



C I T Y O F
RENO
Memorandum

DATE: May 29, 2026

TO: Mayor and City Council

THROUGH: Jackie Bryant, City Manager

FROM: Tyler Shaw, Agenda Manager

DEPT: City Manager's Office

SUBJECT: 06-10-2026 Reno City Council & Redevelopment Agency Board Meetings Draft Agenda Memo

This memo is intended to provide an overview of the anticipated agenda for the City Council & Redevelopment Agency Board Meetings on Wednesday, June 10, 2026. This is a draft, and agenda items may be revised or removed prior to posting. Additional items not listed in this draft may also appear on the final agenda. The final agenda will be physically posted in compliance with Nevada Revised Statutes (NRS) 241.020(3) (notice of meetings) at Reno City Hall, 1 East First Street, Reno, Nevada 89501. In addition, the final agenda will be electronically posted in compliance with NRS 241.020(3) at [Reno.gov](https://www.reno.gov), and NRS 232.2175 at notice.nv.gov/.

City Council Meeting

A Introductory Items

A.1 Pledge of Allegiance

A.2 Roll Call

A.3 Public Comment

A.4 Approval of the Agenda (For Possible Action) – 10 June 2026

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 Alcohol (New) – Guadalajara Grill, Lauren Camacho, 180 East 1st Street. [Ward 1]

Summary:

This is an application (R168145Q-APP-2026) by Guadalajara Grill for dining room alcohol. The business is located at 180 East 1st Street 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.2 Staff Report (For Possible Action): Approval of Privileged Business License – Cabaret (Change of Description) – Need 2 Speed, Chris Utgaard, 2863 Northtowne Lane, Unit 400. [Ward 1]

Summary:

This is an application (R164592Q-AMD-2026a) by Need 2 Speed for a change of description to add cabaret activity. The business is located at 2863 Northtowne Lane, Unit 400 in Ward 1 (Exhibit A) and the zoning designation is General Commercial (GC). Planning comments note that accessory live entertainment is an allowed use and permissible indoors from 10:00 a.m. to 11:00 p.m. with all doors and windows closed after 10:00 p.m. Outdoor entertainment is allowed from 10:00 a.m. to 10:00 p.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) – Between the Covers Book Bar, Heather Donohue, 3366 Lakeside Court. [Ward 2]

Summary:

This is an application (R167462Q-APP-2026) by Between the Covers Book Bar for dining room wine and beer. The business is located at 3366 Lakeside Court in Ward 2 (Exhibit A) and the zoning designation is Neighborhood Commercial (NC). Planning comments note that a restaurant with alcohol service is an allowed use per LDC12-00016 (Exhibit B) 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, Cabaret, Package Wine and Beer (Change of Ownership) – Midtown Spirits Wine and Bites, Jeff Leathers, 1527 South Virginia Street. [Ward 3]

Summary:

This is an application (R168135Q-APP-2026) by Midtown Spirits Wine and Bites for on-premises alcohol, cabaret, and package wine and beer. The business is located at 1527 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 and accessory packaged alcohol sales is an allowed use and the business is permitted to operate 24 hours a day. Additionally, live entertainment is allowed per LDC15-00056 (Exhibit B). Live entertainment activities are limited from 7:00 p.m. to 11:00 p.m. Sunday through Thursday and 8:00 p.m. to 12:30 a.m. on Friday and Saturday with doors closed at all times. Staff recommends that Council approve the privileged business license application.

- B.5 Staff Report (For Possible Action): Approval of Privileged Business License – Restricted Gaming (New) – Cook'd, Lavinia Miller, Bryan Miller, 7671 South Virginia Street. [Ward 6]

Summary:

This is an application (R168332G-APP-2026) by L&B Restaurant Group LLC for a restricted gaming license to operate slot machines at Cook'd located at 7671 South Virginia Street. The business is located in Ward 6 (Exhibit A) and the zoning designation is Mixed-Use Suburban (MS). Planning comments note that restricted gaming is an allowed accessory use to a restaurant and bar in this zone. Nevada Gaming Commission approval attached (Exhibit B). Staff recommends that Council approve the privileged business license application.

