



C I T Y O F
RENO
Memorandum

DATE: July 31, 2026

TO: Mayor and City Council

THROUGH: Jackie Bryant, City Manager

FROM: Tyler Shaw, Agenda Manager

DEPT: Council and Executive Operations

SUBJECT: 08-12-2026 Reno City Council & Redevelopment Agency Board Meetings Draft Agenda Memo

This memo is intended to provide an overview of the anticipated agenda for the City Council & Redevelopment Agency Board Meetings on Wednesday, August 12, 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](https://www.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.4 Approval of the Agenda (For Possible Action) – 12 August 2026

A.5 Approval of the Minutes

A.5.1 Reno City Council - Special - July 16, 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 – Cabaret (Change of Description) – Birdeez, Philippe Frayssinoux, Gabriel Kanzelmeyer, Kristian Kuharszky, 151 North Sierra Street. [Ward 1]

Summary:

This is an application (R162340Q-AMD-2026a) by Birdeez for a change of description to add cabaret activity. The business is located at 151 Sierra Street in Ward 1 (Exhibit A) and the zoning designation is Mixed-Use Downtown Riverwalk District (MD-RD). Planning comments indicate that the applicant has submitted a security plan and may operate live entertainment as follows:

Monday through Thursday from 11:00 a.m. to 11:00 p.m.

Friday from 11:00 a.m. to 1:00 a.m.

Saturday from 10:00 a.m. to 1:00 a.m.

Sunday from 10:00 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 – Restricted Gaming (New) – Century Gaming Technologies db at Ryan's Saloon, Timothy Cogswell, 924 South Wells Avenue. [Ward 3]

Summary:

This is an application (R168870G-APP-2026) by Century Gaming Technologies for a restricted gaming license to operate slot machines at Ryan's Saloon located at 924 South Wells Avenue. The business is located in Ward 3 (Exhibit A) and the zoning designation is General Commercial, Wells Avenue Neighborhood Planning Area Overlay District (GC-WANP). Planning comments note that restricted gaming is an allowed accessory use to a bar in this zone. Nevada Gaming

Commission approval attached (Exhibit B). Staff recommends that Council approve the privileged business license application.

- B.3 Staff Report (For Possible Action): Approval of Privileged Business License – Restricted Gaming (New) – Golden Route Operations db at Liquor Plus Mini Mart, Lucas Gums, 3052 Kietzke Lane. [Ward 3]

Summary:

This is an application (R168846G-APP-2026) by Golden Route Operations for a restricted gaming license to operate slot machines at Liquor Plus Mini Mart located at 3052 Kietzke Lane. The business is located in Ward 3 (Exhibit A) and the zoning designation is General Commercial (GC). Planning comments note that restricted gaming is an allowed accessory use to a convenience store in this zone. Nevada Gaming Commission approval attached (Exhibit B). Staff recommends that Council approve the privileged business license application.

- B.4 Staff Report (For Possible Action): Approval of Privileged Business License – On-Premises Alcohol (Change of Description) – Pinon Bottle, Radium Sulprizio, Nigel Teekasingh, 777 South Center Street, Unit 101. [Ward 3]

Summary:

This is an application (R101762Q-AMD-2026a) by Pinon Bottle for a change of description to add on-premises alcohol. The business is located in Ward 3 (Exhibit A) and the zoning designation is Mixed-Use Midtown Commercial (MU-MC). Planning comments note that a bar is an allowed use and permitted to operate from 5:00 a.m. to 1:00 a.m. Staff recommends that Council approve the privileged business license application.

- B.5 Staff Report (For Possible Action): Approval of Privileged Business License – Dining Room Alcohol (New) – Sofia, Rene Preciado, Sergio Romero, 1470 South Virginia Street. [Ward 3]

Summary:

This is an application (R168674Q-APP-2026) by Sofia for dining room alcohol. The business is located at 1470 South Virginia Street in Ward 3 (Exhibit A) and the zoning designation is Mixed-Use Midtown Commercial (MU-MC). Planning comments note that a restaurant with alcohol service is an allowed use and permitted to operate 24 hours a day. Staff recommends that Council approve the privileged business license application.

