




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

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**DATE:** January 2, 2026  
**TO:** Mayor and City Council  
**THROUGH:** Jackie Bryant, City Manager   
**FROM:** Tyler Shaw, Agenda Manager  
**DEPT:** City Manager's Office  
**SUBJECT:** 01/14/2026 Reno City Council & Redevelopment Agency Board Meetings  
Draft Agenda Memo

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This memo is intended to provide an overview of the anticipated agenda for the Reno City Council & Redevelopment Agency Board Meeting on Wednesday, January 14, 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.3.1 Public Comment

**A.4 Approval of the Agenda (For Possible Action) – 14 January 2026**

**A.5 Approval of the Minutes**

A.5.1 Reno City Council - Regular - November 19, 2025 at 10:00 AM (For Possible Action)

A.5.2 Reno City Council - Regular - December 3, 2025 at 10:00 AM (For Possible Action)

A.5.3 Reno City Council - Regular - December 10, 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 – Alcohol Manufacturing (Change of Location) – Comstock Distillers, James Grimes, 1345 West 4th Street, Units C and E4. [Ward 1]

**Summary:**

This is an application (R100390Q-AMD-2025a) by Comstock Distillers, a licensed alcohol manufacturer, to expand operations. The business is currently located in Ward 3 at 1345 West 4th Street, Unit E4 and is expanding into Unit C (Exhibit A). The zoning designation is Mixed Use (MU) and planning comments note that a warehouse and distribution use is allowed 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 a Nevada State Liquor Manufacturer’s License Application for James Grimes, Comstock Distillers LLC dbas Comstock Distillers, located at 1345 West 4th Street, Units C and E4, and if approved, authorize the Director of Business Licensing to sign the Nevada State Liquor License Application [Ward 1]

**Summary:**

This is an application (R165331Q-APP-2025) by Comstock Distillers dbas Comstock Distillers (“Comstock Distillers”), to expand from 1345 West 4th Street, Unit E4 into Unit C. Nevada Revised Statutes (“NRS”) requires Council to review applications submitted for state licenses that will operate within the City. Based upon a background investigation conducted by the Reno Police Department (“RPD”), Council must find satisfactory evidence that the applicant is of good moral character in order to approve.

Staff recommends that Council find satisfactory evidence that the applicant, James Grimes, is of good moral character and approve the state license application for Comstock Distillers and authorize the Director of Business Licensing to sign the application.

- B.3 Staff Report (For Possible Action): Approval of Privileged Business License – Secondhand Dealer (New) – Denison Enterprises LTD, Brighton Denison, Home-Based Business. [Ward 2]

**Summary:**

This is an application (R166762A-AMD-2025A) by Denison Enterprises LTD for a secondhand dealer license to be utilized at special events. This is a home-based business located in Ward 2. 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, (New) – FiftyFifty Brewing Co, Andrew Barr, Alicia Barr, 299 East Plumb Lane, Unit 140. [Ward 3]

**Summary:**

This is an application (R165883Q-APP-2025) by FiftyFifty Brewing Co for dining room 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 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.5 Staff Report (For Possible Action): Approval of Privileged Business License – Dining Room Wine and Beer (New) – Pasta Fresca, Paolo Nicoletta, 490 South Center Street. [Ward 3]

**Summary:**

This is an application (R166978Q-APP-2025) by Pasta Fresca for dining room wine and beer. The business is located at 490 South Center Street in Ward 3

(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 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 – Secondhand Dealer (Change of Ownership) – Somewhere in Time, Phillip Grundhauser, 1313 South Virginia Street. [Ward 3]

**Summary:**

This is an application (R150084A-AMD-2025a) by Somewhere in Time for secondhand dealer. The business is located at 1313 South Virginia Street in Ward 3 (Exhibit A) and the zoning designation is Mixed-Use Midtown Commercial (MU-MC). Planning comments note that general retail is an allowed use and permitted to operate 24 hours a day. Staff recommends that Council approve the privileged business license application.

- B.7 Staff Report (For Possible Action): Approval of Privileged Business License – Restricted Gaming (New) – The Brass Tap, Brian Edwards, Julie Edwards, 1171 Steamboat Parkway, Unit 120. [Ward 6]

**Summary:**

This is an application (R167056G-APP-2025) by The Brass Tap for a restricted gaming license to operate 12 slot machines. The business is located in Ward 6 (Exhibit A) and the zoning designation is Damonte Ranch, Mixed Development District (PUD). Planning comments note that restricted gaming as an accessory use to a bar or restaurant is allowed in this zone. Nevada Gaming Commission approval attached (Exhibit B). Staff recommends that Council approve the privileged business license application.

