Development Code to further address data centers and the potential impacts and/or specific use standards that should be associated. If Council chooses to initiate a text amendment, staff will work with regional partners, including the Truckee Meadows Regional Planning Agency (TMRPA), Washoe County and City of Sparks to develop a unified set of standards. Next steps will involve a coordinated regional approach including a public review process, stakeholder outreach, NABs, Planning Commission and City Council review and final approval.

- C.4 Staff Report (For Possible Action): Presentation, discussion and potential direction to staff regarding Reno Municipal Code Title 18 - Annexation and Land Development regulations pertaining to live entertainment; together with matters which pertain to or are necessarily connected therewith. [Development Services]

**Summary:**

At the June 11, 2025 City Council meeting, Planning staff presented an agenda item on the topics of both live entertainment regulations and City ordinances regulating noise. Specific to the live entertainment discussion, Council directed staff to gather more community feedback on existing regulations and potential options for modifications. Following Council's direction, staff held three public engagement meetings and circulated a public survey to gather feedback. This agenda item is intended to provide Council with an update on those meetings, the survey results and possible next steps on changes to live entertainment regulations.

- C.5 Staff Report (For Discussion Only): City of Reno financial update presentation and discussion. [Finance]

**Summary:**

This presentation will provide Council with an overview of the City of Reno's financial performance for the fiscal year 2025/26 to date. The purpose of this financial update is to review the major revenue and expenditure trends and highlight any fiscal challenges as the City continues the development of the fiscal year 2026/27 budget.

- C.6 Staff Report (For Possible Action): Acceptance of the City Clerk’s Office Fiscal Year (FY) 26 Q2 and Q3 update and potential direction to staff on priority initiatives for FY27. [City Clerk’s Office]

**Summary:**

This report provides the City Council with a quarterly update on the activities, accomplishments, and ongoing initiatives of the City Clerk’s Office for Q2 (October–December 2025) and Q3 (January–March 2026). At Council’s direction, quarterly updates highlight operational metrics, service delivery, innovations, challenges, and notable developments within the Office.

- C.7 Resolution No. \_\_\_\_ (For Possible Action): Resolution of the Reno City Council revising the general rules and standards for the City’s advisory boards, commissions, and committees, repealing and replacing Resolution No. 9417, and providing other matters properly related thereto. [City Manager’s Office]

**Summary:**

Since the adoption of Resolution No. 9417 in August 2025, the City has made significant progress modernizing its boards and commissions program, and staff is returning with updates as directed by Council following initial implementation. This item proposes repealing and replacing Resolution No. 9417 with the proposed attached resolution to establish consistent meeting duration limits, clarify the authority of presiding officers to manage meetings, and make technical updates that improve clarity and administration without changing Council’s overall policy direction. These updates do not create any new costs and continue to support approximately \$24,760 in annual cost savings by maintaining the volunteer Board Secretary model in place of contract minute-taking services. The proposed changes support the City’s Governance and Organizational Effectiveness goals by improving consistency, predictability, and Nevada Open Meeting Law (OML) compliance across all advisory bodies. Staff recommends Council adopt the revised resolution as presented.

- C.8 Staff Report (For Possible Action): Direction to staff regarding an unsolicited letter of intent from Ulysses Acquisition LLC to purchase 40 East 4th Street (APN 007-296-22), approximately 1.135 acres at a purchase price of \$1,000,000. [City Manager’s Office – Economic Development]

**Summary:**

The City received an unsolicited Letter of Intent (LOI) from Ulysses Acquisition LLC to purchase the City-owned property at 40 East 4th Street (APN 007-296-22), approximately 1.135 acres, at a purchase price of \$1,000,000. The proposal includes seller financing through a subordinate sellers note, \$100,000 in phased earnest money deposits, a closing deadline of December 31, 2026, and a one-year extension option with an additional \$50,000 deposit. The sale is contingent upon

purchaser receiving tax credit awards, entitlements, financing, and permits. Staff is requesting Council direction on whether to proceed with appraisal and negotiation consistent with City Policy 204 and applicable NRS provisions.

