



C I T Y O F
RENO
Memorandum

DATE: October 9, 2026

TO: Mayor and City Council

THROUGH: Jackie Bryant, City Manager

FROM: Tyler Shaw, Agenda Manager

DEPT: Council and Executive Operations

SUBJECT: 10/21/26 Reno City Council and Redevelopment Agency Board Meetings Draft Agenda Memo

This memo is intended to provide an overview of the anticipated agendas for the Reno City Council and Redevelopment Agency Board Meetings on Wednesday, October 21, 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, 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) – 21 October 2026

A.5 Approval of the Minutes

A.5.1 Reno City Council - Regular - September 23, 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 – Package Alcohol (Change of Ownership) – 7-Eleven Store 33090C, Jasdev Bajwa, 6150 South McCarran Boulevard. [Ward 2]

Summary:

This is an application (R169328Q-APP-2026) by 7-Eleven Store 33090C for a change of ownership. The business is located at 6150 McCarran Boulevard in Ward 2 (Exhibit A) and the zoning designation is Mixed-Use Urban (MU). Planning comments note that a convenience store with accessory packaged alcohol is existing and permitted to operate 24 hours a day. Staff recommends that Council approve the privileged business license application.

- B.2 Staff Report (For Possible Action): Approval of Privileged Business License – On-Premises Alcohol, Add-On Cabaret (New) – The Polo Lounge LLC, Wallace Peterson, Cynthia Peterson, 1559 South Virginia Street. [Ward 3]

Summary:

This is an application (R169025Q-APP-2026) by The Polo Lounge LLC for on-premises alcohol and cabaret activity. The business is located at 1559 Virginia Street in Ward 3 (Exhibit A) and the zoning designation is Mixed-Use Midtown Commercial (MU-MC). Planning comments note that a bar and lounge is an allowed use and the business is permitted to operate 24 hours a day. Additionally, the applicant has submitted a security plan and indoor live entertainment is permitted to operate Sunday through Thursday until 11:00 p.m. and Friday through Saturday until 12:00 a.m. Staff recommends that Council approve the privileged business license application.

- B.3 Staff Report (For Possible Action): Approval of Privileged Business License – Dining Room Wine and Beer (New) – Valley Cafe, Pablo Vazquez Ortega, Cesar Vazquez Cano, Armando Soto Santana, 10555 Stead Boulevard, Unit 4. [Ward 4]

Summary:

This is an application (R168678Q-APP-2026) by Valley Cafe for dining room wine and beer. The business is located at 10555 Stead Boulevard, Unit 4 in Ward 4 (Exhibit A) and the zoning designation is Mixed-Use Suburban (MS). Planning comments note that a 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.4 Staff Report (For Possible Action): Approval of Privileged Business License – On-Premises Alcohol, Package Alcohol (New) – Black Sheep Spirits and Lounge, Steven Chimarusti, 15 Foothill Road, Unit 1. [Ward 6]

Summary:

This is an application (R169475Q-APP-2026) by Black Sheep Spirits and Lounge for on-premises alcohol and package alcohol. The business is located at 15 Foothill Road, Unit 1 in Ward 6 (Exhibit A) and the zoning designation is Mixed-Use Suburban (MS). Planning comments note that a bar and lounge with accessory package alcohol sales 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 use of additional funds from Residential Construction Tax District 3 for the Teglia's Paradise Park Bridge Replacement Project in an amount not to exceed \$165,000. (Residential Construction Tax District 3) [Ward 1]

Summary:

The pedestrian bridge at the east side of Teglia's Paradise Park needs replacement and does not currently comply with Americans with Disabilities Act (ADA) standards. Replacement of the bridge was approved in the Capital Improvement Plan as part of the fiscal year 2024 – 2025 budget. Design and purchase of the bridge are complete, and the award of the construction contract is being recommended today as a separate item. Staff request the use of \$165,000 additional funds from Residential Construction Tax District 3 (RCT3) to supplement the already approved budget of \$400,000 for completion of the Paradise Park Bridge Replacement Project.

- B.6 Staff Report (For Possible Action): Award of contract to Travis Construction Group, LLC for the Paradise Park Pedestrian Bridge Replacement Project in an

amount not to exceed \$374,996.62. (Residential Construction Tax District 3) [Ward 1]

Summary:

The existing pedestrian bridge at Paradise Park, located at 2745 Elementary Drive, has deteriorated due to age, frequent use, and weather-related wear, reducing structural integrity and creating safety concerns for park users. This project will remove the existing bridge and its abutments and install a new prefabricated pedestrian bridge on new concrete abutments, with landing pathway and channel improvements, to improve pedestrian safety and accessibility.

