



C I T Y O F
RENO
Memorandum

DATE: July 10, 2026

TO: Mayor and City Council

THROUGH: Jackie Bryant, City Manager

FROM: Tyler Shaw, Agenda Manager

DEPT: Council and Executive Operations

SUBJECT: 07/22/2026 City Council and Redevelopment Agency Board Meetings Draft
Agenda Memo

This memo is intended to provide an overview of the anticipated agenda for the City Council and Redevelopment Agency Board Meetings on Wednesday, July 22, 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://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) – 22 July 2026

A.5 Approval of the Minutes

A.5.1 Reno City Council - Special - May 14, 2026 at 10:00 AM (For Possible Action)

A.5.2 Reno City Council - Regular - May 20, 2026 at 10:00 AM (For Possible Action)

A.5.3 Reno City Council - Special - June 1, 2026 at 10:00 AM (For Possible Action)

A.5.4 Reno City Council - Regular - June 3, 2026 at 10:00 AM (For Possible Action)

A.5.5 Reno City Council - Regular - June 10, 2026 at 10:00 AM (For Possible Action)

A.5.6 Reno City Council - Special - June 18, 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 – Dining Room Wine and Beer (New) – Finbomb Sushi, Kevin Trigilio Barraza, Shakayla Mays, 1385 North Virginia Street, Unit 102. [Ward 1]

Summary:

This is an application (R168410Q-APP-2026) by Finbomb Sushi for dining room wine and beer. The business is located at 1385 North Virginia Street, Unit 102 in Ward 1 (Exhibit A) and the zoning designation is Mixed-Use Urban (MU). 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.2 Staff Report (For Possible Action): Approval of Privileged Business License – Dining Room Alcohol (New) – Los Chilaquiles Con Mucho Amor, Miriam Perez Garcia, Humberto De Lazaro Maximillano, 150 North Arlington Avenue. [Ward 1]

Summary:

This is an application (R167778Q-APP-2026) by Los Chilaquiles Con Mucho Amor for dining room alcohol. The business is located at 150 Arlington Avenue in Ward 1 (Exhibit A) and the zoning designation is Mixed-Use Downtown Riverwalk District (MD-RD). Planning comments note that a restaurant with alcohol service is an allowed use and 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 – On-Premises Alcohol, Alcohol Catering, Package Wine and Beer, Cabaret (Change of Ownership) - Renaissance Reno Downtown Hotel, Susan Schulte, 1 South Lake Street. [Ward 1]

Summary:

This is an application (R168171Q-APP-2026) by Renaissance Reno Downtown Hotel for on-premises alcohol, alcohol catering, package wine and beer, and cabaret. The business is located at 1 South Lake Street in Ward 1 (Exhibit A) and the zoning designation is Mixed-Use Downtown Riverwalk District (MD-RD). Planning notes indicate that a hotel/restaurant with alcohol service, alcohol catering, cabaret and accessory package alcohol are allowed uses. 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) – EZ Pot & Skewers Bar, Qianwen Liu, Zewen Qing, Chanpong Tan, 681 South Virginia Street. [Ward 3]

Summary:

This is an application (R168600Q-APP-2026) by EZ Pot & Skewers Bar for dining room alcohol. The business is located at 681 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.5 Staff Report (For Possible Action): Approval of Privileged Business License – Secondhand Dealer License (New) – Rocca Jewelry, Brian Rocca, 113 West Plumb Lane. [Ward 3]

Summary:

This is an application (R147978A-AMD-2026a) by Rocca Jewelry for a secondhand dealer license. The business is located at 113 Plumb Lane in Ward 3 (Exhibit A) and the zoning designation is Mixed-Use Urban (MU). Planning comments note that general retail is an allowed use and permitted to operate from 6:00 a.m. to 11:00p.m. Staff recommends that Council approve the privileged business license application.

- B.6 Staff Report (For Possible Action): Approval of Privileged Business License – Package Wine and Beer (Change of Description) – Wild Garlic (Concourse B), George Mboya, 2001 East Plumb Lane, Concourse B. [Ward 3]

Summary:

This is an application (R101347Q-AMD-2026a) by Wild Garlic (Concourse B) to add package wine and beer. The business is located within the Reno Tahoe International Airport at 2001 East Plumb Lane, Concourse B, in Ward 3 (Exhibit A) and the zoning designation is Mixed-Use Airport (MA). Planning comments note that a restaurant with alcohol service and accessory packaged alcohol sales are allowed uses 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 – Dining Room Wine and Beer (Change of Ownership) – Sushi 7, Haelim Giammona, 5030 Las Brisas Boulevard, Unit B5. [Ward 5]

