

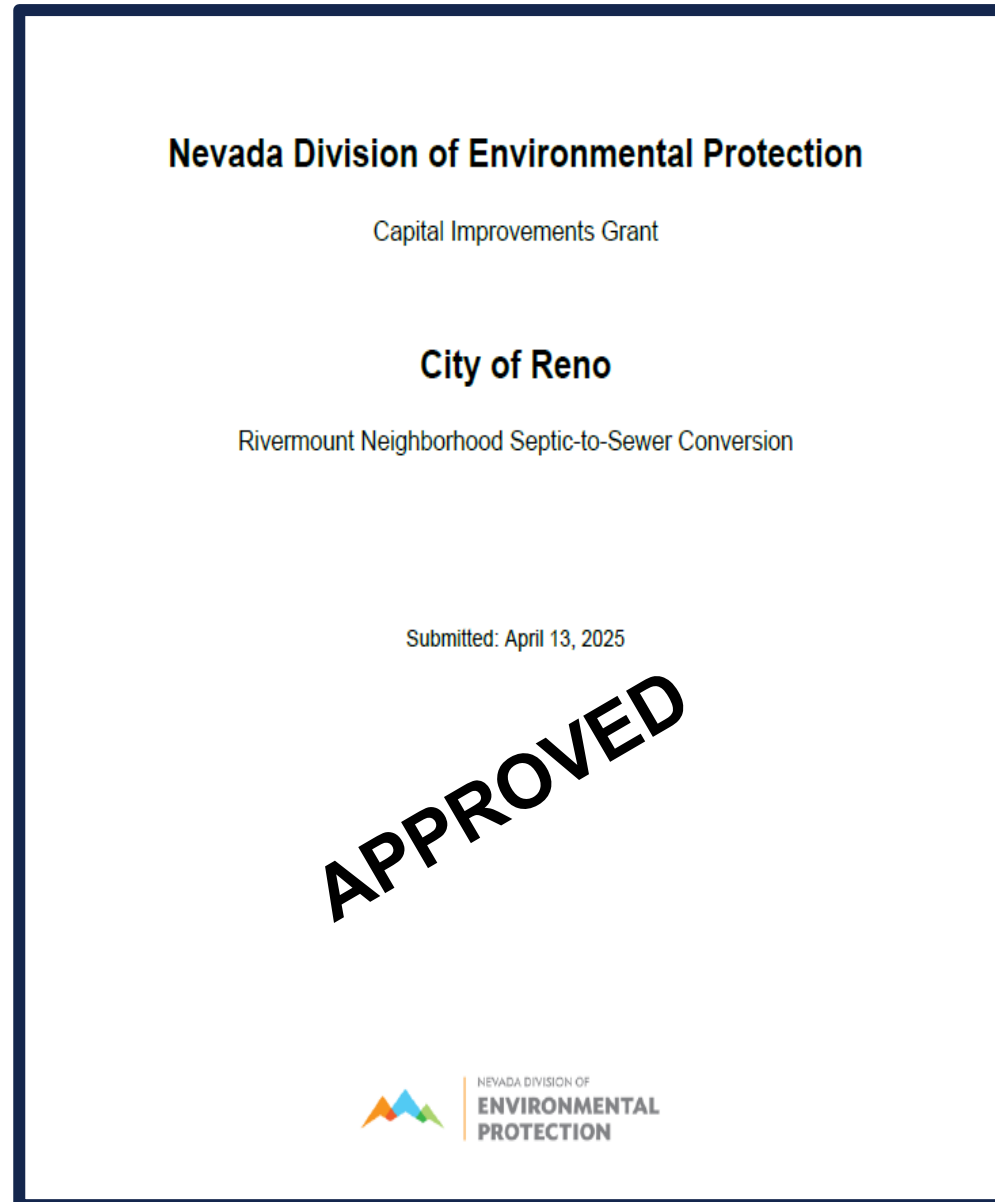
Rivermount Neighborhood Street Rehabilitation Project

Community Meeting #2 – December 9, 2025



Good News!