- B.6 Staff Report (For Possible Action): Approval of Privileged Business License – Package Alcohol (Change of Ownership) – Red Rock Food Mart & Liquor, Parminderjit Kaur, Pardeep Singh, 8790 Red Rock Road, Unit 105. [Ward 4]

Summary:

This is an application (R168335Q-APP-2026) by Red Rock Food Mart & Liquor for package alcohol. The business is located at 8790 Red Rock Road, Unit 105 in Ward 4 (Exhibit A) and the zoning designation is Neighborhood Commercial (NC). Planning comments note that a convenience store with package alcohol sales is an existing allowed use through LDC07-00408 and permitted to operate from 6:00 a.m. to 12:00 a.m. Staff recommends that Council approve the privileged business license application.

- B.7 Staff Report (For Possible Action): Approval of Privileged Business License – Dining Room Alcohol (Change of Ownership) – Great White Buffalo Bar & Grill, Brita Zrinyi, Greg Zrinyi, 6275 Sharlands Avenue, Unit 20. [Ward 5]

Summary:

This is an application (R168620Q-APP-2026) by Great White Buffalo Bar & Grill for a change of ownership. The business is located at 6275 Sharlands Avenue, Unit 20 in Ward 5 (Exhibit A) and the zoning designation is Sharlands PUD. Planning comments note that a restaurant with alcohol is an allowed use and the PUD requires that the cocktail lounge (bar) be subordinate to the restaurant use. Per the PUD, the business may operate 24 hours a day. Staff recommends that Council approve the privileged business license application.

- B.8 Staff Report (For Possible Action): Approval of a Professional Services Agreement with HDR Engineering, Inc. for Owner Representative Services during construction of the OneWater Nevada Advanced Purified Water Facility (APWF) at American Flat in an amount not to exceed \$2,897,822. (Sewer Fund)

Summary:

The OneWater Nevada Advanced Purified Water Facility (APWF) at American Flat is a partnership between the City of Reno (Reno) and the Truckee Meadows Water Authority (TMWA). It is Nevada's first Category A+ purified water project, designed to recharge the aquifer and support future potable water use. Construction is underway following Council's May 20, 2026, approval of the Total Project Construction Cost of \$266,080,969, which includes funding for TMWA and Reno staffing throughout the project. Reno's staffing plan during construction will rely on City staff supplemented by consultant support. HDR Engineering, Inc. (HDR) has proposed providing up to two full-time equivalent staff to augment Reno's project team for the duration of the project. Staff recommends Council approve the Professional Services Agreement with HDR for owner representative services in an amount not to exceed \$2,897,822. Under the 2021 Interlocal

agreement with TMWA, project costs will be shared 70 percent by Reno and 30 percent by TMWA. Reno's share will be \$2,028,475.40. (Sewer Fund).

- B.9 Staff Report (For Possible Action): Approval of Amendment No. 3 to the United States Department of Agriculture, Natural Resource Conservation Service Grant Award Agreements for a 36-month time extension for the West Wash Dam Rehabilitation Project.

Summary:

The Natural Resource Conservation Service (NRCS) has authorized a United States Department of Agriculture, Natural Resources Conservation Service Grant to the City of Reno (Reno) to improve and rehabilitate the West Wash Dam in northwest Reno. The original federal funded grant was awarded in May 2020. This amendment is for a 24-month time extension due to delays in the Environmental Assessment. Staff recommends Council approve Amendment No. 3 of the NRCS grant for the West Wash Dam Rehabilitation Project, providing a No-Cost Extension of Time and authorization for the Mayor to sign.

- B.10 Staff Report (For Possible Action): Approval to purchase thermoplastic roadway marking materials, roadway marking paint and reflective glass beads by utilizing any joinder contracts, as allowed under NRS 332.195, or the competitive bid process pursuant to Chapter 332 of the NRS and City purchasing policy in an amount not to exceed \$400,000. (Street Fund)

Summary:

Staff recommends Council approval to purchase thermoplastic roadway marking materials, roadway marking paint and reflective glass beads by utilizing any joinder contracts, as allowed under NRS 332.195, or the competitive bid process pursuant to Chapter 332 of the NRS and City policy in an amount not to exceed \$400,000.

- B.11 Staff Report (For Possible Action): Approval to purchase reflective sign materials and Telespar sign posts by utilizing any joinder contracts, as allowed under NRS 332.195, or the competitive bid process pursuant to Chapter 332 of the NRS and City purchasing policy in an amount not to exceed \$200,000. (Street Fund)

Summary:

The Maintenance & Operations Department's Street Maintenance Division is responsible for maintaining and installing signage throughout the City. The Division purchases reflective sign materials to fabricate signs in-house and Telespar sign posts for sign installations. Staff recommends Council approval to purchase reflective sign materials and Telespar sign posts by utilizing any joinder contracts, as allowed under NRS 332.195, or the competitive bid process pursuant

to Chapter 332 of the NRS and City purchasing policy in an amount not to exceed \$200,000.