**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.)**

**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. 7328 (For Possible Action): Case No. LDC26-00029 (Whispering Road Zoning Map Amendment) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled "Zoning," rezoning ±0.23-acre site located north of Crystal Park Road, approximately ±60 feet north of its intersection with South Verdi Road and Quilici Ranch Road (595 Crystal Park Road), from Public Facility (PF) to General Commercial (GC); together with matters which pertain to or are necessarily connected therewith. [Ward 5]

**Summary:**

The attached ordinance is a zoning map amendment from Public Facility (PF) to General Commercial (GC). The ±0.23-acre site consists of a single parcel located north of Crystal Park Road, approximately ±60 feet north of its intersection with South Verdi Road and Quilici Ranch Road (595 Crystal Park Road). The Planning Commission recommends that City Council approve the zoning map amendment by ordinance.

**G Board, Commission, or Committee Appointments**

G.1 Staff Report (For Possible Action): Discussion and potential appointment of up to four regular members and or two alternate members to the Ward 2 Neighborhood Advisory Board from the following pool of applicants, listed in alphabetical order: James "Pat" Cashell, Patricia Crawford, Danielle Dolan, Brett Jenkins, Kyle Mclauchlin, Nicolas Oliver, Vanessa Vaupel.

**Summary:**

As of April 1, 2026, there will be five vacancies on the Ward 2 Neighborhood Advisory Board, consisting of four regular member vacancies and one alternate member vacancy. Staff has received applications from James "Pat" Cashell,

Patricia Crawford, Danielle Dolan, Brett Jenkins, Kyle Mclauchlin, Nicolas Oliver, and Vanessa Vaupel. The term of appointment will be from April 1, 2026 to March 31, 2028.

- G.2 Staff Report (For Possible Action): Discussion and potential appointment or reappointment of one member of the Reno City Council to serve on the Western Regional Water Commission to fill one full-term vacancy from the following eligible members of the Reno City Council, listed in alphabetical order: Brandi Anderson, Naomi Duerr (Reappointment), Meghan Ebert, Miguel Martinez, Devon Reese, and Hillary Schieve.

**Summary:**

Council Member Duerr's term as the City of Reno's appointee to the Board of Trustees of the Western Regional Water Commission (WRWC) will expire on March 31, 2026. The term of reappointment is for the period April 1, 2026 through March 31, 2028.

**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. (For Discussion Only)

**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.)**

**K Adjournment (For Possible Action)**

# **Redevelopment Agency Board Meeting**

## **A Introductory Items**

### **A.1 Pledge of Allegiance**

### **A.2 Roll Call**

### **A.3 Public Comment**

### **A.4 Approval of the Agenda (For Possible Action) – 25 March 2026**

### **A.5 Approval of the Minutes**

A.5.1 Redevelopment Agency Board - Regular - February 25, 2026 at 10:00 AM (For Possible Action)

A.5.2 Redevelopment Agency Board - Special - March 4, 2026 at 10:00 AM (For Possible Action)

## **B Department Items**

B.1 Staff Report (For Possible Action): Presentation from Kaempfer Crowell, as outside legal counsel to the Agency, regarding feasibility of expending Agency funds for police

### **Summary:**

At the request of the Reno Redevelopment Agency Board, Kaempfer Crowell has researched whether Nevada's Community Redevelopment Law and other applicable law permits the Agency to expend funds to pay for police and will present on this topic.

## **C Reno Redevelopment Agency Advisory Board**

- C.1 Reno Redevelopment Agency Advisory Board Update (For Discussion Only)  
– Chair Paul Klein

**D Mayor and Council**

- D.1 Redevelopment Agency Board Comments, including announcements regarding City boards and commissions, activities of local charitable organizations and upcoming local community events. (For Discussion Only)

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

**F Adjournment (For Possible Action)**