NDEP Grant \$3,095,138



Estimated Construction Costs	Sept - Meeting	Today
Street & Drainage (City Cost)	\$ 7,000,000	\$ 7,800,000
Sewer Main (Grant & Homeowner Cost)	\$ 5,200,000	\$ 4,400,000
Total Construction Costs	\$ 12,200,000	\$ 12,200,000
Sewer Utility Cost		
Sewer Main Installation	\$ 5,200,000	\$ 4,400,000
NDEP Grant	\$ 3,000,000	\$ 3,095,138
Sewer Main Cost minus NDEP Grant	\$ 2,200,000	\$ 1,304,863
Cost per property (105 properties)	\$ 25,000	\$ 12,427
Homeowner Cost		
*Special Assessment District (SAD) Amount	\$ 25,000	
Connection Fee (adjusts for CPI)	\$ 12,745	
Subtotal	\$ 37,745	
Area Specific Connection Fee (adjusts for CPI)		\$ 25,172
**Septic Abandonment & Re-Plumbing Estimate	\$15k - \$30k	\$15k - \$30k
Total Estimated Property Owner Costs	\$53k to 68k	\$41k to \$56k

* No SAD financing

** Market Rate Costs

Recommendation to Council on January 14th

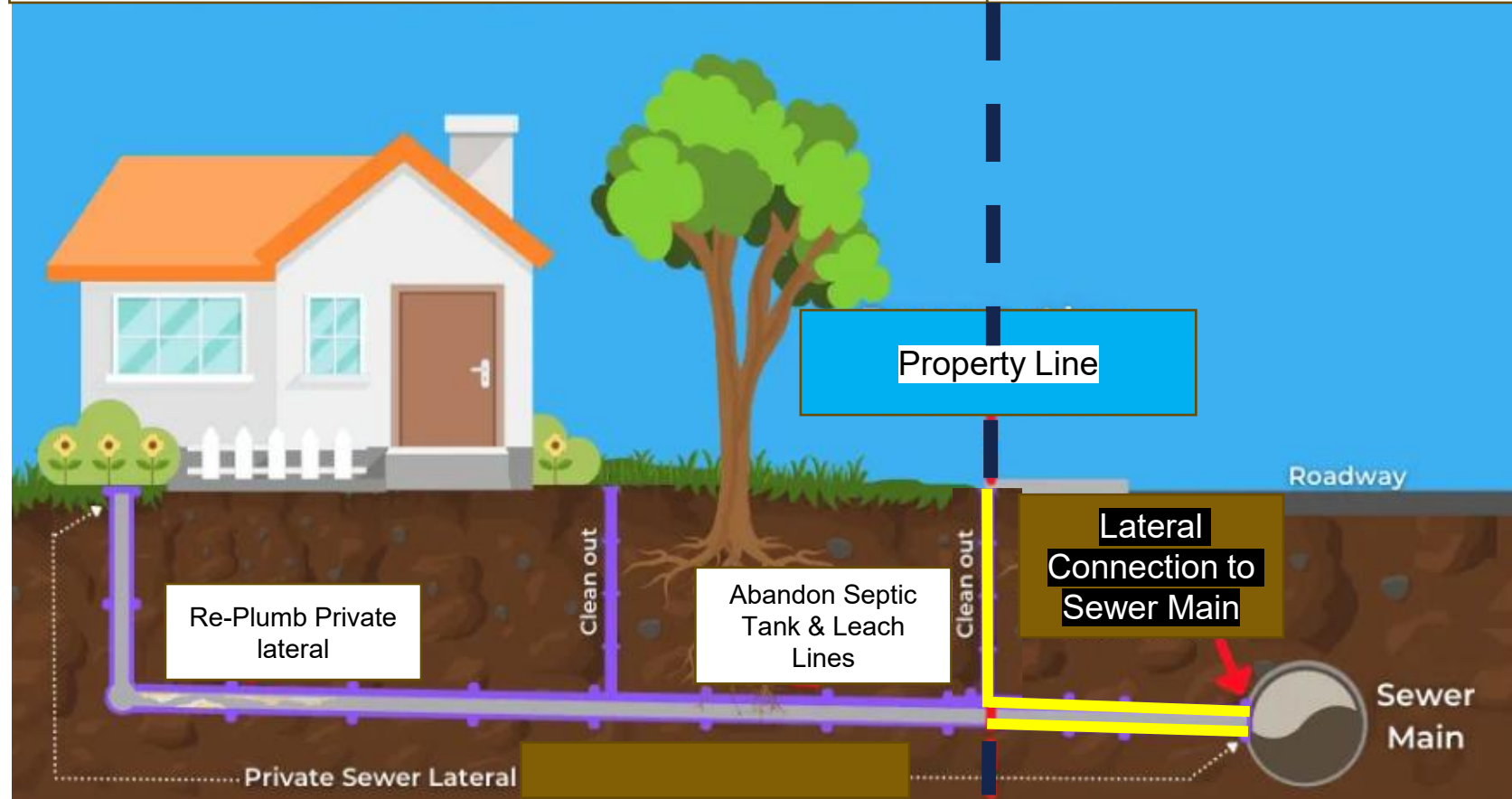
\$1.3M funding gap covered by **area-specific connection fee**