Summary:

This is an application (R168540Q-APP-2026) by Sushi 7 for dining room wine and beer. The business is located at 5030 Las Brisas Boulevard, Unit B5 in Ward 5 (Exhibit A) and the zoning designation is Mixed-Use Suburban (MS). 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.8 Staff Report (For Possible Action): Approval of Privileged Business License – Restricted Gaming (New) – Amici Pizzeria and Bar, Todd Nigro, Mike Nigro, 1141 Steamboat Parkway, Unit 930. [Ward 6]

Summary:

This is an application (R168580G-APP-2026) by Amici Pizzeria and Bar for a restricted gaming license to operate slot machines located at 1141 Steamboat Parkway, Unit 930. The business is located in Ward 6 (Exhibit A) and the zoning designation is PUD Damonte Ranch, Mixed Development (MD) district. Planning comments note that restricted gaming is an allowed accessory use to a

bar/restaurant in this zone. Nevada Gaming Commission approval attached (Exhibit B). Staff recommends that Council approve the privileged business license application.

- B.9 Staff Report (For Possible Action): Approval of Privileged Business License – Secondhand Dealer License (New) – Tahoe Muse Edit, Aida Hashemi, Home-based. [Ward 2]

Summary:

This is an application (R168259A-APP-2026) by Tahoe Muse Edit for a secondhand dealer license. This is a home-based business located in Ward 2. Staff recommends that Council approve the privileged business license application.

- B.10 Staff Report (For Possible Action): Approval of Privileged Business License – Alcohol Catering (New) – Pour Decisions, Lacy Snelling, Not in City.

Summary:

This is an application (R167648Q-APP-2026) by Pour Decisions for alcohol catering. The business is based in Verdi, Nevada. Staff recommends that Council approve the privileged business license application.

- B.11 Staff Report (For Possible Action): Award of Contract to Integrated Concepts LLC for the Crooked Mile Pathway Rehabilitation Project in an amount not to exceed \$403,854.88. (Grant Funds, Parks Capital Maintenance Fund) [Ward 2]

Summary:

The Crooked Mile Path, located along Idlewild Drive between Ivan Sack Park and Foster Drive, is a popular year-round pedestrian corridor used by residents and visitors. The existing asphalt walking surface has deteriorated due to age, heavy use, and weather-related wear, creating safety and accessibility concerns for path users. In response to community feedback and a site evaluation by Parks Maintenance staff, City staff identified the need to remove and replace the existing path.

Three bids were received on June 25, 2026. Integrated Concepts, LLC submitted the best bid pursuant to NRS Chapter 338. Staff recommends Council award the contract in an amount not to exceed \$403,854.88. This project is included in the FY26 Capital Improvement Plan and is funded through a combination of Land Trust Grant funds and Parks Capital Maintenance funds. Construction is anticipated to begin upon award and be substantially complete by fall 2026.

- B.12 Staff Report (For Possible Action): Award of Contract to Facilities Management, Inc. for the Damonte Ranch Dog Park Project in the amount of \$208,360. (RCT District 4) [Ward 6]

Summary:

Damonte Ranch Park, located at 1950 Steamboat Parkway, is a well-used neighborhood park that currently lacks designated amenities for dog owners. The absence of a fenced area has raised safety concerns, including dogs running into the street or interfering with other park users. In response to community feedback, City staff identified the need to construct a dedicated dog park featuring separate areas for large and small dogs, concrete walking paths, a water fountain, shaded benches, and an agility course.

Three bids were received on June 23, 2026. Facilities Management, Inc. submitted the lowest responsive and responsible bid pursuant to NRS Chapter 338. This project is included in the FY26 Capital Improvement Plan and is funded through Residential Construction Tax (RCT), District 4 funds. Work is scheduled to begin late summer 2026 and is expected to be completed by fall 2026. Staff recommends Council award the contract in an amount not to exceed \$208,360.

- B.13 Staff Report (For Possible Action): Award of Contract to Titan Electrical Contracting Inc. for the 2026 Traffic Signal On-Call program, in an amount not to exceed \$597,075. (Street Fund)

Summary:

The City of Reno maintains traffic Signal infrastructure citywide and requires the ability to quickly respond to critical repair or replacement needs as they arise. The 2026 Traffic Signal On-Call Contract establishes an annual on-call contract to ensure we can quickly respond to critical traffic signal infrastructure repair or replacement needs citywide.