- B.6 Staff Report (For Possible Action): Award of Contract to Gerhardt and Berry Construction Inc. for the 2026 Sewer Lift Stations Improvement Project in the amount of \$1,033,717. (Sewer Fund)

Summary:

The project consists of improvements to two (2) lift stations: ReTRAC Lift Station (Ward 1) and Panther Valley Lift Station (Ward 4). This Contract award to Gerhardt and Berry Construction Inc. (G&B) is for the 2026 Lift Stations Improvement Project and includes all the necessary work to bring the lift stations

up to current industry standards and improve safety for maintenance staff. Staff recommends Council award the contract to G&B in the amount of \$1,033,717 (Sewer Fund).

- B.7 Staff Report (For Possible Action): Approval of Consultant Agreement for Construction Management Services with AtkinsRéalis for the 2026 Lift Stations Improvement Project in an amount not to exceed \$271,648. (Sewer Fund)

Summary:

This agreement with AtkinsRéalis (Atkins) for construction management services will provide pre-construction coordination, submittal review, and inspection during the construction of the 2026 Lift Stations Improvement Project. Construction inspection is crucial for underground utilities as it helps ensure that the project is built per plan/specification and the City receives a great product once completed. Staff recommends Council approval of the agreement with Atkins in an amount not to exceed \$271,648 (from the Sewer Fund).

- B.8 Staff Report (For Possible Action): Award of Contract to F.W. Carson Co., for the 2026 Consolidated Sewer Rehabilitation Project in an amount not to exceed \$4,026,006. (Sewer Fund) [Ward 1, 2, 4, 5]

Summary:

The City's sanitary sewer system requires ongoing maintenance and rehabilitation to ensure reliable service and adequate capacity for Reno residents. Maintenance and Operations and Utility Services staff have identified seven locations across the Reno area as high priority based on deteriorated condition and/or insufficient capacity.

The 2026 Consolidated Sewer Rehabilitation Project will repair and/or upsize approximately 2,630 feet of sanitary sewer pipe and install 17 manholes at these seven locations. Three bids were received and opened on May 14, 2026. F.W. Carson Co. submitted the best bid in accordance with Nevada Revised Statutes (NRS) Chapter 338. The recommended award is in an amount not to exceed \$4,026,006, which includes a project contingency for unforeseen issues during construction. Funding for this project is included in the FY26 Capital Improvement Plan. Construction is scheduled to begin this summer and be complete by winter 2026.

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

- B.9 Staff Report (For Possible Action): Approval of Consultant Agreement with Construction Materials Engineers, Inc. for engineering support and construction

administration and inspection services for the 2026 Consolidated Sewer Rehabilitation Project and the 2026 Manhole Rehabilitation Project in an amount not to exceed \$297,960. (Sewer Fund) [Ward 1, 2, 4, 5]

Summary:

Construction administration, inspection, and materials testing services are necessary to ensure the 2026 Manhole Rehabilitation Project and the 2026 Consolidated Sewer Rehabilitation Project are constructed in accordance with approved plans, specifications, and City standards.

The 2026 Manhole Rehabilitation Project will rehabilitate 24 manholes at various locations throughout the City. The 2026 Consolidated Sewer Rehabilitation Project will repair and/or upsize approximately 2,630 feet of sanitary sewer pipe and install 17 manholes. This item is a consultant agreement with Construction Materials Engineers, Inc. to provide construction administration, inspection, materials testing, and survey services for both projects. Both projects are expected to begin Summer 2026 and be completed by Winter 2026.

The agreement with Construction Materials Engineers, Inc. is in an amount not to exceed \$297,960 and included in the FY26 Capital Improvement Plan. Funding will be provided through the sewer fund. Staff recommends Council approve the agreement with Construction Materials Engineers, Inc. and authorize the Mayor to sign.

