



C I T Y O F
RENO
Memorandum

DATE: May 22, 2026

TO: Mayor and City Council

THROUGH: Jackie Bryant, City Manager

FROM: Tyler Shaw, Agenda Manager

DEPT: City Manager's Office

SUBJECT: 06/03/2026 Reno 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 Meeting on Wednesday, June 03, 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) – 03 June 2026

A.5 Approval of the Minutes

A.5.1 Reno City Council - Regular - May 6, 2026 at 10:00 AM (For Possible Action)

B Consent Agenda (All consent items may be approved together with a single motion, be taken out of order, and/or be heard and discussed individually. Any items pulled from the consent agenda will be heard at the discretion of the presiding officer.)

B.1 Staff Report (For Possible Action): Approval of Privileged Business License – Secondhand Dealer License (New) – Gool, Justin Joyce, 237 South Sierra Street. [Ward 1]

Summary:

This is an application (R167863A-APP-2026) by Gool for a secondhand dealer license. The business is located at 237 Sierra Street in Ward 1 (Exhibit A) and the zoning designation is Mixed-Use Downtown Riverwalk District (MD-RD). Planning comments note that retail sales are allowed use and permitted to operate 24 hours a day. Staff recommends that Council approve the privileged business license application.

B.2 Staff Report (For Possible Action): Approval of Privileged Business License – Nonrestricted Gaming (Change of Ownership) – Siri's Casino, Jeffrey Siri, 237 & 241 North Virginia Street. [Ward 1]

Summary:

This is an application (R168077G-APP-2026) by Siri's Casino for a nonrestricted gaming license. The business is located in Ward 1 (Exhibit A) and the zoning designation is Mixed-Use Downtown Entertainment District (MD-ED) zone, Downtown Gaming Overlay. Planning comments note that nonrestricted gaming is currently existing and entitled through LDC14-00005 (Exhibit B). Nevada Gaming Commission approval attached (Exhibit C). Staff recommends that Council approve the privileged business license application.

B.3 Staff Report (For Possible Action): Approval of Privileged Business License – Adult-Use Cannabis Cultivation and Production Facility (Change of Location) – 800 Stillwell LLC, Alex Hose, 800 Stillwell Road, Unit 80. [Ward 1]

Summary:

This is an application (R145417Q-AMD-2026A and R145418Q-AMD-2026A) by 800 Stillwell LLC for a change of location from 435 Eureka Avenue to 800 Stillwell Road, Unit 800 (Exhibit A). The business is located in Ward 1 and the zoning designation is Mixed-Employment (ME). Planning comments note that an existing cannabis cultivation or production facility, adult-use, is an existing allowed use per RMC 18.01.403(f) and business operations are allowed 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 – Adult-Use Cannabis Production Facility (Change of Location) – 800 Stillwell LLC, Alex Hose, 800 Stillwell Road, Unit 50. [Ward 1]

Summary:

This is an application (R145418Q-AMD-2026A) by 800 Stillwell LLC for a change of location from 435 Eureka Avenue to 800 Stillwell Road, Unit 800 (Exhibit A). The business is located in Ward 1 and the zoning designation is Mixed-Employment (ME). Planning comments note that an existing cannabis cultivation or production facility, adult-use, is an existing allowed use per RMC 18.01.403(f) and business operations are allowed 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 – Secondhand Dealer License (Change of Ownership) – Uptown Cheapskate Reno, Travis Wright, 5890 South Virginia Street, Unit 4A. [Ward 6]

Summary:

This is an application (R167721A-APP-2026) by Uptown Cheapskate Reno for a secondhand dealer license. The business is located at 5890 South Virginia Street, Unit 4A in Ward 6 (Exhibit A) and the zoning designation is Mixed-Use (MU). Planning comments note that retail sales is an allowed use and permitted to operate 24 hours a day. Staff recommends that Council approve the privileged business license application.

- B.6 Staff Report (For Possible Action): Approval of Privileged Business License – Alcohol Catering (New) – El Patio Street Eats, Arturo Jimenez, Not in City.

Summary:

This is an application (R168194Q-APP-2026) by El Patio Street Eats for alcohol

catering. The business is based in Fallon, Nevada. Staff recommends that Council approve the privileged business license application.