Staff received and opened two bids on June 25, 2026. Titan Electrical Contracting, Inc. submitted the lowest responsive and responsible bid pursuant to the requirements established in Nevada Revised Statutes (NRS) Chapter 338. This project is included in the City's Capital Improvement Plan (CIP) budget for fiscal year (FY) 27, with funds available in the Street Fund. Staff recommends Council award the 2026 Traffic Signal On-Call Contract to Titan Electrical Contracting, Inc., in an amount not to exceed \$597,075.

- B.14 Staff Report (For Possible Action): Approval of an Energy Performance Contract (EPC) with Ameresco to install a 457 kW-DC (kilowatt direct current) solar photovoltaic system at the Moana Springs Community Aquatics and Fitness

Center, for \$1,598,322. (Green Energy Fund, Community Project Grant Funding)

Summary:

An Energy Performance Contract (EPC) enables public agencies to implement energy improvements through guaranteed energy savings. The proposed project consists of a 457 kW-DC rooftop solar photovoltaic system at the Moana Springs Community Aquatics and Fitness Center that is right-sized to utilize electrical infrastructure incorporated into the original facility construction. Ameresco guarantees annual production of 672,064 kWh, valued at \$42,228 in annual savings, resulting in a positive 20-year net present value of approximately \$23,465. The project advances the City's commitment to economically viable renewable energy investments, enhances facility reliability, and is expected to continue providing benefits beyond the 20-year contract term. Projected energy savings are anticipated to offset operations and maintenance costs while providing additional realized savings over time. The project is funded through a grant of \$800,000 and \$838,322 from the Green Energy Fund. The total cost is \$40,000 higher than the project cost due to a 5% grant administration fee of \$40,000. A significant portion of the amount available in the Green Energy Fund is from a tax credit direct payment received from the solar and storage project at the Public Safety Center.

- B.15 Staff Report (For Possible Action): Approval of Second Amended Contract for City Security & Fire Alarm Monitoring with Powercomm Solutions, extending the contract term through July 31, 2027, and increasing the not-to-exceed amount to \$290,502. (General Fund)

Summary:

The City of Reno is under contract with Powercomm Solutions to monitor and repair the 90+ security & fire alarm monitoring systems throughout City facilities. These systems provide immediate notification to emergency response teams, ensure employee safety, minimize damage & loss, and help prevent costly repairs. The current contract expires on July 31, 2026, and has 1 remaining one-year extension option. Staff desires to extend the term of the contract to July 31, 2027, and increase the not-to-exceed amount to \$290,502 (addition of \$39,582 to cover one-year of service & repairs + \$73,210 to convert 43 security and fire panels to cellular/IP phone connections), which will continue the monitoring, repairs, and upgrades to the COR security & fire alarm monitoring systems.

- B.16 Staff Report (For Possible Action): Approval of Second Amended Contract for Fire Alarm Inspections with Powercomm Solutions, extending the contract term through July 31, 2027 and increasing the not-to-exceed amount to \$312,312. (General Fund)

Summary:

The City of Reno is under contract with Powercomm Solutions to test and repair the fire alarm notification systems throughout City facilities, which provide immediate notification to emergency response teams, ensure employee safety, and meet current fire code reporting requirements. The current contract expires on July 31, 2026, and has 1 remaining one-year extension option. Staff is requesting an extension of the contract term to July 31, 2027 and an increase in the not-to-exceed amount to \$312,312 (addition of \$55,833 to cover one year of service), to continue inspections, reporting, and repairs for the COR fire alarm notification systems.

- B.17 Staff Report (For Possible Action): Approval of Consultant Agreement with MGT Impact Solutions for a Comprehensive User Fee Study in an amount not to exceed \$115,000. (General Fund)

Summary:

MGT Impact Solutions (MGT) has submitted a proposal to complete a comprehensive user fee study to the City. MGT provided this service previously in 2022 and the same consultants provided similar services in 2016 with Fiscal Choice Consulting. The proposed agreement will continue this partnership, ensuring the City's user fee schedules are current, defensible, and aligned with best practices and regulatory requirements.

- B.18 Staff Report (For Possible Action): Approval of Consultant Agreement for Professional Engineering Services with Lumos and Associates for the Buck Sewer Lift Stations Upgrade Project in an amount not to exceed \$417,558. (Sewer Fund) [Ward 4]

Summary:

The City of Reno Lift Station Capital Improvement plan has a number of lift stations improvements and rehabilitations programed for the next five (5) years. Upgrades to the Buck Sanitary Sewer Lift Station is required due to additional development connecting to the lift station and ongoing inflow and infiltration (I/I) challenges during wet-weather events. This agreement with Lumos and Associates (Lumos) is for professional engineering services will provide preliminary design, final design, and construction bid services. Staff recommends Council approval of the agreement with Lumos in an amount not to exceed \$417,558.