- **Collected at time of sewer connection** from property owners
- **Precedent:** Verdi & North Valleys projects
- **Equitable distribution** of remaining costs

Property Owner Funding Options

Property Owner - Replumb Private Sewer Lateral to Cleanout (Property Line) & Abandon Septic

City Fronts cost Sewer Main for 105 parcels – Owner Pays Area Connection Fee















Potential Grant & Loan Options to Reduce Homeowner Costs

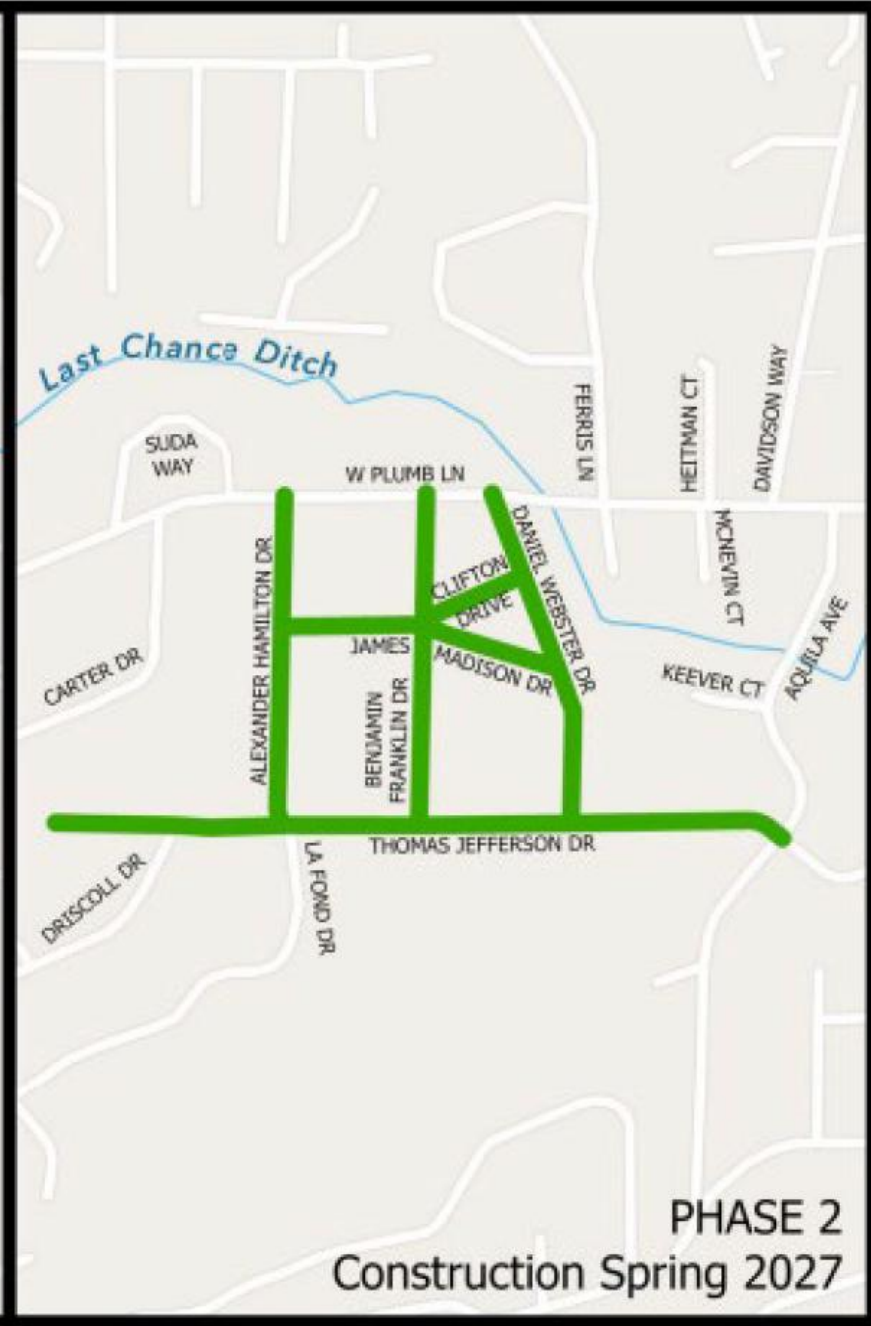
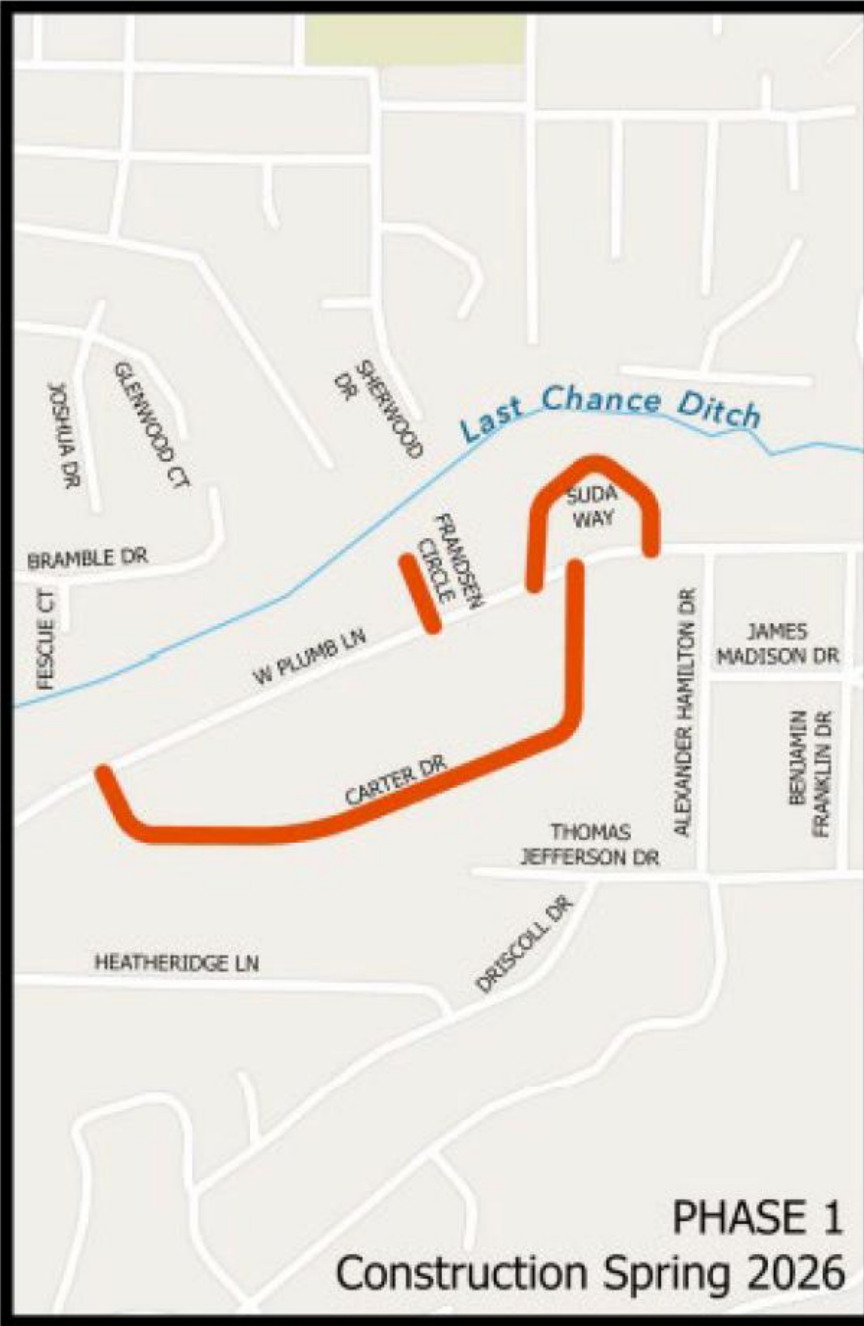
- Federal and State Grants up to \$3M - Available 2027-2029.
- Washoe County Loan Program up to \$50k/Property Income-based, 20-year term and lien secured.
- Home Equity Loan – Available from local banks and credit unions, interest rates and terms vary.

What We Heard

City Response

 Why don't taxes cover this?	Sewer is a utility—funded by user/connection fees.
 Will there be a vote on SAD?	No SAD—survey showed insufficient support.
 Can City fund & defer costs?	Exploring City-funded install with deferred fees.
 Can we get no-interest loans?	Not available—City is evaluating all options.
 Can connection fees be waived?	Not allowed per RMC—grants may help offset costs.
 Will sewer raise my taxes?	Possibly—value may rise; tax impact varies.
 Hardship deferral connection fees?	Not available—grants may help offset costs.
 Pre-qualified contractors?	Yes—City is exploring this.
 Can we build ADUs?	Yes—if ≥5,000 sq. ft. & connected to sewer and meet other Code requirements.
 Curb & gutter included?	Under review—based on design & input.
 Address drainage?	Yes—improvements within right-of-way; ditches remain.
 Are we going to get sewer mains installed?	January 14 th , City staff will recommend to council that City front the cost and install with the Street Project with an area-specific connection fee.





Questions?



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