- B.10 Staff Report (For Possible Action): Approval of Contract with Tokio Marine HCC (TMHCC) for Stop Loss Insurance for the City of Reno's Self-funded Health Plans for a one-year term in the amount of \$2,357,778. (Self-funded Medical Funds)

Summary:

The current stop loss coverage for the City of Reno's self-funded health plans expires on June 30, 2026. The renewal has been marketed by the City's broker, Lockton Companies. The incumbent reinsurance company, TMHCC, issued the only competitive bid with a 42% increase for the upcoming FY26/27 plan year. TMHCC issued a competitive proposal with matching contract features, no lasers on current risk, and a "no new laser" provision at renewal. TMHCC is a leader in reinsurance as evidenced through their large national book of business. Given their long-standing reputation and superior bid, staff recommends Council approve the bid from Tokio Marine HCC.

- B.11 Staff Report (For Possible Action): Approval of Renewal Contract with UMR (UnitedHealthcare) for the provision of health insurance plan administration for a

term of two years in the amount of \$886,522 per year. (Self-funded Medical Funds)

Summary:

In 2023, UMR was contracted to provide administrative services for the City of Reno health plans covering the 2024–2026 plan years. These plans deliver employees flexible options in network providers, coverage levels, and auxiliary benefits. As the current contract period concludes, UMR has proposed a renewal featuring a 2.5% increase in administrative fees, which equates to \$0.76 per employee per month and is substantially below the national average. The renewal offer also introduces Plan Advisor, a dedicated support service, along with a “white glove” model designed to enhance the member experience for employees, retirees, and dependents.

- B.12 Staff Report (For Possible Action): Approval of Contract with Blue Cover Six, LLC (BCS) for innovation and technology support to the Reno Police Department in an amount not to exceed \$126,000. (General Fund)

Summary:

The Reno Police Department (RPD) has worked with Blue Cover Six LLC (BCS) over the past thirteen years to develop and leverage cutting-edge technology and services. This successful collaboration has resulted in the development of close to thirty (30) applications utilized within the RPD. One example includes the public website Renopd.com. This advancement in targeted technology has provided RPD officers with meaningful technology and efficiency-creating tools, making their job in the field safer and more efficient through quick access to critical data.

- B.13 Staff Report (For Possible Action): Approval of Contract for Independent Contractor Services between the City of Reno, on behalf of the Reno Police Department, the City of Sparks, and Technical Medical, LLC., for phlebotomy services and court testimony for Fiscal Years 2026-2029, in an amount not to exceed \$250,000 per year in FY 2026-27, FY 2027-28, and FY 2028-29.

Summary:

The Reno Police Department is responsible for investigating DUI offenses and gathering evidence necessary for prosecution, including blood alcohol samples. Under Nevada Revised Statutes (NRS) 652.210, these samples must be drawn by qualified medical professionals, such as licensed physicians, certified paramedics, or certified phlebotomists. In past years, NaphCare, Inc. provided these services to the Reno Police Department through the Washoe County Sheriff’s Office. As of July 1, 2024, NaphCare, Inc. discontinued phlebotomy services for all regional agencies other than the Washoe County Sheriff’s Office. The City of Reno subsequently entered into a joint contract with the City of Sparks and Technical Medical, LLC. for these services, which was approved by Council on September

25, 2024, and extended through June 30, 2026, via Amendment #1, approved June 11, 2025.

This item requests Council approval of a new three-year Contract for Independent Contractor Services with Technical Medical, LLC., commencing July 1, 2026, and terminating three (3) years from the date of final execution, or when the rates set forth in the contract are reached per fiscal year, whichever occurs first. The annual not-to-exceed amount for the Reno Police Department, inclusive of blood alcohol draw services and estimated court testimony costs, will be \$250,000. The court testimony is difficult to quantify, which accounts for the difference in annual obligation for blood draw services and the not-to-exceed amount. Blood draw services are outlined in the contract as \$186,206.56 in FY 2026-27, \$190,950.69 in FY 2027-28, and \$194,769.70 in FY 2028-29. Staff recommends Council approve the contract and authorize the Mayor to sign.