Two bids were received and opened on September 17, 2026. Travis Construction Group, LLC submitted the best bid pursuant to Nevada Revised Statutes (NRS) 338.147. This project is included in the FY27 Capital Improvement Plan, and funding is available through the Residential Construction Tax District 2 Fund. Construction will begin upon award and is anticipated to be substantially complete by spring 2027. Staff recommends Council award the contract to Travis Construction Group, LLC in an amount not to exceed \$374,996.62.

- B.7 Staff Report (For Possible Action): Award of contract to Titan Electrical Contracting, Inc. for the City Hall Parking Garage EV Charger Project in an amount not to exceed \$253,071. (Grant Funds) [Ward 1]

Summary:

The City of Reno has been gradually transitioning to the use of fleet electric vehicles for several years. At present, there are eight Level 2 EV charging stations on the fifth floor of the City Hall parking garage, all of which are assigned to specific fleet vehicles.

When the Energy Efficiency and Conservation Block Grant became available, representatives of Public Works, Fleet, and Operations & Maintenance met to discuss the best use of funds for energy efficient infrastructure. The installation of additional Level 2 electric vehicle charging stations on the fifth floor of the City Hall parking garage would allow for expansion of the City's current fleet of electric vehicles in the future.

Bids were received and opened on September 3, 2026. Titan Electrical Contracting, Inc. submitted the best bid in accordance with the requirements of Nevada Revised Statutes (NRS) Chapter 338.

Staff recommends Council award the contract to Titan Electrical Contracting, Inc. for the City Hall Parking Garage EV Charger Project in an amount not to exceed \$253,071, which includes a \$12,051 contingency.

- B.8 Staff Report (For Possible Action): Award of contract to Integrated Concepts, LLC, for the Booth Street Siphon Rehabilitation Project in an amount not to exceed \$2,199,024.81. (Grant Funds, Sewer Fund) [Ward 1, 2]

Summary:

The Booth Street Siphon, located under the Truckee River along Booth Street between Riverside Drive and Idlewild Drive, consists of two parallel 10-inch cast iron pipes that have experienced recurring debris buildup and maintenance difficulties due to the pipe configuration. The existing downstream vault is undersized, preventing proper cleaning and inspection, and posing a risk of blockages and sanitary sewer overflows near the Truckee River. The Booth Street Siphon Rehabilitation Project will install 240 feet of 24-inch gravity sewer mains, a new downstream siphon access vault on Riverside Drive, modifications to the existing siphon, and a new upstream 72-inch sanitary sewer manhole on Idlewild Drive.

Three bids were received and opened on September 24, 2026. Integrated Concepts, LLC submitted the best bid pursuant to Nevada Revised Statutes (NRS) 338.147. This project is included in the FY27 Capital Improvement Plan, and funding is available through the Sewer Fund and U.S. Environmental Protection Agency (EPA) Community Grant. Construction is scheduled to begin October 2026 and be completed by Spring 2027. Staff recommends Council award the contract to Integrated Concepts, LLC in an amount not to exceed \$2,199,024.81.

- B.9 Staff Report (For Possible Action): Approval of Consultant Agreement with DOWL, LLC for construction management services for the Booth Street Siphon Rehabilitation Project for an amount not to exceed \$241,782. (Sewer Fund) [Ward 1, 2]

Summary:

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

This consultant agreement with DOWL, LLC will provide quality assurance construction monitoring, inspection, construction surveying, materials testing, traffic control oversight, and record drawings for the Booth Street Siphon Rehabilitation Project. DOWL, LLC previously provided design services for the Booth Street Siphon Rehabilitation Project, which will provide continuity between design and construction. Construction is anticipated to begin in October 2026 and be completed by spring 2027.

The proposed agreement is included in the FY27 Capital Improvement Plan, and funding is available through the Sewer Fund. Staff recommends Council approve the agreement and authorize the Mayor to sign.

- B.10 Staff Report (For Possible Action): Award of contract to Titan Electrical Contracting Inc. for the Idlewild Park Field Lighting Replacements Project in an amount not to exceed \$517,575. (Parks Capital Maintenance Fund) [Ward 2]

Summary:

Idlewild Park, located at 1505 Idlewild Drive, includes existing ball fields equipped with field lighting systems. The existing lighting infrastructure has deteriorated over time and presents ongoing maintenance and reliability concerns. The Idlewild Park Field Lighting Replacements Project will replace the existing field lights, wooden poles, and electrical conduit and wiring with new light poles on new foundations and a new lighting system to improve performance, reliability, and overall field conditions.