- B.19 Staff Report (For Possible Action): Approval of the City of Reno Fleet Buy Program for FY27 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 \$11,318,304. (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 (164 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 \$11,318,304. Staff recommends Council approval to purchase these items.

- B.20 Staff Report (For Possible Action): Approval to purchase three pieces of maintenance equipment and associated vehicle outfitting from various vendors utilizing the State of Nevada Vehicle Contract, joinder/cooperative purchasing agreements in accordance with NRS 332.195(1) (Joinder), and/or the City's Purchasing Policy, in an amount not to exceed \$800,000. (Street Fund, Sewer Fund)

Summary:

As part of the FY27 budget, Council allocated funds to purchase maintenance equipment to replace previously grant funded equipment and equipment that had been kept past its scheduled service life. Staff requests Council authorize staff to purchase three vehicles and associated outfitting utilizing the State of Nevada Vehicle Contract, joinder/cooperative purchasing agreements pursuant to NRS 332.195 (Joinder) and/or the City's Purchasing Policy, in an amount not to exceed \$800,000.

- B.21 Staff Report (For Possible Action): Approval of purchase of a permanent water facilities easement from CLPF LEAR 390 LLC and CLPF LEAR 400 LLC for the OneWater Nevada Advanced Purified Water Facility (APWF) at American Flat Project, located at 0 Echo Court and 12995 Echo Court, Reno, NV 89506 (APN: 090-040-17 & 090-040-18), in the amount of \$188,635. [Ward 4] (Sewer Fund)

Summary:

Staff is seeking City Council approval of the purchase of a Permanent Water Facilities Easement from CLPF LEAR 390 LLC and CLPF LEAR 400 LLC (collectively, "Grantor"), managed by Clarion Partners, for properties located at 0 Echo Court and 12995 Echo Court, Reno, NV 89506 (APN: 090-040-17 & 090-040-18). The easement is required to support the OneWater Nevada Advanced Purified Water Facility (APWF) at American Flat Project, a vital and sustainable water reuse initiative being jointly developed by the Truckee Meadows Water Authority (TMWA) and the City of Reno. The purchase price reflects a negotiated counteroffer from the Grantor in the amount of \$188,635.00 for the Permanent Water Facilities Easement. Staff recommends Council approve the purchase and authorize the Mayor to sign the easement.

- B.22 Staff Report (For Possible Action): Approval of Interlocal Agreement with the Regional Transportation Commission for reimbursement to the City for staff time and software fees spent on the Traffic Signal Timing 8 Improvement Project in an amount not to exceed \$50,000. (Street Fund)

Summary:

Traffic signal coordination timing plans should be reviewed approximately every three years to maintain efficient traffic operations and minimize travel delays. Traffic patterns change over time due to development, regional growth, special events, and shifting travel demand, reducing signal timing efficiency if plans are not periodically updated.

Since 2010, the City of Reno has partnered with the Regional Transportation Commission (RTC) to routinely evaluate and update traffic signal coordination timing plans throughout the City. The Interlocal Agreement allows RTC to reimburse the City of Reno for eligible staff time and software maintenance fees associated with the Traffic Signal Timing 8 Improvement Project in an amount not to exceed \$50,000 during the next year.

City staff will utilize these funds to develop, review, implement, and fine-tune updated timing plans for various signalized corridors throughout the City to improve traffic progression, reduce delay, and enhance overall operational efficiency. Staff recommends Council approve the Interlocal Agreement between RTC and the City of Reno for reimbursement of eligible staff time and software maintenance fees in an amount not to exceed \$50,000.

- B.23 Staff Report (For Possible Action): Approval of a Memorandum of Understanding (MOU) between the City of Reno, the Regional Transportation Commission (RTC), and the University of Nevada, Reno (UNR) to establish a framework for coordination on the University Gateway Transportation Project.

Summary:

The University Gateway Transportation Project is a regional effort led by the Regional Transportation Commission (RTC) to improve vehicle, pedestrian, and bicycle safety and connectivity between the University of Nevada, Reno (UNR) and downtown Reno.

RTC, in coordination with the City and UNR, has completed a transportation study evaluating potential improvements, including the extension of 9th Street to Wells Avenue and a future grade-separated pedestrian crossing of Interstate 80. The project is anticipated to be implemented in phases, with near-term improvements advancing and longer-term improvements dependent on securing future funding.