- B.12 Staff Report (For Possible Action): Approval to return the unused balance of a donation from Community Health Alliance in the amount of \$371,906.36 related to the Neil Road Facility Remodel and Expansion Project.

Summary:

The Neil Road Facility Remodel and Expansion Project has been successfully completed. In October 2024, Council accepted a \$400,000 donation from Community Health Alliance (CHA) to supplement the project's construction contingency and ensure adequate funding for unforeseen construction costs. Throughout construction, City staff, Community Health Alliance, K7 Construction, and Tectonics Design Group closely monitored project costs and contingency usage. As a result of diligent project management, only a portion of the donated contingency was required, leaving an unused balance of \$371,906.36. At the completion of the project, Community Health Alliance requested that the remaining unused donation be returned.

Staff recommends Council approve the return of the unused donation balance to Community Health Alliance.

- B.13 Staff Report (For Possible Action): Acceptance of a Nevada State Historic Preservation Office (SHPO) Historic Preservation Fund (HPF) Subgrant to contract with the National Alliance of Preservation Commission (NAPC) to hold a statewide Commission Assistance and Mentoring Program (CAMP) with the SHPO, City of Reno Historical Resources Commission, City staff, and statewide Certified Local Governments in the amount of \$9,500.

Summary:

On July 2, the Nevada State Historic Preservation Office (SHPO) recommended funding of \$9,500 for a Historic Preservation Fund (HPF) Subgrant for the City to contract with the National Alliance of Preservation Commissions (NAPC) to hold a statewide Commission Assistance and Mentoring Program (CAMP) and to co-host with the SHPO. Statewide certified local governments (CLGs) will be invited to participate, including the City of Reno's Historical Resources Commission and staff. The goal is to educate and assist local preservation commissions with preservation issues and outreach.

- B.14 Staff Report (For Possible Action): Acceptance of a donation of 552 electrolyte packets from LMNT, 316 electrolyte packets from DripDrop, and 144 electrolyte

packets from DryWater with a total estimated value of \$1,911.11 to support Reno Police staff's health and hydration efforts.

Summary:

In an effort to mitigate heat illness for Reno Police Officers, LMNT, DripDrop, and DryWater have provided a one-time donation of electrolyte packets to the City of Reno Police Department. In total, these companies donated 1,012 packets (552 from LMNT with an estimated value of \$892.00, 316 from DripDrop with an estimated value of \$671.11, and 144 from DryWater with an estimated value of \$348.00). These packets have been distributed to Reno Police Officers who are at risk of heat illness based on their working conditions and who meet the criteria outlined in R131-24AP, which was adopted by the Nevada Division of Industrial Relations on November 15, 2024.

- B.15 Staff Report (For Possible Action): Request for approval of a lease amendment of City-owned real property identified as Assessor Parcel Number 008-381-39, located at 2000 East Fourth Street, Reno, Nevada, to Pacific Gypsum Supply, Inc. (ReTRAC Maintenance Fund) [Ward 1]

Summary:

This item requests Council approval of a lease amendment for City-owned property located at 2000 East Fourth Street (APN 008-381-39), leased to Pacific Gypsum Supply, Inc. The amendment extends the lease for one additional year and increases the monthly rent by 25% from \$5,537.26 to \$6,921.57. Staff recommends approval of this lease amendment.

- B.16 Staff Report (For Possible Action): Request for approval of a lease amendment of City-owned real properties identified as Assessor Parcel Numbers 008-370-26, 008-370-27, 008-370-28, and 008-370-30, located at 301 Montello Street, Reno, Nevada, to Reno Salvage Company. (ReTRAC Maintenance Fund) [Ward 1]

Summary:

This item requests Council approval of a lease amendment for City-owned properties located at 301 Montello Street (APNs 008-370-26, 008-370-27, 008-370-28, and 008-370-30), leased to Reno Salvage Company. The amendment extends the lease for five-years and increases the monthly rent by 20% from \$7,877.24 to \$9,452.69 with annual 3% increases each year thereafter. Staff recommends approval of this lease amendment.