- B.7 Staff Report (For Possible Action): Award of Contract to K.G. Walters Construction Co., Inc. for Truckee Meadows Water Reclamation Facility (TMWRF) Year 2 Manhole and Piping Rehabilitation Project in the amount of \$676,000.00 with Reno's share being \$463,938.80. (Sewer Fund)

Summary:

Truckee Meadows Water Reclamation Facility (TMWRF) has an extensive plant piping network consisting of manholes, catch basins, and underground pipe systems that convey stormwater and internal plant process flows. The TMWRF Year 2 Manhole and Piping Rehabilitation Project will replace or rehabilitate manhole structure "E" and associated piping, which have reached the end of their design life due to degradation and age. K.G. Walters Construction Co., Inc. (K.G. Walters) submitted the best bid in accordance with Nevada Revised Statutes (NRS) Chapter 338. Staff recommends Council award the contract to K.G. Walters in an amount not to exceed \$676,000 (Reno's share being \$463,938.80 from the Sewer Fund).

- B.8 Staff Report (For Possible Action): Award of contract to F.W. Carson Company for the Paradise Park Parking Lot Improvements Project in an amount not to exceed \$404,447. (Community Development Block Grant Funds) [Ward 1]

Summary:

The parking lot, entrance roundabout, and adjacent embankment at Teglia's Paradise Park Activity Center, located within Paradise Park, have deteriorated and are in need of rehabilitation to restore safe and functional access for park users. City staff prioritized this location for rehabilitation, and Public Works engineering staff designed and prepared the construction plans and contract documents in-house.

The project was advertised for three weeks, and four bids were received and opened on May 5, 2026. F.W. Carson Company submitted the best bid in accordance with Nevada Revised Statutes Chapter 338. The recommended award is in an amount not to exceed \$404,447, which includes a project contingency for unforeseen issues during construction. The project will be funded through Community Development Block Grant (CDBG) funds as approved in the fiscal year 2026 Capital Improvement Plan (CIP). Construction will begin upon Council award and the project is anticipated to be complete this summer.

Staff recommends Council award the contract to F.W. Carson Company and authorize the Mayor to sign.

- B.9 Staff Report (For Possible Action): Award of contract to ARMAC Construction LLC for the Hilltop Park Parking Lot Replacement Project in an amount not to exceed \$339,168. (Community Development Block Grant Funds) [Ward 5]

Summary:

The three parking lots at Hilltop Park, located at 3950 Buckingham Square, have deteriorated and are in need of rehabilitation to restore safe and functional access for park users. City staff prioritized this location for rehabilitation, and Public Works engineering staff designed and prepared the construction plans and contract documents.

The project was advertised for three weeks and five bids were received and opened on April 30, 2026. ARMAC Construction LLC submitted the best bid in accordance with Nevada Revised Statutes Chapter 338. The recommended award is in an amount not to exceed \$339,168, which includes a project contingency for unforeseen issues during construction. The project will be funded through Community Development Block Grant (CDBG) funds as approved in the fiscal year 2026 Capital Improvement Plan (CIP). Construction will begin upon Council award and the project is anticipated to be complete this summer.

Staff recommends Council award the contract to ARMAC Construction LLC and authorize the mayor to sign.

- B.10 Staff Report (For Possible Action): Authorization to utilize the Sourcewell Cooperative Purchasing Contract #010424-FDX for the purchase of Firefighter Personal Protective Equipment (PPE) from Great West Fire & Safety, Inc., the sole distributor of Fire-Dex LLC PPE, for the Reno Fire Department pursuant to NRS 332.195 in an amount not to exceed \$300,000 per fiscal year, for a total amount not to exceed \$900,000 over the term of the contract. (General Fund)

Summary:

This item is a request to utilize the Sourcewell Cooperative Purchasing Contract #010424-FDX for the purchase of firefighter personal protective equipment (PPE), including turnout gear and related protective equipment, from Great West Fire & Safety, Inc., the sole distributor of Fire-Dex LLC PPE, for the Reno Fire Department. This authorization will allow staff to purchase firefighter PPE in an efficient and cost-effective manner, in compliance with City purchasing policy and in accordance with the joinder provisions under Nevada Revised Statutes (NRS) 332.195. The preferred vendor, Great West Fire & Safety, Inc., offers the City best value pricing for firefighter PPE and protective equipment while supporting the Council's goals of financial sustainability, operational readiness, and public safety. Staff recommends approval to utilize the Sourcewell cooperative purchasing contract for fiscal years 2026 through 2028 in an amount not to exceed \$300,000

per fiscal year, for a total amount not to exceed \$900,000 over the term of the contract.

- B.11 Staff Report (For Possible Action): Approval of three-year consultant agreement with Neumo Group, LLC for business license revenue reporting audits on a contingency fee of 45 percent on business license recoveries reduced to 25 percent if recoveries exceed \$800,000. (General Fund)

Summary:

Neumo Group, LLC (Neumo) has submitted a proposal to audit business license fees for the City for a three-year period, beginning July 1, 2026, and ending June 30, 2029. The contract includes audits of business license revenue reporting on a contingent basis. The proposed agreement is structured to ensure the City only pays a percentage of recovered funds for business license audits, with no upfront costs.