The item for Council consideration is approval of a proposed Memorandum of Understanding (MOU) between the City, RTC, and UNR. The MOU establishes a

framework for coordination to support advancement of the project and position it for future funding opportunities. The MOU is non-binding and does not obligate the City to provide funding or approve a final design.

- B.24 Staff Report (For Possible Action): Acceptance of Affidavit of Special Assessment District Lien Sale, which was to be held on July 21, 2026, but was cancelled due to all delinquent assessments being paid current.

Summary:

On June 3, 2026, Council approved Resolution No. 9469 directing the Deputy City Treasurer (Director of Finance) to give notice of the sale of properties subject to the lien of a delinquent assessment.

- B.25 Staff Report (For Possible Action): Acceptance of Grant Award from the U.S. Environmental Protection Agency (EPA) under the FY2023 Community Grant Funding Program for the Booth Street Siphon Project in the amount of \$1,500,000, with a required City match of \$375,000. (Sewer Fund) [Ward 1, 2]

Summary:

Congress approved funding for the U.S. Environmental Protection Agency Community Grants Program as part of the FY2023 Consolidated Appropriations Act (Public Law 117-328). Congress awards grants to communities under this program for community infrastructure projects. Under this initiative, Senator Catherine Cortez Masto, Senator Jacky Rosen, and Congressman Mark Amodei earmarked \$1,500,000 for the Booth Street Siphon Project. These awards are administered by the U.S. Environmental Protection Agency (EPA). The funds are subject to the rules and spending categories outlined in the grant agreement. On May 21, 2026, the U.S. EPA officially approved the City of Reno's grant application for this project and issued a grant agreement and notice of award. The required \$375,000 matching contribution will be provided by the Sewer Fund. Staff recommends Council accept this grant funding for the Booth Street Siphon Project.

- B.26 Staff Report (For Possible Action): Authorization for the Reno Police Department to apply for the 2025 Formula Justice Assistance Grant from the U.S. Department of Justice in the amount of \$206,255, approval of and authorization to sign the Interlocal Agreement for the use of the 2025 Justice Assistance Grant funds and authorization to sign the required FY 2025 Certification and Assurances and other associated documents. (Grant Funds)

Summary:

Staff requests authorization to complete its application for the 2025 Formula Justice Assistance Grant (JAG) from the U.S. Department of Justice in the amount

of \$206,255. The initial application was due April 21, 2026, and has been submitted. No funds will be released by the Department of Justice, however, until all required documents have been completed. The grant guidelines require that the application include an Interlocal Agreement that describes how the 2025 Justice Assistance Grant funds will be used and divided amongst the partnering law enforcement agencies. Therefore, staff further seeks approval and authorization for the Mayor and appropriate City personnel to sign the Interlocal Agreement for the use of the 2025 Justice Assistance Grant funds and authorization for the Mayor and/or City Manager to sign the Certifications and Assurances as the Chief Executive of the Applicant Government.

- B.27 Resolution No. ____ (For Possible Action): Resolution authorizing the Director of Maintenance and Operations to execute purchase orders or required contracts for the purchase of materials and equipment for street and traffic signal maintenance and repairs pursuant to Chapter 332 of the Nevada Revised Statutes for Fiscal Year (FY) 26/27. (General Fund, Street Fund)

Summary:

Before Council for adoption is a resolution authorizing the Director of Maintenance and Operation to execute purchase orders or required contracts for the purchase of materials and equipment associated with street and traffic signal maintenance and repairs, pursuant to Chapter 332 of the Nevada Revised Statutes (NRS) for Fiscal Year (FY) 26/27.

- B.28 Resolution No. ____ (For Possible Action): Resolution donating council discretionary funds to Sons and Daughters of Erin (SADOE) to support their mission in reviving, fostering, and promoting Irish cultural events, interests, and sentiments in the amount of \$2,000. (Reese) (General Fund)

Summary:

Councilmember Reese would like to allocate \$2,000 from Council Discretionary Funds assigned for fiscal year (FY) 26/27 to Sons and Daughters of Erin. 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.

- B.29 Resolution No. ____ (For Possible Action): Resolution donating council discretionary funds to the McQueen Knightriders to support their mission in providing student-athletes the coaching, support and camaraderie to help them achieve both complete and noncompetitive cross-country mountain bike goals safely and enjoyably in the amount of \$1,000. (General Fund) (Reese)

Summary:

Councilmember Reese would like to allocate \$1,000 from Council Discretionary

Funds assigned for fiscal year (FY) 26/27 to McQueen Knightriders. 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.