- B.14 Staff Report (For Possible Action): Approval of Consultant Agreement for Design and Construction Management Services with AtkinsRéalis for the Sutro Street Bridge (B1863) Repairs in an amount not to exceed \$223,281. (Street Fund) [Ward 1]

Summary:

This consultant agreement with AtkinsRéalis is for repairs to the Sutro Street Bridge (B1863) over the Truckee River. Services include engineering design, construction management, and inspection for bridge improvements such as replacing expansion joints, repairing damaged diaphragms, repairing spalls on abutments, and installing riprap near the north abutment to prevent encampments. Staff recommends Council approval of the agreement with AtkinsRéalis in an amount not to exceed \$223,281 (Street Fund).

- B.15 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.16 Staff Report (For Possible Action): Approval of Agreement with HDR Engineering Inc. for professional services associated with public outreach for Federal Emergency Management Agency flood map updates in an amount not to exceed \$169,543. (Sewer Fund) [Ward 6]

Summary:

Staff seeks approval of a consulting agreement with HDR Engineering, Inc. (HDR) for professional public outreach services to support the City's communication efforts related to Federal Emergency Management Agency (FEMA) floodplain mapping updates in South Reno. The updated mapping will both remove and place additional residential, commercial, and mixed-use properties within the revised Special Flood Hazard Area boundaries of White's Creek, Thomas Creek, and Dry Creek. HDR will develop and implement a focused public outreach program that will supplement FEMA's minimum notification requirements and help the City provide clear, accessible, and timely information to the community. The proposed agreement is in an amount not to exceed \$169,543.

- B.17 Staff Report (For Possible Action): Approval of amendment to the interlocal joint funding agreement between the Truckee River Flood Management Authority (TRFMA) and the City of Reno to partially fund the Park Ranger Program for fiscal year (FY) 26-27 in an amount equal to 20 percent of the salaries and benefits, up to a maximum of \$200,000.

Summary:

The City of Reno and the Truckee River Flood Management Authority (TRFMA) wish to extend the term of the Park Rangers Interlocal Joint Funding Agreement, set to expire on June 30, 2026, for an additional year to June 30, 2027. On July 1, 2024, TRFMA and Reno entered into the Park Rangers Interlocal Joint Funding Agreement pursuant to which TRFMA provided funding for Reno's Park Rangers program, and Reno's Park Rangers patrolled the TRFMA property a minimum of five times per week, enhancing public engagement, education and safety.

- B.18 Staff Report (For Possible Action): Approval of the Sixteenth Amendment to the Interlocal Agreement (ILA) with the Western Regional Water Commission (WRWC) to fund the Truckee Meadows Storm Water Quality Management Program for Fiscal Year (FY) 27 in the amount of \$287,500. (Sewer Fund, with 100% Reimbursement from WRWC funding for the Storm Water Program)

Summary:

The Western Regional Water Commission (WRWC) approved funding for the Truckee Meadows Storm Water Permit Coordinating Committee (SWPCC) for Fiscal Year 2027. This funding supports administration of the Truckee Meadows Storm Water Quality Management Program (SWMP), managed by the City of

Reno (Utility Services). The SWMP helps ensure required water-quality measures are implemented in accordance with the Nevada Division of Environmental Protection (NDEP) National Pollutant Discharge Elimination System (NPDES) permit. This Amendment to the 2011 WRWC Agreement will provide a \$287,500 reimbursement to the City of Reno for administering the Stormwater program for FY 2027. Staff recommends Council approve the Sixteenth Amendment to the Interlocal Agreement with the WRWC in the amount of \$287,500 to fund the Truckee Meadows Storm Water Quality Management Program.