Four bids were received and opened on September 22, 2026. Titan Electrical Contracting inc. submitted the best bid pursuant to Nevada Revised Statutes (NRS) 338.147. This project was approved in the FY26 Capital Improvement Plan (CIP), and funding is available through the Parks Capital Maintenance Fund. Construction will begin upon award and is anticipated to be substantially complete by spring 2027. Staff recommends Council award the contract to Titan Electrical Contracting Inc. in an amount not to exceed \$517,575.

- B.11 Staff Report (For Possible Action): Award of contract to F.W. Carson Co. for the 2026 Sewer Maintenance, Repairs, & On-Call Services Project in an amount not to exceed \$1,497,006. (Sewer Fund)

Summary:

The 2026 Sewer Maintenance, Repairs, & On-Call Services will repair approximately 132 linear-feet of sanitary sewer pipe, install two new sewer manholes, and lowering and adjusting 72 manhole lids in coordination with an upcoming NDOT Project. The locations for this project include 6th Street near Wells Avenue, Glenmanor Drive, and Virginia Street between McCarran Blvd and Panther Valley. Also included in this contract are emergency on-call services, allowing the City to address critical infrastructure repairs and emergency situations in a fast, efficient, and economical manner. Staff received and opened two bids on September 24, 2026. FW Carson Co. submitted the best bid pursuant to the requirements established in Nevada Revised Statute (NRS) Chapter 338 in the amount of \$1,497,006. This project is included in the City's Capital Improvement plan (CIP) budget for fiscal year (FY) 26.

- B.12 Staff Report (For Possible Action): Approval of Consultant Agreement for Professional Engineering Services with ControlPoint Engineering, Inc. for the 2027 Lift Station Controls Upgrade Project in an amount not to exceed \$1,197,757. (Sewer Fund)

Summary:

The City of Reno (Reno) utilizes Supervisory Control And Data Acquisition (SCADA) for remote access to the sanitary sewer lift stations, enabling staff to respond to alarms and make operational adjustments. Upgrades to the SCADA system are required because many components are no longer supported by the manufacturer. This agreement with ControlPoint Engineering, Inc. (ControlPoint) includes complete upgrades at twenty-two lift station sites. Staff recommends Council approval of the agreement with ControlPoint in an amount not to exceed \$1,197,757 (Sewer Fund).

- B.13 Staff Report (For Possible Action): Approval of Riley Mosaics LLC (artists Robin Riley and Jason Butler) for the Cyan Park Public Art Project in an amount not to exceed \$97,000. (Public Art Fund) [Ward 6]

Summary:

This item is for approval to commission artists Robin Riley and Jason Butler for the Cyan Park Public Art Project. On September 21, 2026, the Arts and Culture Advisory Board (ACAB) approved the recommendation of artists Robin Riley and Jason Butler from the Cyan Park Public Art Task Force. Robin Riley and Jason Butler were selected from 45 eligible artists/teams based on their past qualifications, letter of interest outlining their community engagement strategies for this project, initial ideas based on community input, and experience with projects of similar scope and scale.

The project is included in the annual workplan for Arts and Culture and is funded through the Public Art Fund in FY27. The artists will conduct community engagement to design the final sculptures, and the work will be installed in mid to late 2027. Staff recommends approving the recommendation of Riley Mosaics LLC (artists Robin Riley and Jason Butler) for the Cyan Park Public Art Project in an amount not to exceed \$97,000.

- B.14 Staff Report (For Possible Action): Approval of a lease amendment extending the term to ninety-nine (99) years, until October 31, 2118, for the City-owned property identified as Assessor Parcel Number (APN) 048-050-03, located at 21130 Mount Rose Highway, Reno, Nevada, leased to Sky Tavern, a domestic nonprofit corporation.

Summary:

This item requests approval of a lease amendment for City-owned property located

at 21130 Mount Rose Highway (APN 048-050-03) leased to Sky Tavern. The amendment extends the term to ninety-nine (99) years. The purpose of this extension is to provide the long-term assurance needed to secure funding for capital improvement investments. Staff recommends approval of this lease amendment.