- B.30 Resolution No. _____ (For Possible Action): Resolution donating council discretionary funds to the Reno Initiative for Shelter & Equality (RISE) to support the Laundry to the People program, which provides laundry services for unhoused people from Mayor Schieve (\$1,000) and Councilmember Reese (\$1,000) in the total amount of \$2,000. (Schieve) (Reese) (General Fund)

Summary:

Mayor Schieve (\$1,000) and Councilmember Reese (\$1,000) would like to allocate \$2,000 from Council Discretionary Funds assigned for fiscal year (FY) 26/27 to RISE. 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.

- B.31 Resolution No. _____ (For Possible Action): Resolution donating Council Discretionary Funds to RennerVation Foundation to support their mission to create a community where all children feel valued, supported and inspired to achieve their dreams from Mayor Schieve (\$2,800) and Councilmember Reese (\$2,800) in the amount of \$5,600. (General Fund) (Schieve) (Reese)

Summary:

Councilmember Reese (\$2,800) would like to allocate \$5,600 from Council Discretionary Funds assigned for fiscal year (FY) 26/27 to RennerVation Foundation. 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 from the University of Nevada Reno's Larson Institute on their StreetReach Initiative. (For Discussion Only) [Guest Presentation]

Summary: NO SUMMARY

- C.2 Presentation and overview of Truckee Meadows Tomorrow community indicators and their role in informing local decision-making. (For Discussion Only) [Guest Presentation]

Summary: NO SUMMARY

- C.3 Staff Report (For Possible Action): Presentation, discussion, and potential direction to staff on draft amendments to Reno Municipal Code Chapter 5.07 – Alcoholic Beverages. [Business Licensing]

Summary:

This report provides information regarding the progress toward updating Reno Municipal Code (“RMC”) Chapter 5.07 – Alcoholic Beverages with the intention of reorganizing, modernizing, and streamlining the regulation for ease of understanding and enforcement.

Staff requests that Council review the proposed changes and provide direction on specific policy topics as presented in this report. Based on Council’s direction, staff will continue to gather stakeholder feedback, amend the draft as needed, and return with an ordinance introduction.

- C.4 Staff Report (For Possible Action): Presentation, discussion, and potential direction from Council to update Reno Municipal Code Chapter 5.23 - Massage Establishments. [Police Department]

Summary:

The City of Reno licenses massage establishments as a privileged activity under Reno Municipal Code (RMC) Chapter 5.23. Massage therapy is a legitimate and valuable health service. However, similar to jurisdictions across the nation, regional enforcement experience has shown that some establishments operate as fronts for illegal prostitution and exhibit indicators of human trafficking. Recent investigations by the regional Human Exploitation and Trafficking (HEAT) unit, which is staffed by detectives from both the Reno Police Department (RPD) and the Sparks Police Department (SPD), identified illicit massage businesses operating in the region. That enforcement effort revealed gaps in how these businesses can be regulated and inspected. The City of Sparks responded by adopting code amendments that have been successful in largely eliminating illicit massage businesses in Sparks.

This agenda item initiates a text amendment to RMC Chapter 5.23 to evaluate where application, inspection, and operating requirements can be strengthened to better protect public health and safety, support legitimate massage businesses, and give the City and law enforcement effective tools to address illicit operations.

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): Case No. LDC26-00039 (Ladera Properties Master Plan Amendment & Zoning Map Amendment) – A request has been made

for: 1) a Master Plan amendment from ±116.4 acres of Unincorporated Transition (UT) and ±44.8 acres of Industrial (I) to ±39.3 acres of Suburban Mixed-Use (SMU), ±87.2 acres of Parks, Greenways, and Open Space (PGOS), and ±32.4 acres to remain Industrial (I); and 2) 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). [Ward 6]

Summary:

Master Plan and zoning map amendments are requested for a ±161.2-acre site comprised of two parcels located in south Reno east of Interstate 580 (I-580) and west of Old US Highway 395 (US 395A). The site includes a ±44.8-acre parcel within the City of Reno currently zoned Industrial (I) and a ±116.4-acre parcel located within unincorporated Washoe County and the City of Reno Sphere of Influence (SOI). The request would amend the existing Master Plan land use designations from Unincorporated Transition (UT) and Industrial (I) to Suburban Mixed-Use (SMU), Parks, Greenways, and Open Space (PGOS), and Industrial (I). Corresponding zoning map amendments would establish Neighborhood Commercial (NC), Parks, Greenways, and Open Space (PGOS), and Industrial (I) zoning districts. The applicant is also requesting annexation of the unincorporated parcel under a separate application. The requested amendments are displayed in the provided Master Plan and zoning comparison maps (Exhibit B). Key issues include: 1) compatibility with surrounding land uses and zoning districts, 2) preservation of open space resources, and 3) conformance with the Master Plan. Planning Commission recommends approval of this request.