- B.12 Staff Report (For Possible Action): Approval of Consulting Agreement with Consor North America, Inc. for Inspection and Professional Condition Assessment of the City of Reno's FY26 Sanitary Sewer Interceptor System Project in an amount not to exceed \$938,678.15. (Sewer Fund)

Summary:

Sanitary sewer asset management requires regular inspection and condition assessment of the sewer infrastructure to identify and prioritize replacement and rehabilitation. Staff recommends Council approval of the consultant agreement with Consor North America, Inc. in an amount not to exceed \$938,678.15 for professional engineering services to perform inspection and professional condition assessment of the City of Reno's FY26 Sanitary Sewer Interceptor System Project.

- B.13 Staff Report (For Possible Action): Acceptance of a Renown Health Better Together Community Benefit Grant to support the annual Renown Alumni Recreation Therapy Program in the amount of \$10,000.

Summary:

The Therapeutic Recreation Program at City of Reno and Renown Rehabilitation are devoted to person-centered care that promotes confidence, independence, and overall well-being. Goals are created to improve, maintain, or restore physical strength, cognition, and quality of life for individuals who have sustained a neurological injury through recreational activity. The City was approved for a grant in the amount of \$10,000 from Renown Health to continue the Renown Alumni Recreation Therapy Program. Staff recommends Council approve the Community Benefit Grant from Renown.

- B.14 Staff Report (For Possible Action): Acceptance of a donation from the High Fives Foundation to support City of Reno adaptive programs in the amount of \$30,000.

Summary:

The City of Reno and the High Fives Foundation, a 501(c)(3) charitable organization serving disabled veterans and persons with disabilities, partner to host Military to the Mountains, a 9-week adaptive skiing and snowboarding program, and sled hockey. As part of this partnership, the City assists in training Reno-based athletes with disabilities. The High Fives Foundation has donated the sum of \$30,000 to Parks and Recreation for the Military to the Mountains 2026 program partnership (\$25,000) and the sled hockey program (\$5,000). Staff recommends Council accept the \$30,000 donation.

- B.15 Staff Report (For Possible Action): Acceptance of a grant award from the Nevada Department of Veterans Services (NDVS) to support the City of Reno's Annual Military Sports Camp event in September 2026 in the amount of \$20,000.

Summary:

The Veterans Affairs Sierra Nevada Health Care System (VASNHCS), in Reno, Nevada, provides primary and secondary care to a large geographical area that includes 20 counties in Northern Nevada and Northeastern California. Approximately 120,000 veterans reside in this region, with Reno representing the largest urban area. For that reason, the Nevada Department of Veterans Services (NDVS) solicited the City of Reno Adaptive program for a grant to support the annual Military Sports Camp in the amount of \$20,000. Staff recommends Council accept the grant award.

- B.16 Resolution No. ____ (For Possible Action): Approval of Resolution directing the Deputy City Treasurer (Finance Director) to give Notice of Sale of Properties subject to the Lien of a Delinquent Assessment, ratifying all actions previously taken, together with other matters properly relating thereto.

Summary:

Per City policy, property owners who are four months or more delinquent on the payment of an annual or semiannual installment associated with the special assessment for improvements may, at the option of the City, have the total amount of the assessment become immediately due and payable. Exercising this option entails the initiation of a foreclosure procedure, which begins with a notice of sale to the property owner. Assessment Management Group (AMG), which bills the City's assessment district installments initiated after March 2003, had requested to give notice of sale delinquent property owners representing 2 parcels with a total delinquency of \$1,120.12 that were not paid by the March 1, 2026, due date.

- B.17 Resolution No. _____ (For Possible Action): Resolution of intent to participate in the governance of the Housing Authority of the City of Reno as a regional housing entity to continue to operate in and for the benefit of the County of Washoe, State of Nevada, in furtherance of Assembly Bill 103 enacted in the 83rd Session of the Nevada Legislature.

Summary:

This joint resolution establishes the Housing Authority of the City of Reno (RHA) to transition into a regionally governed housing authority operating as the Truckee Meadows Housing Authority (TMHA), in alignment with Assembly Bill 103 (2025 Nevada Legislative Session). The new governance structure would introduce representation from Washoe County and the City of Sparks, while maintaining representation from the City of Reno, effectively following the intent of Assembly Bill 103. The resolution also ensures continuity of operations by allowing the agency to maintain its existing HUD public housing authority status, Moving to Work designation, employees, contracts, assets, and programs while moving to a more regional governance model.