- B.15 Staff Report (For Possible Action): Approval of a grant agreement from the State of Nevada, Department of Business and Industry, Nevada Housing Division, in the amount of up to \$2,000,000 in Nevada Attainable Housing Account funding for the Disaster Recovery Assistance Program to assist residents impacted by the Hawk, Bug, and Fred fires. (Grant Funds)

Summary:

The Nevada Housing Division has awarded the City of Reno up to \$2 million in Nevada Attainable Housing Account (NAHA) funding to support the Disaster Relief Assistance Program (DRAP). The program provides short-term rental assistance to eligible households in Reno, Sparks, and Washoe County with incomes at or below 150% of Area Median Income that have been impacted by the 2026 wildfires.

- B.16 Staff Report (For Possible Action): Acceptance of Victims of Crime Act (VOCA) grant funds for Fiscal Year 26-27 from the Nevada Department of Health and Human Services, Division of Child and Family Services (Grant # 16575-24-029) supporting the City of Reno Police Department Victim Services Unit (VSU) in the amount of \$124,773. (Grant Funds)

Summary:

This item is for the acceptance of Victim of Crime Act (VOCA) grant funds for Fiscal Year 26-27 from the Nevada Department of Health and Human Services, Division of Child and Family Services (Grant # 16575-24-029) supporting the City of Reno Police Department Victim Services Unit (VSU) in the amount of \$124,773.

- B.17 Resolution No. _____ (For Possible Action): Resolution establishing and approving lists of qualified appraisers eligible to provide services to the City of Reno in accordance with Reno Municipal Code Title 15 as established by Ordinance 5795.

Summary:

This item requests Council adoption of a Resolution establishing and approving three lists of qualified appraisers eligible to provide appraisal services to the City of Reno, in accordance with Reno Municipal Code (RMC) Title 15 as established by Ordinances 5795 and 5991. Title 15 outlines the process for soliciting and

qualifying appraisers to meet the City's various property-related needs. The three designated lists cover residential, commercial/industrial, and open space (including agricultural lands). Staff recommends adoption of the resolution.

- B.18 Resolution No. _____ (For Possible Action): Resolution Accepting Streets Daybreak East Backbone Improvements – Phase 1. A portion of Rio Wrangler Parkway and a portion of South Meadows Parkway (SIT22-00005/FNL22-00006 & FNL22-00007). (Street Fund) [Ward 3, 6]

Summary:

For Council adoption is a resolution accepting the street sections offered for dedication by the Dedication Tract Maps of Daybreak East Backbone Improvements – Phase 1. The public improvements constructed by Lennar Reno, LLC, have been reviewed and approved by staff and may now be accepted by resolution. Staff recommends Council adoption of the attached resolution.

- B.19 Resolution No. _____ (For Possible Action): Resolution donating Council Discretionary Funds to Galena High School in support of the girls' softball team in the amount of \$2,500. (General Fund) [Anderson]

Summary:

Councilmember Anderson would like to allocate \$2,500 from Council Discretionary Funds assigned for fiscal year (FY) 26/27 to Galena High School. 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.20 Resolution No. _____ (For Possible Action): Resolution donating Council Discretionary Funds to J Wood Raw Elementary School in support of the purchase of a shade structure for their playground in the amount of \$1,000. (General Fund) [Anderson]

Summary:

Councilmember Anderson would like to allocate \$1,000 from Council Discretionary Funds assigned for fiscal year (FY) 26/27 to JWood Raw Elementary School. 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.21 Resolution No. _____ (For Possible Action): Resolution donating Council Discretionary Funds to the Domestic Violence Resource Center to support their mission to rebuild safe and hopeful lives for victims of family violence in the amount of \$1,000. (General Fund) [Martinez]

Summary:

Vice Mayor Martinez would like to allocate \$1,000 from Council Discretionary Funds assigned for fiscal year (FY) 26/27 to the Domestic Violence Resource Center. 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.22 Resolution No. _____ (For Possible Action): Resolution Donating Council Discretionary Funds to Latino Arte and Culture to support Latino arts, heritage programming, and community engagement in the amount of \$2,000. (General Fund) [Martinez]

Summary:

Vice Mayor Martinez would like to allocate \$2,000 from Council Discretionary Funds assigned for fiscal year (FY) 26/27 to Latino Arte and Culture. 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.23 Resolution No. _____ (For Possible Action): Resolution donating Council Discretionary Funds to Soulful Seeds to support their mission in working together with the community to bring fresh produce, training, and connection to vulnerable populations in our community in the amount of \$1,000. (General Fund) [Martinez]

Summary:

Vice Mayor Martinez would like to allocate \$1,000 from Council Discretionary Funds assigned for fiscal year (FY) 26/27 to Soulful Seeds. 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.24 Resolution No. _____ (For Possible Action): Resolution donating Council Discretionary Funds to Women and Children's Center of the Sierra to support their mission in helping women escape poverty in order to provide a better life for themselves and their families in the amount of \$1,000. (General Fund) [Martinez]

Summary:

Vice Mayor Martinez would like to allocate \$1,000 from Council Discretionary Funds assigned for fiscal year (FY) 26/27 to Women and Children's Center of the Sierra. 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): Presentation, discussion, and possible acceptance of the Fiscal Year 2027 (FY27) Property Plan for City-owned properties. [Public Works]

Summary:

The FY27 Property Plan identifies properties to be considered for sale and lease along with the recommended disposition or lease method. These properties no longer serve a municipal purpose and would provide greater public benefit if sold or leased. Approval of the plan authorizes staff to begin the sale or lease process for the designated properties only. It does not constitute final approval. Each property will return to Council individually for final action on any proposed sale or lease.

- C.2 Staff Report (For Possible Action): Presentation and discussion on special activity permitting process with potential direction to staff. [Business Licensing]

Summary:

On July 22, 2026, Council requested a discussion on special activity permitting processes in the City. This report provides information on current special activity permitting requirements and associated fees.

- C.3 Staff Report (For Discussion Only) : Presentation and discussion related to Battery Energy Storage Systems (BESS) in Reno and fire response to battery fires. [Fire Department]

Summary:

The Reno Fire Department will provide an overview of Battery Energy Storage Systems (BESS) in Reno, including the plan review and approval process, applicable fire code requirements, and emergency response procedures for battery fires. This presentation is for discussion only; no Council action is requested.

- C.4 Staff Report (For Discussion Only): City of Reno General Fund financial update presentation and discussion with special topic discussion of the Workers' Compensation Internal Service Fund used to account for the City's self-funded workers' compensation program. [Finance] (General Fund, Workers' Compensation Fund)

Summary:

This presentation will provide Council with a brief update on the status of the FY26 General Fund closeout, the first quarter results for FY27, and an overview of the Workers' Compensation Fund. The purpose of this financial update is to offer a preview of the major revenue and expenditure trends, assess the status of

the General Fund, and highlight any fiscal challenges as the City moves into the early development of the fiscal year 2027/28 budget.

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. LDC26-00103 (Reno's Neon Line District Pedestrian Walkways): A request has been made for a conditional use permit to allow for two skyways (elevated pedestrian walkways) connecting the J Resort with properties across West Fourth Street and Ralston Street. The ±9.14-acre site is comprised of three parcels generally located at the southwest and southeast corners of West Fourth Street and Ralston Street and on the north side of West Fourth Street approximately ±100 feet east of the West Fourth Street/Ralston Street intersection (345 Arlington Avenue, 311 Ralston Street, and 411 West Fourth Street). The properties are zoned Mixed-Use Downtown - Entertainment District (MD-ED) and Mixed-Use Downtown - Northwest Quadrant (MD-NWQ), are located within the Downtown Gaming Overlay (DTG), and have a Master Plan land use designation of Downtown Mixed-Use (DT-MU). [Ward 1]

Summary:

The applicant is requesting a conditional use permit to construct two elevated pedestrian walkways connecting the J Resort with adjacent properties within Reno's Neon Line District. One walkway would cross West Fourth Street and connect the J Resort with property at 411 West Fourth Street, where future resort amenities, including a pool, spa, and fitness center, are anticipated. The second walkway would cross Ralston Street and connect the J Resort with property at 311 Ralston Street, where a future parking structure is anticipated. The proposed walkways are subject to the Skyway Design Guidelines contained in Appendix B of the Reno Municipal Code. Key project considerations include: 1) compliance with the Skyway Design Guidelines; 2) pedestrian, traffic, and public safety; and 3) compatibility with the surrounding area.

- D.2 Staff Report (For Possible Action): Case No. ABN26-00006 (Martinez Landscaping Patent Easement Abandonment) A request has been made for the abandonment of a public roadway and utility easement on a single parcel located at the northern terminus of Koenig Road, between Koenig Road and Nola Way, ±650 north of Hoge Road and ±195 west of North Virginia Street. The abandonment area consists of ±14,534 square feet and consists of a ±33-foot-wide area along the south parcel boundary. The site is located within the Mixed-Use Suburban (MS) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). [Ward 4]

Summary:

The request is for the abandonment of ±14,534 square feet of a patent easement intended for public utilities and access located within parcel number 082-540-04 (Exhibit A). A government patent easement is defined by Nevada revised statutes (NRS) as an easement for a public purpose owned by the government body over land which was conveyed by a patent. NRS also explains that a government patent easement may be abandoned by the governing body if the easement is no longer required for a public purpose. The public is not anticipated to be materially injured by the abandonment and City staff recommends approval.