- B.17 Resolution No. ____ (For Possible Action): A Resolution declaring intention to sell City-owned property located at 14180 Mt. Charleston Street (APN 086-142-09) to the Reno Housing Authority (RHA) for the public purpose of supporting affordable housing, for a nominal fee of \$10 plus closing costs, and to provide

notice to the public to attend the public meeting of City Council on August 26, 2026, to provide any objection to such transfer as required by NRS 277.050 - 277.053. (Capital Fund) [Ward 4]

Summary:

This item requests Council adoption of a Resolution of Intent to sell City-owned property located at 14180 Mt. Charleston Street (APN 086-142-09) to the Reno Housing Authority (RHA) for the public purpose of supporting affordable housing, for a nominal fee of \$10 plus closing costs. Council previously approved a Letter of Intent for RHA to purchase this property. The proposed conveyance to a government entity for a public purpose, without first offering the property to the public, is authorized under NRS 277.050-277.053. Sale proceeds will be deposited into the City's Capital Fund and must be used for capital outlay. A hearing will be scheduled for August 26, 2026, to hear objections. Staff recommend Council adopt the Resolution.

C Department Items

- C.1 Presentation and update from Liberty Dogs regarding the organization's mission and community impact - Major General (Ret.) Ondra Berry, CEO of Liberty Dogs [Guest Presentation]

Summary: NO SUMMARY

- C.2 Presentation and overview from United Way of Northern Nevada on the Special Assistance Fund for Emergencies (SAFE), Free Pre-K, and United Readers Programs - Blake Pang, President & CEO of United Way [Guest Presentation]

Summary: NO SUMMARY

- C.3 Staff Report (For Possible Action): Presentation, discussion, and potential adoption of the City of Reno's FY27-29 Strategic Plan.

Summary:

This item requests that the City Council formally adopt the FY27-29 City of Reno Strategic Plan, including 16 goals associated with the seven approved priorities. The plan is structured around a 36-month implementation cycle designed to accelerate progress and support completion of Council-identified goals. This approach focuses limited resources, strengthens service delivery, reduces organizational risk, and advances the City's mission of creating a community that people are proud to call home.

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

- D.1 Staff Report (For Possible Action): Presentation, discussion, and potential direction to staff regarding bill draft request (BDRs) for the 84th (2027) Session of the Nevada Legislature.

Summary:

The City is authorized to submit up to two bill draft requests (BDRs) for the 84th Session of the Nevada Legislature, which is scheduled to begin on February 1, 2027. Staff solicited BDR ideas from Council members and City staff, sought input from various advisory committees, and narrowed down the BDR list following preliminary analysis, research, and conversations. Staff is seeking Council direction on which BDR topics, if any, to move forward with and/or submit by the September 1, 2026, deadline.

- D.2 Ordinance Introduction – Bill No. _____ (For Possible Action): Case No. LDC26-00082 (One Mica Place Zoning Map Amendment) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±14.92 acre site comprised of two parcels from General Commercial (GC) to Multi-Family Residential – 21 units per acre (MF-21). The site is located on the north side of Moraine Way, ±160 feet west of North Virginia Street and has a Master Plan designation of Suburban Mixed-Use (SMU). [Ward 1]

Summary:

This is a request for a zoning map amendment from General Commercial (GC) to Multi-Family Residential – 21 units per acre (MF-21) for a ±14.92 acre site comprised of two parcels located on the north side of Moraine Way, ±160 feet west of North Virginia Street. The current GC zoning district conforms to the Suburban Mixed-Use (SMU) Master Plan land use designation. However, a corresponding request has been made for the proposed development of the property with 74 detached and attached single family homes (LDC26-00084). The existing GC zoning does not allow for the proposed detached single-family homes while MF-21 allows both single-family detached and attached homes. The key issue related to this request is compatibility of the proposed zoning with surrounding zoning and development. Staff and the Planning Commission recommend approval of the application.

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

F Ordinances - Adoption

- F.1 Ordinance Adoption - Bill No. 7337 (For Possible Action): Case No. ANX26-00002 (Ladera Annexation) Ordinance annexing to and making part of the City of Reno certain specifically described territory of one ±116.43 acre parcel of property generally located east of Interstate 580 and west of South Virginia Street, approximately ±450 feet northwest of its intersection with Rhodes Road. Upon annexation, the subject site will have a zoning designation of Unincorporated Transition – 40-acre minimum lot size (UT-40); together with other matters which pertain to or are necessarily connected therewith. [Ward 6]

Summary:

The attached ordinance annexes one ±116.43-acre parcel generally located east of Interstate 580 and west of South Virginia Street, approximately ±450 feet northwest of its intersection with Rhodes Road. The subject site is located within the City of Reno Sphere of Influence and has a Master Plan land use designation of Unincorporated Transition (UT). Upon annexation, the subject site will have a zoning designation of Unincorporated Transition – 40-acre minimum lot size (UT-40). This request is being processed concurrent with LDC26-00039 (Ladera Properties Master Plan Amendment & Zoning Map Amendment). Staff recommends adoption of the attached ordinance.