- D.2 Resolution No. _____ (For Possible Action): Case No. LDC26-00039 (Ladera Properties Master Plan Amendment & Zoning Map Amendment) Resolution to adopt an amendment to the land use plan of the City of Reno Master Plan from ±116.4 acres of Unincorporated Transition (UT) and ±44.8 acres of Industrial (I) to ±39.3 acres of Suburban Mixed-Use (SMU), ±87.2 acres of Parks, Greenways, and Open Space (PGOS), and ±32.4 acres to remain Industrial (I), 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. The adoption is contingent upon the approval of ANX26-00002 (Ladera Properties Annexation) and master plan amendment conformance review by the Truckee Meadows Regional Planning Commission and a subsequent tier change approval by the Truckee Meadows Regional Planning Governing Board. [Ward 6]

Summary:

Master Plan and zoning map amendments are requested for a ±161.2-acre site comprised of two parcels located in south Reno east of Interstate 580 (I-580) and west of Old US Highway 395 (US 395A). The site includes a ±44.8-acre parcel within the City of Reno currently zoned Industrial (I) and a ±116.4-acre parcel located within unincorporated Washoe County and the City of Reno Sphere of Influence (SOI). The request would amend the existing Master Plan land use designations from Unincorporated Transition (UT) and Industrial (I) to Suburban Mixed-Use (SMU), Parks, Greenways, and Open Space (PGOS), and Industrial (I). Corresponding zoning map amendments would establish Neighborhood Commercial (NC), Parks, Greenways, and Open Space (PGOS), and Industrial (I) zoning districts. The applicant is also requesting annexation of the unincorporated parcel under a separate application. The requested amendments are displayed in the provided Master Plan and zoning comparison maps (Exhibit B). Key issues include: 1) compatibility with surrounding land uses and zoning districts, 2) preservation of open space resources, and 3) conformance with the Master Plan. Planning Commission recommends approval of this request.

- D.3 Ordinance Introduction - Bill No. _____ (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), and ±87.2 acres of Parks, Greenways, and Open Space (PGOS), with ±32.4 acres to remain Industrial (I); together with matters which pertain to or are necessarily connected therewith. [Ward 6]

Summary:

Master Plan and zoning map amendments are requested for a ±161.2-acre site comprised of two parcels located in south Reno east of Interstate 580 (I-580) and west of Old US Highway 395 (US 395A). The site includes a ±44.8-acre parcel within the City of Reno currently zoned Industrial (I) and a ±116.4-acre parcel located within unincorporated Washoe County and the City of Reno Sphere of Influence (SOI). The request would amend the existing Master Plan land use designations from Unincorporated Transition (UT) and Industrial (I) to Suburban Mixed-Use (SMU), Parks, Greenways, and Open Space (PGOS), and Industrial (I). Corresponding zoning map amendments would establish Neighborhood Commercial (NC), Parks, Greenways, and Open Space (PGOS), and Industrial (I) zoning districts. The applicant is also requesting annexation of the unincorporated parcel under a separate application. The requested amendments are displayed in the provided Master Plan and zoning comparison maps (Exhibit B). Key issues include: 1) compatibility with surrounding land uses and zoning

districts, 2) preservation of open space resources, and 3) conformance with the Master Plan. Planning Commission recommends approval of this request.

- D.4 Ordinance Introduction - Bill No. _____ (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:

A request has been made for the annexation of a ±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 (Exhibit A). The site is contiguous to the City of Reno boundary along its northern and eastern edges, is located within the Truckee Meadows Service Area (TMSA), and is identified within the City of Reno Sphere of Influence (SOI). The subject parcel has a Master Plan land use designation of Unincorporated Transition (UT) and a Washoe County zoning designation of General Rural (GR). Upon annexation, the corresponding City of Reno zoning designation of Unincorporated Transition – 40-acre minimum lot size (UT40) would be applied

This request is being processed concurrently with LDC26-00039 (Ladera Properties Master Plan Amendment & Zoning Map Amendment), which includes both this parcel and the applicant's adjacent parcel (already located within the City of Reno). Based on general compliance with the annexation review factors contained in the Reno Municipal Code, staff recommends approval of the requested annexation.