- D.3 Staff Report (For Possible Action): Case No. LDC26-00019 (Hillside Foursquare Church Master Plan and Zoning Map Amendments) - A request has been made for: 1) a Master Plan amendment from Single-Family Neighborhood (SF) to Suburban Mixed-Use (SMU) and; 2) a zoning map amendment from Single-Family Residential - 3 units per acre (SF-3) to Mixed-Use Suburban (MS). The ±6.78-acre site includes two parcels located at the northern terminus of Sutro Street, ±660 feet north of Selmi Drive, south of US Highway 395. [Ward 4]

Summary:

This is a request for a Master Plan Amendment from Single-Family Neighborhood (SF) to Suburban Mixed-Use (SMU) and a zoning map amendment from a Single-Family Residential -3 units per acre (SF-3) to Mixed-Use Suburban (MS) to MS. The requested MS zoning requires a Regional Land Designation (Tier) amendment from Tier 2 to Tier 1 based on densities permitted within the MS zone, requiring City Council sponsorship of a Regional Plan amendment. The key issue related to these requests is compatibility of the proposed Master Plan land use designation and zoning with surrounding land use designations and development. Staff and the Planning Commission can make all applicable findings and recommend approval subject to a Truckee Meadows Regional Plan conformance review by the Regional Planning Commission for the Master Plan amendment request and Regional Governing Board approval of the Regional Plan amendment (Tier change).

- D.4 Resolution No. _____ (For Possible Action): Case No. LDC26-00019 (Hillside Foursquare Church Master Plan and Zoning Map Amendments) - Resolution to adopt an amendment to the land use plan of the City of Reno Master Plan from ±6.78 acres of Single-Family Neighborhood (SF) to Suburban Mixed-Use (SMU). The ±6.78-acre site includes two parcels located at the northern terminus of Sutro Street, ±660 feet north of Selmi Drive, south of US Highway 395. The adoption is contingent upon a 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 4]

Summary:

This is a request for a Master Plan amendment from ±6.48 acres of Single-Family Neighborhood (SF) to Suburban Mixed-Use (SMU). The ±6.48-acre project site includes two parcels located at the northern terminus of Sutro Street, ±660 feet north of Selmi Drive, south of US Highway 395. The Truckee Meadows Regional Planning Agency (TMRPA) reviewed the proposal and did not identify any conformance issues; a Regional Tier change from Tier 2 to Tier 1 is required to align the Regional Plan Tier with the underlying zoning and proposed land use designation. Together, the proposed Master Plan amendment, Tier change, and Mixed-Use Suburban (MS) zoning establish the regulatory framework for future development of the site. The Planning Commission recommends approval of this request.

- D.5 Ordinance Introduction - Bill No. _____ (For Possible Action): Case No. LDC26-00019 (Hillside Foursquare Church Master Plan and Zoning Map Amendments). Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled "Zoning", rezoning a ±6.78-acre site consisting of two parcels located at the northern terminus of Sutro Street, ±660 feet north of Selmi Drive, south of US Highway 395, from Single-Family Residential - 3 units per acre (SF-3) to Mixed-Use Suburban (MS); together with matters which pertain to or are necessarily connected therewith. [Ward 4]

Summary:

This is a request for a zoning map amendment from Single-Family Residential -3 units per acre (SF-3) to Mixed-Use Suburban (MS). The requested MS zoning requires a Regional Land Designation (Tier) amendment from Tier 2 to Tier 1 based on densities permitted within the MS zone, requiring City Council sponsorship of a Regional Plan amendment. Key issues analyzed for this request include compatibility with surrounding land uses and zoning, and conformance with the Master Plan. The Planning Commission recommends approval of this request.

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

- E.1 Resolution No. _____ (For Possible Action): A Resolution concerning the City of Reno, Nevada, 2026 Special Assessment District No. 1 (Talus Valley) accepting a petition for the formation of the district to finance certain sanitary sewer, storm sewer and water infrastructure improvements and approving the forms of a development and financing agreement as well as approving the owner agreements related to the district for the project which includes approximately 66.66 acres located within the City of Reno, located in south Reno along the north side of

South Meadows Parkway and west of Veterans Parkway (included APNs listed in the staff report).