- B.19 Staff Report (For Possible Action): Approval of an Interlocal Agreement with the Nevada Department of Transportation (NDOT) to fund NDOT's share of the Truckee Meadows Stormwater Quality Management Program (SWMP) as managed by the City of Reno for Fiscal Years 2027 through 2030, in the amount of \$80,000 per year, for a total not-to-exceed amount of \$320,000. (Sewer Fund, with 100% Reimbursement from NDOT for NDOT's Share of the Stormwater Program)

Summary:

The Nevada Department of Transportation (NDOT) approved funding for the Truckee Meadows Storm Water Permit Coordinating Committee (SWPCC) for Fiscal Years (FY) 2027-2030. This funding supports administration of the Truckee Meadows Storm Water Quality Management Program (SWMP), managed by the City of Reno (Utility Services). The SWMP helps ensure required water-quality measures are implemented in accordance with the Nevada Division of Environmental Protection (NDEP) National Pollutant Discharge Elimination System (NPDES) permit. Under the proposed Interlocal Agreement, NDOT will reimburse the City of Reno up to \$80,000 per year for selected stormwater program activities for the next four years. Staff recommends Council approve the Interlocal Agreement with NDOT for the reimbursement of up to \$80,000, per year, for a total not-to-exceed amount of \$320,000 to fund the Truckee Meadows Storm Water Quality Management Program for Fiscal Years 2027-2030.

- B.20 Staff Report (For Possible Action): Approval of Agreement with Balance Hydrologics, Inc., for Truckee Meadows Regional Storm Water Quality Monitoring in the amount of \$247,656.20 with 100% reimbursement from Western Regional Water Commission (WRWC) and Nevada Department of Transportation (NDOT). (Sewer Fund)

Summary:

The City of Reno coordinates, manages, and acts as fiscal agent for the Stormwater Permit Coordinating Committee (SWPCC), which oversees the National Pollutant Discharge Elimination System (NPDES) Permit for Reno, Sparks, and Washoe County. As program administrator, the City handles and signs all committee agreements. This Agreement with Balance Hydrologics, Inc. covers

regional stormwater quality monitoring until June 30, 2027, supporting compliance with the water quality monitoring and sampling portion of our permit. Staff recommends Council approve the agreement in the amount of \$247,656.20 with 100% reimbursement from the Western Regional Water Commission (WRWC) and Nevada Department of Transportation (NDOT) by separate agreements.

- B.21 Staff Report (For Possible Action): Acceptance of Grant Award from the U.S. Department of Housing and Urban Development under the FY2026 Economic Development Initiative Community Project Funding Grant for the City of Reno's Evelyn Mount Northeast Community Center remodel project in the amount of \$3,000,000. [Ward 1]

Summary:

Congress approved grants for Economic Development Initiative (EDI) Community Project Funding (CPF) as part of the Consolidated Appropriations Act, 2026, (Public Law 119-75). Congress awards grants to communities under the EDI for the purpose of supporting housing, homelessness prevention, workforce training, public facilities, parks, resilience planning, and other critical infrastructure projects and services.

Under this initiative, Senator Catherine Cortez Masto and Senator Jacky Rosen earmarked \$3,000,000 for the City of Reno's Evelyn Mount Northeast Community Center (EMNECC) remodel project. These CPF awards are administered by the U.S. Department of Housing and Urban Development (HUD). The funds are subject to the rules and spending categories outlined in the federal legislation and by the United States Department of Treasury. On April 28, 2026, the HUD Office of Economic Development, Congressional Grants Division (CGD) officially approved the City of Reno's grant application for this project and issued an award letter for Council approval. Staff recommends Council accept these funds for the expenditure to complete the EMNECC remodel project.

- B.22 Staff Report (For Possible Action): Acceptance of a \$4,900 grant from the David Shaw-Kennedy III Fund at the Community Foundation of Northern Nevada to fund the purchase of three (3) aquatic wheelchairs for City of Reno aquatic facilities.

Summary:

The City of Reno Parks and Recreation Department is seeking acceptance of a \$4,900 grant from the David Shaw-Kennedy III Fund at the Community Foundation of Northern Nevada to fund the purchase and installation of three (3) aquatic/water wheelchairs for the Moana Springs Community Aquatics and Fitness Center and Idlewild Pool.

- B.23 Staff Report (For Possible Action): Acceptance of a Historic Preservation Fund Subgrant from the Nevada State Historic Preservation Office (SHPO) to support Phase Two of the creation of a citywide historic context report in the amount of \$19,340.