- B.8 Staff Report (For Possible Action): Approval of a Cooperative Local Public Agency (LPA) Agreement for the Grand Canyon Boulevard Area Sidewalk Connectivity Project between the City of Reno and the Nevada Department of Transportation (NDOT) with a total projected cost estimated to be \$251,580 with Transportation Alternatives (TA) Set-Aside funding of 95% at \$239,001 and a 5% match by the City at \$12,579. (Street Fund) [Ward 3]

**Summary:**

On June 20, 2025, the Regional Transportation Commission of Washoe County (RTC) approved \$239,001 in Transportation Alternatives (TA) Set-Aside funding for the Grand Canyon Blvd. Area Sidewalk Connectivity Project, with a 5% City match of \$12,579 for a total project cost of \$251,580. RTC administers TA Set-Aside funding through the Nevada Department of Transportation (NDOT), and

allocation of these funds requires an agreement between the City of Reno and NDOT. The project will enhance sidewalk connectivity along Grand Canyon Blvd., from Kirman Ave. to Yori Ave. and along Liston Ave., from Colorado River Blvd. to Grand Canyon Blvd. Staff recommends Council approve the Cooperative Local Public Agency (LPA) Agreement between NDOT and the City of Reno to proceed with the project.

- B.9 Staff Report (For Possible Action): Approval of a Two-Year Interlocal Agreement between the City of Reno and the Nevada Department of Transportation (NDOT) for noticing and maintenance collaboration, including NDOT reimbursement to the City in an amount not to exceed \$80,000.

**Summary:**

Clean and Safe and the Nevada Department of Transportation (NDOT) are reestablishing an interlocal agreement to address the ongoing public health and safety concerns related to encampments on NDOT property within City of Reno limits. Interagency collaboration will expedite the identification and removal of encampments, debris, and shopping carts ensuring timely action and enhancing overall efforts. This agreement aligns with Council's goal in addressing homelessness and will not have a financial impact on the City as staffing and additional related costs will be reimbursed. Staff recommends Council approve the interlocal agreement.

- B.10 Staff Report (For Possible Action): Approval of Agreement with the Children's Cabinet to reimburse the City of Reno for a portion of the cost of the City of Reno's Youth recreation programs, in compliance with the Nevada Department of Health and Human Services, Division of Welfare and Supportive Services, in the amount of \$414,375.

**Summary:**

This agreement authorizes a financial reimbursement to the City of Reno from the Nevada Department of Health and Human Services, Division of Welfare and Supportive Services for a portion of the City's cost to provide full-day and partial-day supervision of youth in the City's before and after school recreation programs and full-day recreational camps. The amount of the reimbursement is estimated at \$414,375 for a fiscal year from October 1, 2025, through September 30, 2026, paid through this agreement by the Children's Cabinet, who administers the State funds. Staff recommends Council authorize the Mayor to execute this agreement.

- B.11 Staff Report (For Possible Action): Acceptance of Affidavit of Special Assessment District Lien Sale, which was to be held on January 21, 2026, but has been cancelled due to all delinquent assessments being paid current.

**Summary:**

On December 3, 2025, Council approved Resolution No. 9440 directing the Deputy City Treasurer (Director of Finance) to give notice of the sale of properties subject to the lien of a delinquent assessment. Prior to any foreclosure mailings or notices published in the local paper (Reno Gazette Journal), all delinquent assessments were brought current. The sale scheduled for January 21, 2026, has been cancelled due to all delinquent assessments being paid current prior to the sale date.

- B.12 Staff Report (For Possible Action): Acceptance of subgrant award from Move United to support hosting a Disabled Hockey Coaching and Officials Clinic for a minimum of 15 participants who serve Veterans in the amount of \$6,602.

**Summary:**

The City of Reno provides year-round accessible recreation activities and is a Chapter member of Move United. For that reason, Move United applied for and received a Department of Veterans Affairs (VA) Training Grant to support hosting a Disabled Hockey Coaching and Officials Clinic to a minimum of 15 participants who serve Veterans. The City of Reno received a subgrant award in the amount of \$6,602 to support hosting this clinic. Staff recommends Council accept the subgrant award.