Summary:

This resolution approves a Development and Financing Agreement as well as the Owner Agreements for the 2026 Special Assessment District No. 1 (Talus Valley). On the date hereof, the City Council is also considering the introduction of Creation, Assessment, and Bond Ordinances relating to the District.

- E.2 Ordinance Introduction - Bill No. _____ (For Possible Action): An Ordinance creating the City of Reno, Nevada 2026 Special Assessment District No. 1 (Talus Valley); Ordering a sanitary sewer project, storm sewer project, and water project withing the City of Reno, Nevada; and providing other matters related thereto related to the district for the project which includes approximately 66.66 acres located within the City of Reno, located in south Reno along the north side of South Meadows Parkway and west of Veterans Parkway (included assessor's parcel numbers (APNs) listed in the staff report).

Summary:

This ordinance is the next step in the issuance of assessment bonds to be issued to help fund the expansion of the City of Reno and Washoe County's sewer and storm drain facility as well as expand Truckee Meadows Water Authority's water infrastructure system which will benefit properties in the District. This ordinance creates the District and orders the sanitary sewer, storm sewer, and water projects be acquired with bond proceeds, if bonds are issued.

- E.3 Ordinance Introduction - Bill No. _____ (For Possible Action): An Ordinance concerning the City of Reno, Nevada 2026 Special Assessment District No. 1 (Talus Valley) and assessing the cost of local improvements against the assessable property benefited by the local improvements; and providing other matters related thereto related to the district for the project which includes approximately 66.66 acres located within the City of Reno, located in south Reno along the north side of South Meadows Parkway and west of Veterans Parkway (included assessor's parcel numbers (APNs) listed in the staff report).

Summary:

This ordinance is the next step in the issuance of assessment bonds to be issued to help fund the expansion of the City of Reno and Washoe County's sewer and storm drain facility as well as expand Truckee Meadows Water Authority's water infrastructure system which will benefit properties in the District. This ordinance levies assessments against the benefited properties in the District to fund these projects.

- E.4 Ordinance Introduction - Bill No. _____ (For Possible Action): An Ordinance authorizing the issuance and sale by the City of Reno of its 2026 Special Assessment District No. 1 (Talus Valley) Local Improvement Bonds, Series 2026 in aggregate principal amount of not to exceed \$9,515,000; Approving the form of certain documents with respect to such bonds; Ratifying action taken by City Officers toward the issuance of such bonds; and providing other matters related thereto.

Summary:

This ordinance authorizes the issuance of the City of Reno, Nevada 2026 Special Assessment District No. 01 (Talus Valley) Local Improvement Bonds, Series 2026 (the “Bonds”) to fund the expansion of sewer, storm drain, and water infrastructure (the “Project”) for the 2026 Special Assessment District No. 01 (Talus Valley) (the “District”) and approves certain documents needed for the issuance of the Bonds.

F Ordinances - Adoption

- F.1 Ordinance Adoption – Bill No. 7345 (For Possible Action): Case No. LDC27-00014 (Original Reno Exposition Arch Historic Resource Designation) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning the footprint and location of the original Reno Exposition Arch from No Zoning (NZ) adjacent to Mixed-Use Downtown – Riverwalk District (MD-RD) to NZ with the Historic Landmark (HL) overlay zoning district. The arch is located on Lake Street between 1 S. Lake Street and 1 Museum Drive, ±190 feet north of Mill Street, and has a Master Plan land use designation of Downtown Mixed-Use (DT-MU).

Summary:

Melissa Hafey (Arts & Culture), on behalf of the City of Reno, requested to add the original Reno Exposition Arch located on Lake Street between 1 S. Lake Street and 1 Museum Drive to the City of Reno Register of Historic Places (City Register). The Historical Resources Commission (HRC) unanimously recommended that the City Council: 1) add the property to the City Register by accepting the historic resource designation nomination; and 2) adopt the Historic Landmark (HL) overlay zoning district for the subject site by ordinance. Staff and the HRC recommend acceptance of the nomination and adoption of the zoning map amendment.

G Board, Commission, or Committee Appointments

- G.1 Staff Report (For Possible Action): Discussion and potential appointment of up to two individuals to the Reno Urban Forestry Commission (RUFC) from the

following pool of applicants, listed in alphabetical order: Bill Buckley, Kyle Mclauchlin, and Michael Rockwell.