C Department Items

- C.1 Resolution No. _____ (For Possible Action): Approval of Resolution to enter into a Deposit and Reimbursement Agreement with TL Talus, LLC to define the terms and conditions under which monies will be advanced by and reimbursed to the Developer for a proposed Special Assessment District project located within the City of Reno, located in south Reno along the north side of South Meadows Parkway and west of Veterans Parkway and includes Assessor's Parcel Numbers 165-322-01, 165-322-02, 165-322-03, 165-322-04 and 165-322-05.

Summary:

Staff requests consideration from Council to begin negotiation of a proposed Special Assessment District. This resolution approves the form of a deposit agreement related to the proposed Special Assessment District (the "District") and authorizes staff of the City to negotiate the particulars of the District. A Special Assessment District (SAD) is not required for new development projects; however, it provides a financing tool that can be used for larger developments. When a developer requests formation of a new SAD, City staff is obligated to bring that request forward to the City Council for consideration.

- C.2 Resolution No. _____ (For Possible Action): Resolution declaring intention to sell City-owned property located between Lake Street, East Plaza Street, Evans Avenue, and the railroad tracks (APNs 007-311-21, 007-311-22, 007-311-23) to the Regional Transportation Commission of Washoe County (RTC) for the public purpose of expanding the 4th Street Bus Station at the appraised fair market value

of \$1,350,000, and to provide notice to the public to attend the public meeting of City Council on July 29, 2026, to provide any objection to such transfer as required by NRS 277.050 -277.053. (General Fund)

Summary:

This item requests Council adoption of a Resolution of Intent to sell City-owned property located between Lake Street, East Plaza Street, Evans Avenue, and the railroad tracks (APNs 007-311-21, 007-311-22, 007-311-23) to the Regional Transportation Commission of Washoe County (RTC) for expansion of the 4th Street Bus Station for the appraised fair market value of \$1,350,000. Council previously approved a Letter of Intent and a Right of First Refusal for RTC to purchase this property, pending resolution of litigation with former tenants. That litigation has now been resolved in the City’s favor, and the property is ready for sale. The proposed conveyance to a government entity for a public purpose, without first offering the property to the public, is authorized under NRS 277.050-277.053. Sale proceeds will be deposited into the City’s General Fund and must be used for capital outlay. A second hearing will be scheduled for July 29, 2026, to hear objections. Staff recommends Council adopt the Resolution.

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

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

F Ordinances - Adoption

F.1 Ordinance Adoption – Bill No. 7334 (For Possible Action): Case No. TXT26-00002 (Live Entertainment Temporary Exception) – Ordinance amending the Reno Municipal Code Title 18, “Annexation and Land Development”, specifically in Chapter 18.03 “Use Regulations” Section 18.03.405, entitled “Standards for Specific Accessory Uses”, to Code to provide for a temporary exception to conditional use permit regulations for indoor live entertainment within the entertainment core; together with matters which pertain to or are necessarily connected therewith. [Ward 1, 2, 3, 4, 5, 6]

Summary:

The attached ordinance is a text amendment to Title 18 “Annexation and Land Development” to establish a temporary exception to Conditional Use Permit (CUP) requirements for indoor live entertainment. The text amendment outlines specifics of the temporary pause including duration of the deregulation,

geographic area in which it will apply, requirements for a cabaret license, requirements for submission and approval of a security plan, standards for addressing non-compliance and types of live entertainment activities included within the pause. At the May 20, 2026 public hearing, Council approved the first reading with a vote of 7-0 in support.

- F.2 Ordinance Adoption - Bill No. 7335 (For Possible Action): Case No. LDC26-00060 (Fairfield Farmhouses Zoning Map Amendment) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled "Zoning," rezoning a ±1.08-acre site comprised of three parcels located on the north side of West Plumb Lane, directly north of its intersection with Fallen Leaf Court (1133 West Plumb), from Single-Family Residential - 3 Units Per Acre (SF-3) to Single-Family Residential - 5 Units Per Acre (SF-5); together with matters which pertain to or are necessarily connected therewith. [Ward 2]

Summary:

The attached ordinance is a zoning map amendment from Single-Family Residential - 3 Units Per Acre (SF-3) to Single-Family Residential - 5 Units Per Acre (SF-5). The ±1.08-acre site is comprised of three parcels located on the north side of West Plumb Lane, directly north of its intersection with Fallen Leaf Court (1133 West Plumb). The Planning Commission unanimously recommends approval of the zoning map amendment.

G Board, Commission, or Committee Appointments

H Mayor and Council

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

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

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

K Adjournment (For Possible Action)

Redevelopment Agency Board Meeting

A Introductory Items

A.1 Pledge of Allegiance

A.2 Roll Call

A.3 Public Comment

A.4 Approval of the Agenda (For Possible Action) – 03 June 2026

A.5 Approval of the Minutes

A.5.1 Redevelopment Agency Board - Regular - May 6, 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)