- B.13 Staff Report (For Possible Action): Acceptance of donation from Waste Management to Clean and Safe for maintenance services in the amount of \$50,000.

**Summary:**

Clean and Safe has been awarded \$50,000 from Waste Management to support maintenance and restoration efforts throughout the city. This donation will offset costs associated with a work crew pilot program to ensure public spaces are safe, clean, and accessible for the community.

- B.14 Resolution No. \_\_\_\_\_ (For Possible Action): Resolution donating Council discretionary funds to The Generator in support of their mission to continuously build a creative community by offering a safe and supportive space where people can share knowledge, explore interests, and follow their curiosity from Councilmember Reese (\$250) and Councilmember Anderson (\$1,000) in the total amount of \$1,250. (General Fund) [Reese] [Anderson]

**Summary:**

Councilmember Reese (\$250) and Councilmember Anderson (\$1,000) would like to allocate \$1,250 from Council Discretionary Funds assigned for fiscal year (FY) 25/26 to The Generator. 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 Staff Report (For Possible Action): Approval to include sewer main installation in the Rivermount Neighborhood Street Rehabilitation Project and authorization to draft an ordinance creating an area-specific sewer connection fee for properties in the project area. (Sewer Fund) [Ward 2]

### Summary:

Staff requests City Council approval to incorporate sewer main installation into the Rivermount Neighborhood Street Rehabilitation Project and to authorize drafting an area-specific sewer connection fee for properties within the project area. This approach addresses documented septic system failures while leveraging the scheduled street reconstruction to minimize costs, community disruption, and long-term maintenance impacts.

Key project details include:

- **Project Cost:** Approximately \$4.4 million to install sewer mains serving 105 parcels
- **Funding Secured:** \$3.095 million grant from the Nevada Division of Environmental Protection (NDEP)
- **Funding Gap:** Approximately \$1.3 million to be advanced by the City through the Sewer Fund and recovered over time via an area-specific sewer connection fee (estimated at \$25,172 per parcel)
- **Schedule:**
  - Neighborhood outreach conducted in September and December 2025
  - Council consideration in January 2025
  - Phase 1 construction anticipated to begin June 2026
  - Phase 2 construction anticipated to begin Spring 2027

Staff recommends approval of this funding and delivery approach as the most cost-effective and community-responsive option.

- C.2 Staff Report (For Possible Action): Approval of legal settlement in Apryl McElroy and Jessica Troup v. City of Reno, et al., Case No. 3:23-CV-00451-ART-CSD, in the amount of \$300,000. (Risk Management Fund)

**Summary:**

Staff recommends that City Council authorize the Mayor, City Manager, and City Attorney, and their respective designees, to execute all documents, and do all other acts, deeds, and activities the City Attorney deems necessary or advisable to complete a settlement with Apryl McElroy (“McElroy”) and Jessica Troup (“Troup”) in the amount of \$300,000.

- C.3 Staff Report (For Possible Action): Discussion, direction, and possible approval of a third amendment to the Downtown Events Center Operating Agreement between the Reno-Sparks Convention and Visitors Authority (RSCVA) and the City of Reno.

**Summary:**

At the November 12, 2025 Reno City Council meeting, the Council approved the Seventh Amendment to the Agreement between the United States Bowling Congress (USBC), the RSCVA, and City of Reno, conditioned on the RSCVA agreeing to amend the Downtown Events Center Operating Agreement to remove the obligation of the City of Reno to pay the General Services Allocation (GSA) to the RSVCA (Section 7) for the balance of the term of the Downtown Events Center Operating Agreement. Staff recommends Council approve the Third Amendment.

**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 sponsorship of an amendment to the 2024 Truckee Meadows Regional Plan that would allow for the relocation of a portion of an existing 120kV electric transmission line that is associated with Case No. LDC26-00007 (River Bend Tentative Map & Conditional Use Permit). The ±14.98-acre site is generally located south of Highway 40 West, directly south of its intersection with Edinburgh Drive. [Ward 5]

**Summary:**

On December 4, 2025, the Reno Planning Commission unanimously approved a tentative map and conditional use permit (LDC26-00007 - River Bend Tentative