Summary:

On April 21, 2026, The Nevada State Historic Preservation Office (SHPO) recommended funding of \$19,340 for a Historic Preservation Fund (HPF) subgrant to continue work with a preservation consultant to complete the second phase of a two phase project for a citywide historic context for Reno, Nevada. This context will describe the overall development of the city from its founding in 1868 through 1980. This grant will cover Phase Two of the project. This grant requires an in-kind match that will be met through staff time.

- B.24 Resolution No. _____ (For Possible Action): Resolution donating council discretionary funds to the Sierra Veterans Research Education Foundation to support veteran research, education, and community services in the amount of \$1,000. (General Fund) [Duerr]

Summary:

Councilmember Duerr would like to allocate \$1,000 from Council Discretionary Funds assigned for fiscal year (FY) 25/26 to Sierra Veterans Research Education 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 Staff Report (For Possible Action): Discussion and potential direction to staff regarding a Letter of Intent to dispose of City-owned property located at 14180 Mt. Charleston Street (APN 086-142-09) to the Reno Housing Authority (RHA) for the public purpose of supporting affordable housing, for a nominal fee of \$10. (General Fund) [Public Works] [Ward 4]

Summary:

The Reno Housing Authority (RHA) submitted a Letter of Intent on April 28, 2026, requesting to purchase the City-owned property at 14180 Mt. Charleston Street (APN 086-142-09) for a nominal fee of \$10 to support affordable housing. The property, acquired by the City in 1975, has been leased to RHA at no cost since 1994 and contains the clubhouse serving the 68-unit Stead Manor community. If Council directs staff to proceed, the sale will require adoption of a Resolution of Intent and a subsequent public meeting to hear any objections. Under NRS 277.050–277.053, the City may convey property to another

government entity for a public purpose without offering it to the public, and sale proceeds will be deposited into the General Fund for capital outlay. Staff recommends acceptance of the Letter of Intent.

- C.2 Staff Report (For Possible Action): Presentation of unsolicited letter of intent for potential ground lease and option to purchase of City and Redevelopment Agency-owned property located at City Plaza 30 N. Virginia St. and the adjacent property at 0 S. Center St., and provide direction to staff (APN 011- 606-04 & 011-606-05). [Economic Development]

Summary:

Staff is presenting an unsolicited Letter of Intent (“LOI”) received from Buckster, LLC dba The Eddy (“Proposer”) regarding a potential ground lease with an option to purchase for City-owned property located at City Plaza (30 N. Virginia Street) and the adjacent Redevelopment Agency-owned parcel at 0 S. Center Street for consideration by the Reno City Council and Redevelopment Agency Board. The LOI contemplates a privately operated outdoor entertainment venue consisting of food and beverage service, food truck space, pickleball courts, family-oriented amenities, entertainment programming, and associated improvements.

The purpose of this item is to present the unsolicited LOI and seek policy direction from the City Council and Redevelopment Agency Board regarding whether and how staff should proceed. Staff has not completed due diligence, financial analysis, market analysis, site feasibility review, infrastructure analysis, flooding review, appraisal, legal review, or negotiations related to the proposal and is not making a recommendation at this time.

- C.3 Staff Report (For Possible Action): Annual City Clerk's performance evaluation, including discussion of accomplishments and potential action to accept the evaluation and establish goals for the upcoming year.

Summary:

Resolution 8351 requires City Council to conduct an annual review of the City Clerk’s performance in the last quarter of each fiscal year, or more often as directed by City Council. The performance evaluation is a planning process to review accomplishments, establish goals and objectives, and provide feedback and direction to the City Clerk on performance goals for the upcoming year.