- 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. 7336 (For Possible Action): Ordinance to amend Title 14 of the Reno Municipal Code entitled “Buildings and Construction,” Chapter 14.05 “Property Maintenance Code,” Section 14.05.010 “Adoption of the 2012 Edition of the International Property Maintenance Code,” to adopt the 2024 Edition of the International Property Maintenance Code with appendices,

amendments identified as “Exhibit A,” and additional redevelopment area property maintenance standards identified as “Exhibit B”; together with matters properly relating thereto.

Summary:

This report details the proposed amendments to Reno Municipal Code (“RMC”) Chapter 14.05 – Property Maintenance Code in response to Council’s direction to update RMC Section 14.05.010 to reference the 2024 edition of the International Property Maintenance Code (“IPMC”) including regional amendments and an updated version of the Downtown Property Maintenance Standards to be known as the Redevelopment Area (“RDA”) Property Maintenance Standards.

Staff recommends that Council adopt Ordinance No. _____.

G Board, Commission, or Committee Appointments

- G.1 Staff Report (For Possible Action): Discussion and potential appointment of up to three individuals to the Arts and Culture Advisory Board from the following pool of applicants, listed in alphabetical order: Anthony Alston, Rebecca Amezcua, David Arteché, Sami Azzam, Piyush Bakane, Shayron Barone, Rosine Bena-Porter, Lucero Bock, Meranda Carter, Adam Cates, Taylor Chase, Jacqueline Clay, Larry Cohen, Patricia Crawford, Tom Crist, Erez Dayan, Larry DeVincenzi, Danielle Dolan, Samantha Edney, Stephen Emmerich, Brian Erbis, Rachel Farrell, Christina Fausone, Andrew Frank, Jessica Fry, Atty Garfinkle, Deborah Harwood, Annelise Hatjakes, April Henderson, Mingchi Huang, Wayne Irvine, Brett Jenkins, Natalie Katsaros, Gabriel Matthews, Tanya Nawrocki, Bharati Patel, Sarah Peters, Ray Rogers, Megan Rupnik, Shari Sanders, John Schuld, Madeline Stewart, Parker Stremmel, Nohemy Velasco, Emmerick Volkarin, Canyon Webb, Vanessa Whitfield, KaPreace Young.

Summary:

There are currently three vacancies on the Arts and Culture Advisory Board. Staff has received applications from: Anthony Alston, Rebecca Amezcua, David Arteché, Sami Azzam, Piyush Bakane, Shayron Barone, Rosine Bena-Porter, Lucero Bock, Meranda Carter, Adam Cates, Taylor Chase, Jacqueline Clay, Larry Cohen, Patricia Crawford, Tom Crist, Erez Dayan, Larry DeVincenzi, Danielle Dolan, Samantha Edney, Stephen Emmerich, Brian Erbis, Rachel Farrell, Christina Fausone, Andrew Frank, Jessica Fry, Atty Garfinkle, Deborah Harwood, Annelise Hatjakes, April Henderson, Mingchi Huang, Wayne Irvine, Brett Jenkins, Natalie Katsaros, Gabriel Matthews, Tanya Nawrocki, Bharati Patel, Sarah Peters, Ray Rogers, Megan Rupnik, Shari Sanders, John Schuld, Madeline Stewart, Parker Stremmel, Nohemy Velasco, Emmerick Volkarin, Canyon Webb,

Vanessa Whitfield, KaPreace Young. The term of appointment will be from July 22, 2026 through July 23, 2029.

- G.2 Staff Report (For Possible Action): Discussion and potential appointment of up to three regular members and two alternate members to the Ward 2 Neighborhood Advisory Board from the following pool of applicants, listed in alphabetical order: Patricia Crawford, Fred Darley III, Olivia Gil-Guevera, Kyle McLauchlin, John Schuld, Vanessa Vaupel. [Ward 2]

Summary:

There are currently five vacancies on the Ward 2 Neighborhood Advisory Board, consisting of three regular member vacancies and two alternate member vacancies. Staff has received applications from Patricia Crawford, Fred Darley III, Olivia Gil-Guevera, Kyle McLauchlin, John Schuld, and Vanessa Vaupel. The term of appointment will be from August 1, 2026 to July 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) – 22 July 2026

A.5 Approval of the Minutes

A.5.1 Redevelopment Agency Board - Regular - May 20, 2026 at 10:00 AM
(For Possible Action)

A.5.2 Redevelopment Agency Board - Regular - June 3, 2026 at 10:00 AM
(For Possible Action)

A.5.3 Redevelopment Agency Board - Regular - June 10, 2026 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 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)