Map & Conditional Use Permit) to modify the alignment of an existing 120kV electric transmission line that currently runs through the center of a ±14.98-acre site to the exterior boundary of the parcel. This was done in support of the development of an 82-lot single-family detached subdivision on the westernmost nine acres of the site. Per the Truckee Meadows Regional Plan (Regional Plan), relocation of a transmission line is considered a project of regional significance and must be reviewed for conformance by the Regional Planning Commission. Since transmission lines must fall within a regional utility corridor, as defined in the Regional Plan, a Regional Plan amendment is required to modify the regional utility map to align with the new location. Amendments to the Regional Plan may be sponsored by Council; the Truckee Meadows Regional Planning Governing Board is the final decision-making body. Staff recommends Council sponsor the Regional Plan amendment for consideration by the Truckee Meadows Regional Planning Commission and Governing Board.

**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. 7324 (For Possible Action): Case No. TXT26-00001 (Childcare) – 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 18.03.303, entitled “Public, Institutional, and Civic Uses”, Section 18.03.405, entitled “Standards for Specific Accessory Uses”, to add use standards as they relate to childcare centers, childcare, in-home, and childcare, workplace; together with matters which pertain to or are necessarily connected therewith. [Ward 1, 2, 3, 4, 5, 6]

**Summary:**

Residents within the City of Reno and throughout the region struggle to find childcare, especially at an affordable rate. The City of Reno zoning code has three different childcare use types which include childcare centers, in-home childcare, and workplace childcare. All three childcare uses offer different variations of a use that can be established to provide daycare. Staff received direction from City Council to remove barriers for childcare providers from our zoning code. Staff drafted an ordinance, conducted public outreach, collected feedback, and attended Planning Commission for a formal recommendation. The proposed draft ordinance is included as Exhibit A – Draft Ordinance.

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

- G.1 Staff Report (For Possible Action): Discussion and potential appointment or reappointment of up to three individuals to the Youth City Council from the following pool of applicants, listed in alphabetical order: Addison Guinan (Reappointment), Autumn Karr, Colin Pilcher, Fatima Samir, Huckleberry Zander, Annie Zhu.

**Summary:**

There are currently three vacancies on the Youth City Council. Staff has received applications from Addison Guinan, Autumn Karr, Colin Pilcher, Fatima Samir, Huckleberry Zander and Annie Zhu. The term of the appointment will be from January 14, 2026, through January 13, 2028.

- G.2 Staff Report (For Possible Action): Discussion and potential appointment of one individual to the Financial Advisory Board from the following pool of applicants, listed in alphabetical order: Dalton Cason, Jeffrey Church, Shelby Harvey, Jose Miguel, Theo Nicholas, Veronica Sharma, Nohemy Velasco, and John Zanoni.

**Summary:**

There is currently one (1) vacancy on the Financial Advisory Board (FAB). Staff has received applications from Dalton Cason, Jeffrey Church, Shelby Harvey, Jose Miguel, Theo Nicholas, Veronica Sharma, Nohemy Velasco, and John Zanoni.

The FAB met on December 9, 2025, and recommended John Zanoni to the Board . The term appointment would be Mr. Zanoni's first appointment to the FAB and will be from January 14, 2026 through January 13, 2031.

## **H Mayor and Council**

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

## **I Public Hearings - 6:00 PM (Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.)**

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

J.1 Public Comment

**K Adjournment (For Possible Action)**

**Redevelopment Agency Board 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) - January 14, 2026 at 10:00 AM**

**A.5 Approval of the Minutes**

A.5.1 Redevelopment Agency Board - Regular - November 19, 2025 at 10:00 AM (For Possible Action)

A.5.2 Redevelopment Agency Board - Regular - December 3, 2025 at 10:00 AM (For Possible Action)

**B Reno Redevelopment Agency Advisory Board**

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

## **C Mayor and Council**

- C.1 Staff Report (For Possible Action): Discussion and potential direction to special counsel and Agency/City staff to explore feasibility to utilize RDA funding for police, as requested by Mayor Schieve.

### **Summary:**

Mayor Schieve has requested staff and outside legal counsel explore the feasibility of using Redevelopment funds to fund police officers in the downtown. Staff recommends the Board give direction on next steps.

- C.2 Redevelopment Agency Board Comments, including announcements regarding City boards and commissions, activities of local charitable organizations and upcoming local community events. (Non-Action Item)

## **D Public Comment**

- D.1 Public Comment

## **E Adjournment (For Possible Action)**