Summary:

There are currently two (2) vacancies on the Reno Urban Forestry Commission (RUFC). Staff received applications from Bill Buckley, Kyle Mclauchlin, and Michael Rockwell. The term of appointment is for the period of October 21, 2026 through October 20, 2029.

- G.2 Staff Report (For Possible Action): Discussion and potential appointment of one individual to the Historical Resources Commission for a partial term from the following pool of applicants, listed in alphabetical order: Brett Banks, Jessica Bartelt, Hannah Bennett-Fradkin, Edward Bishopink, Lucero Bock, Daniel Bolton, Brian Erbis, Michael Fuess, Maryanne Holbrook, Cory Munson, Emmrick Volkarin.

Summary:

There is currently one vacancy on the Historical Resources Commission resulting from the resignation of AnnElise Hatjakes. This position is a general position to be held by a person who has demonstrable interest, competence, or knowledge of historic preservation in the disciplines of landscape architecture, real estate, construction, community development, urban planning, archeology, law, finance, cultural geography, cultural anthropology, or related disciplines.

Staff has received applications from the following individuals, listed in alphabetical order: Brett Banks, Jessica Bartelt, Hannah Bennett-Fradkin, Edward Bishopink, Lucero Bock, Daniel Bolton, Brian Erbis, Michael Fuess, Maryanne Holbrook, Cory Munson, Emmrick Volkarin.

The Historical Resources Commission (HRC) reviewed applicants at its August 13, 2026 meeting and recommended that Council appoint the following applicant: Brett Banks. The HRC also ranked a second applicant as an alternate recommendation: Cory Munson. The term of appointment will be from November 1, 2026 through May 31, 2027.

- G.3 Staff Report (For Possible Action): Discussion and potential appointment of up to two individuals to the Arts and Culture Advisory Board from the following pool of applicants, listed in alphabetical order: Larry Cohen, Patricia Crawford, Larry DeVincenzi, Danielle Dolan, Samantha Edney, Rachel Farrell, Christina Fausone, Sierra Scott (Reappointment), Veronica Sharma.

Summary:

There are currently two vacancies on the Arts and Culture Advisory Board.

One vacancy is resulting from the resignation of Douglas Prouty. This position is a designated position for an architect or designer.

Staff has received applications meeting the qualifications of architect or designer from the following individuals, listed in alphabetical order: Larry Cohen, Patricia Crawford, Larry DeVincenzi, Danielle Dolan, Samantha Edney, Rachel Farrell, Christina Fausone, Veronica Sharma.

The second vacancy is resulting from the expiration of Sierra Scott's first term on October 31, 2026. According to the term limits, Sierra Scott is eligible for a second term and has submitted an updated application. If reappointed, the term of appointment will be from November 1, 2026 through October 31, 2029.

The Arts and Culture Advisory Board reviewed applicants at its September 21, 2026 meeting and recommended that Council appoint Danielle Dolan to the architect/designer position. The term of appointment will be from November 1, 2026 through January 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) – 21 October 2026

A.5 Approval of the Minutes

A.5.1 Redevelopment Agency Board - Regular - September 23, 2026 at 10:00 AM (For Possible Action)

B Department Items

- B.1 Staff Report (For Possible Action): Presentation, discussion, and possible action regarding the FY2027 Redevelopment Agency Property Plan for Redevelopment Agency-owned properties. (Redevelopment Agency #1 Fund, Redevelopment Agency #2 Fund)

Summary:

Staff is presenting the FY2027 Redevelopment Agency Property Plan for consideration and possible action by the Redevelopment Agency Board regarding the future retention, transfer, disposition, leasing, and redevelopment of Agency-owned properties. The plan establishes preliminary direction for seven Agency-owned properties, identifying opportunities for continued retention, potential sales, leases, transfers, interim management, and future redevelopment opportunities. The plan is intended to align Agency property ownership with public purpose, operational needs, and redevelopment objectives while preserving the Agency Board's authority to approve specific property transactions and future investments. Particular attention is given to the City Plaza Parking Lot / 10 North Virginia Street property, where staff recommends retaining the site for future commercial redevelopment while pursuing a phased approach to interim management, preliminary due diligence, and future development planning.

The Redevelopment Agency Advisory Board (RAAB) reviewed the plan and

recommended that the Agency Board accept the plan and direct staff to advance the property-specific strategies outlined in the report.

C Reno Redevelopment Agency Advisory Board

C.1 Reno Redevelopment Agency Advisory Board Update (For Discussion Only)

D Chair and Member Comments

D.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)

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

F Adjournment (For Possible Action)