- F.2 Ordinance Adoption - Bill No. 7338 (For Possible Action): Case No. LDC26-00039 (Ladera Properties Master Plan Amendment & Zoning Map Amendment) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled "Zoning", rezoning a ±161.2-acre site generally located on the west side of South Virginia Street, west of its intersection with Towne Drive and northwest of its intersection with Rhodes Road from ±116.4 acres of Unincorporated Transition - 40 acre minimum lot size (UT-40) and ±44.8 acres of Industrial (I) to ±39.3 acres of Neighborhood Commercial (NC), ±87.2 acres of Parks, Greenways, and Open Space (PGOS), and ±32.4 acres to remain Industrial (I); together with matters which pertain to or are necessarily connected therewith. [Ward 6]

Summary:

The attached ordinance is a zoning map amendment from ±116.4 acres of Unincorporated Transition - 40 acre minimum lot size (UT-40) and ±44.8 acres of Industrial (I) to ±39.3 acres of Neighborhood Commercial (NC), ±87.2 acres of Parks, Greenways, and Open Space (PGOS), and ±32.4 acres to remain Industrial (I). The ±161.2-acre site is generally located on the west side of South Virginia Street, west of its intersection with Towne Drive and northwest of its intersection with Rhodes Road. Approximately ±116.4 acres are located within the City of Reno Sphere of Influence. This request is being processed concurrent with

ANX26-00002 (Ladera Properties Annexation). Staff recommends adoption of the attached ordinance.

- F.3 Ordinance Adoption - Bill No. 7339 (For Possible Action): An ordinance amending Reno Municipal Code Title 12, "Public Works and Utilities," Chapter 12.16 "Sewer Service," Article II, Section 12.16.290, title "Sewer Connection Fee, Dwelling Unit or Residential Unit," to add an area specific connection fee rate for Rivermount, together with other matters properly relating thereto. (Sewer Fund) [Ward 2]

Summary:

In January of 2026, Council approved the installation of sewer infrastructure in the Rivermount Neighborhood in conjunction with the full street reconstruction project for construction efficiency and cost savings. At the same time, Council approved that staff draft an ordinance for an area-specific sewer connection fee to address the funding gap between the grant funding that has been secured from the Nevada Department of Environmental Protection (NDEP) Capital Projects Grant Program in the amount of \$3,095,138 and the total construction cost of approximately \$4,400,000. The funding gap of \$1,304,862 divided by the 105 parcels in the Rivermount Neighborhood is equivalent to an area specific connection fee of \$12,427 per parcel. This area specific connection fee combined with the standard Truckee Meadows Water Reclamation Facility (TMWRF) connection fee are recommended to be paid at the time the parcel connects to municipal sewer. Since connection fees are established and outlined in Reno Municipal Code (RMC) 12.16.290, the ordinance must be updated to add this area specific fee.

G Board, Commission, or Committee 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. (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) – 12 August 2026

B Reno Redevelopment Agency Advisory Board

- B.1 Staff Report (For Possible Action):** Presentation of the Redevelopment Agency Advisory Board's recommendation regarding Redevelopment Agency governance alternatives.

Summary:

At its June 15, 2026 special workshop, the Redevelopment Agency Advisory Board ("RAAB") discussed the governance structure of the Redevelopment Agency, the advisory role of the RAAB, and statutory authorities under Nevada Redevelopment Law (NRS Chapter 279). Following discussion, the RAAB recommended that the Agency Board consider additional legal analysis and potential governance alternatives to strengthen the effectiveness of the Redevelopment Agency Advisory Board and clarify the relationship between the Agency, the Legislative Body (City Council), and the RAAB.

- B.2 Reno Redevelopment Agency Advisory Board Update (For Discussion Only)**
– Chair Paul Klein

C Chair and Member Comments

- C.1 Chair and Member comments, which may include announcements regarding upcoming meetings and local community events. Comments cannot be acted upon or discussed by the Board at this meeting. (For Discussion Only)

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

E Adjournment (For Possible Action)