- C.4 Resolution No. ____ (For Possible Action): Resolution to augment the budget of the City of Reno, Nevada for FY 25/26; and approval of budget revisions for period April 1, 2026 through June 30, 2026. [Finance]

Summary:

The City adopts an annual budget each year. The annual budget is the overall plan for City services for the fiscal year. As we proceed through the fiscal year, the plan changes and evolves requiring resources to be reallocated or added through budget augmentations. Budget augmentations must be adopted by resolution, and information forwarded to the Nevada Department of Taxation for approval. Augmentations of appropriations of a fund which receives ad valorem taxes must be noticed in the local newspaper prior to Council approval. The Augmentations to the General Fund and Street Fund were noticed as required.

- C.5 Staff Report (For Possible Action): Presentation and discussion of the Citywide Risk Assessment for Fiscal Year 2026-2027 and direction on audit focus for fiscal year 2027. [Finance]

Summary:

The City of Reno engaged Eide Bailly LLP to conduct a comprehensive enterprise-wide risk assessment to evaluate operational, financial, compliance, technological, and governance-related risk across City departments. The assessment was conducted in accordance with the Global Internal Audit Standards issued by the Institute of Internal Auditors and utilized the Committee of Sponsoring Organizations (COSO) Enterprise Risk Management framework. The purpose of the engagement was to:

- Identify and evaluate risks that could impact the City's ability to achieve strategic objectives;
- Assess relative risk exposure across the City's audit universe;
- Support development of a risk-based internal audit plan; and
- Provide City leadership with independent insight to strengthen governance, internal controls, and operational oversight.

The assessment included interviews with City Council, City leadership, department heads and managers, review of governance and operational documentation, analysis of financial and operational data, and evaluation of regulatory and environmental factors affecting City operations.

- C.6 Staff Report (For Possible Action): Presentation, discussion, and potential direction to staff on major opportunity areas tied to the FY27-29 Strategic Plan priorities Well-Maintained City Infrastructure and Access to Natural Spaces. [Office of Policy and Strategy]

Summary:

This item introduces the final group of major opportunity areas (MOAs) identified for the City of Reno's FY27-29 Strategic Plan. This report outlines the MOAs associated with the priority approved by Council: Access to Natural Spaces.

MOAs are targeted, time-bound initiatives where focused effort and resources over the next three fiscal years can advance Council priorities, improve service delivery, and address root causes of community challenges. These efforts require City Council leadership and coordinated action across departments.

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. ABN26-00009 (Brinkby Studios Access and PUE Abandonment) Request for the abandonment of a ±1,085 square foot portion of a 30-foot-wide access and public utility easement. The proposed abandonment area extends 10 feet into the 30-foot-wide easement located along the southern property line of the subject parcels located at the southwest corner of Brinkby Avenue and Gentry Way. The proposed abandonment area is zoned Mixed-Use Urban (MU) with a Master Plan land use designation of Urban Mixed-Use (UMU).

Summary:

This request is for an abandonment of a ±1,085 square foot portion of a 30-foot-wide access and public utility easement. The proposed abandonment area extends 10 feet into the 30-foot-wide easement located along the southern property line of the subject parcels located at the southwest corner of Brinkby Avenue and Gentry Way (Exhibits A and B). The proposed abandonment would help facilitate the development of a studio apartment building intended to be affordable and targeted at residents who benefit from convenient access to nearby public transit. The easement was acquired through dedication; utilities exist in the remaining portion of the easement located outside of the proposed abandonment area. The public is not anticipated to be materially injured by the abandonment and City staff recommends approval.

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

- E.1 Ordinance Introduction – Bill No. _____ (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 downtown 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. Staff recommends that Council refer the ordinance introduction for a second reading and adoption.

F Ordinances - Adoption

G Board, Commission, or Committee Appointments

- G.1 Staff Report (For Possible Action): Discussion and potential appointment of up to one individual to the Washoe County HOME Consortium Technical Review Committee from the following pool of applicants, listed in alphabetical order: Karen van Hest and Yvette Myers.

Summary:

There is currently one vacancy on the Washoe County HOME Consortium Technical Review Committee. Staff have received applications from Karen van Hest and Yvette Myers. The appointment will start on July 1, 2026, for a full three (3)-year term.

While both applicants are qualified and would be a strong fit for the position, staff recommend the appointment of Yvette Myers. Yvette has expressed interest in serving on this board for some time and regularly attends the Technical Review Committee meetings as a private citizen. She remains informed on affordable housing issues and is an active member of the affordable housing community through her work with The Empowerment Center.

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) – 10 June 2026

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 Resolution No. _____ (For Possible Action): A Resolution updating the governance and administrative structure of the Redevelopment Agency of the City of Reno; appointing the Chairperson, Vice-Chairperson, Secretary; designating the City Manager or their designee as Executive Director; designating legal counsel; establishing contracting authority; repealing or superseding certain prior resolutions; and providing other matters properly relating thereto.

Summary:

The Redevelopment Agency (RDA) of the City of Reno has adopted multiple resolutions over time establishing governance roles, procedural rules, and administrative authorities. Several of these resolutions are outdated or inconsistent with current City administrative practices. The proposed resolution consolidates and modernizes these provisions by clarifying leadership roles, aligning contracting authority with current City policies, updating procedural references, and repealing or superseding outdated administrative resolutions. At their April 6, 2026 meeting, the Redevelopment Agency Advisory Board (RAAB) made a recommendation that the RDA adopt the proposed resolution.

C Department Items

- C.1 Staff Report (For Possible Action): Presentation of unsolicited letter of intent for potential ground lease and option to purchase of City and Redevelopment Agency-owned property located at City Plaza 30 N. Virginia St. and the adjacent property at 0 S. Center St., and provide direction to staff (APN 011- 606-04 & 011-606-05). [Redevelopment Agency #1]

Summary:

Staff is presenting an unsolicited Letter of Intent (“LOI”) received from Buckster, LLC dba The Eddy (“Proposer”) regarding a potential ground lease with an option to purchase for City-owned property located at City Plaza (30 N. Virginia Street) and the adjacent Redevelopment Agency-owned parcel at 0 S. Center Street for consideration by the Reno City Council and Redevelopment Agency Board. The LOI contemplates a privately operated outdoor entertainment venue consisting of food and beverage service, food truck space, pickleball courts, family-oriented amenities, entertainment programming, and associated improvements.

The purpose of this item is to present the unsolicited LOI and seek policy direction from the City Council and Redevelopment Agency Board regarding whether and how staff should proceed. Staff has not completed due diligence, financial analysis, market analysis, site feasibility review, infrastructure analysis, flooding review, appraisal, legal review, or negotiations related to the proposal and is not making a recommendation at this time.

- C.2 Staff Report (For Possible Action): Acceptance of the Parking Gallery Operational Assessment and authorization for staff to advance implementation planning for the Redevelopment Agency-Owned parking gallery located at 135 N. Sierra Street. (Redevelopment Agency #1 Fund)

Summary:

The Reno Redevelopment Agency (RDA) owns the Parking Gallery located at 135 N. Sierra Street, a structured parking facility that serves retail, office, residential, public, and institutional parking demand within downtown Reno.

With support from Agency staff, Colliers, the current property manager of the Parking Gallery, retained Dixon Resources Unlimited to conduct a comprehensive operational assessment of the facility. Redevelopment Agency staff participated throughout the review process, stakeholder engagement, and development of recommendations. The assessment was initiated in response to increasing parking demand and capacity requests associated with downtown redevelopment activity, including the acquisition and adaptive reuse of the former Century Riverside Movie Theater property into the mixed-use Reforma project and the redevelopment of Ross Manor into the One 19 West 86-unit apartment project. In response, Agency staff requested that the scope of work extend beyond a traditional parking utilization study to include operational assessment, stakeholder engagement, rate analysis, technology review, customer experience evaluation, and capital planning considerations.

This item requests that the Agency Board formally accept the Parking Gallery Assessment reports and authorize staff to proceed with implementation planning and administrative actions necessary to advance the recommendations identified in the assessment and informed by Redevelopment Advisory Board (RAAB) feedback.

D Reno Redevelopment Agency Advisory Board

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

E Chair and Member Comments

- E.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)

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

G Adjournment (For Possible Action)