

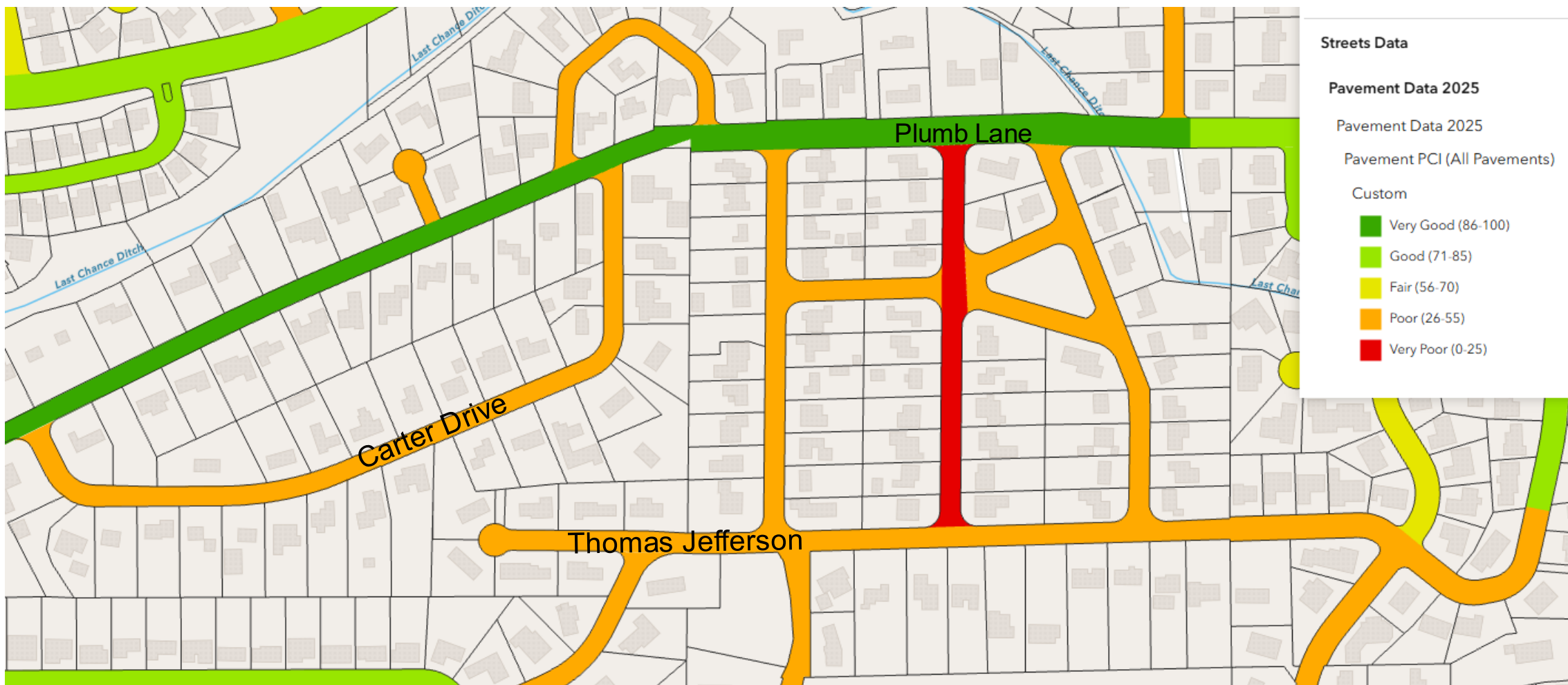
Rivermount Neighborhood Street Rehabilitation Project

Community Meeting

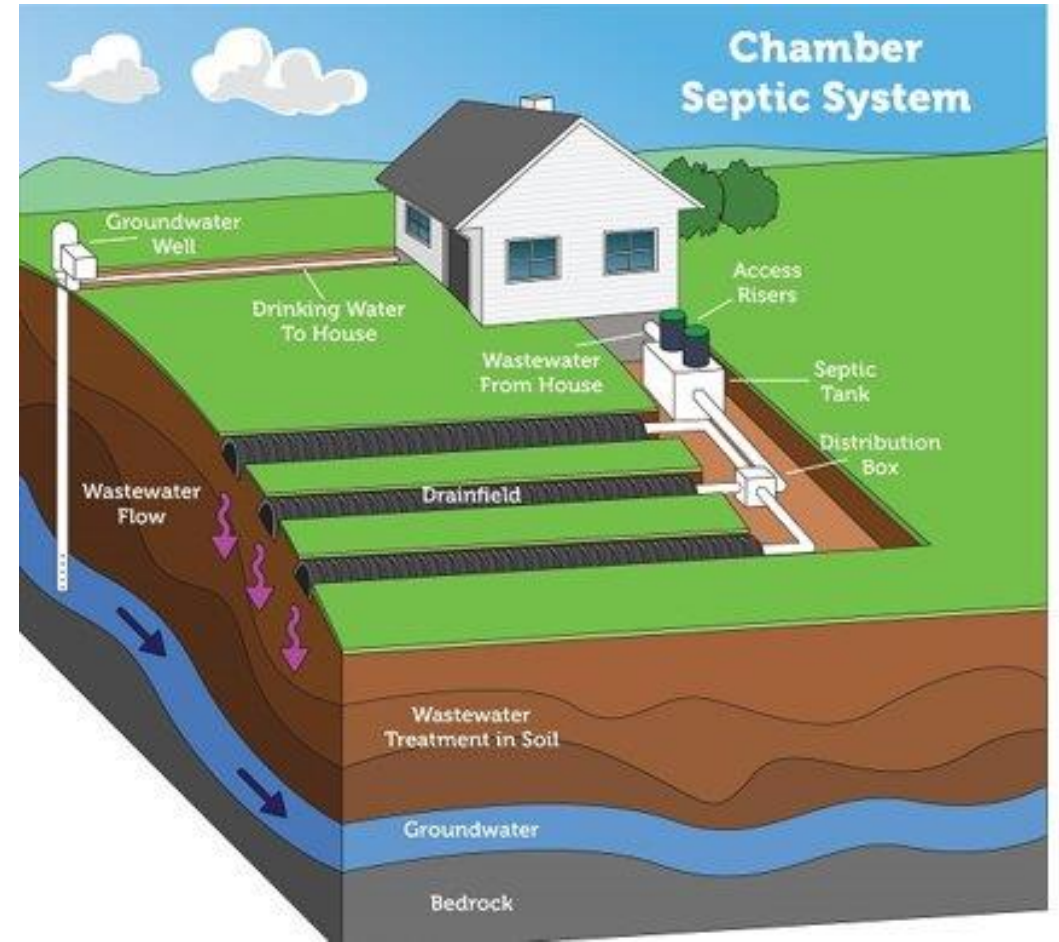
September 25, 2025



Roadway Selection Process



Why Are We Doing This?



NV Energy - Gas Service

- Not able to be installed as part of the street project
- Residents can work directly with NV Energy

Estimated Costs and Funding

Estimated Construction Costs	
Street & Drainage (City Funded)	\$7,000,000
Sewer Main (Grant & SAD)	\$5,200,000
Total	\$12,200,000

Estimated Costs and Funding

Estimated Construction Costs	
Sewer Main (Grant & SAD)	\$5,200,000
Estimated Grant	\$3,000,000
Estimated SAD	\$2,200,000
105 Properties	
Homeowner Cost with Grant*	\$25,000

*Does not include finance charges

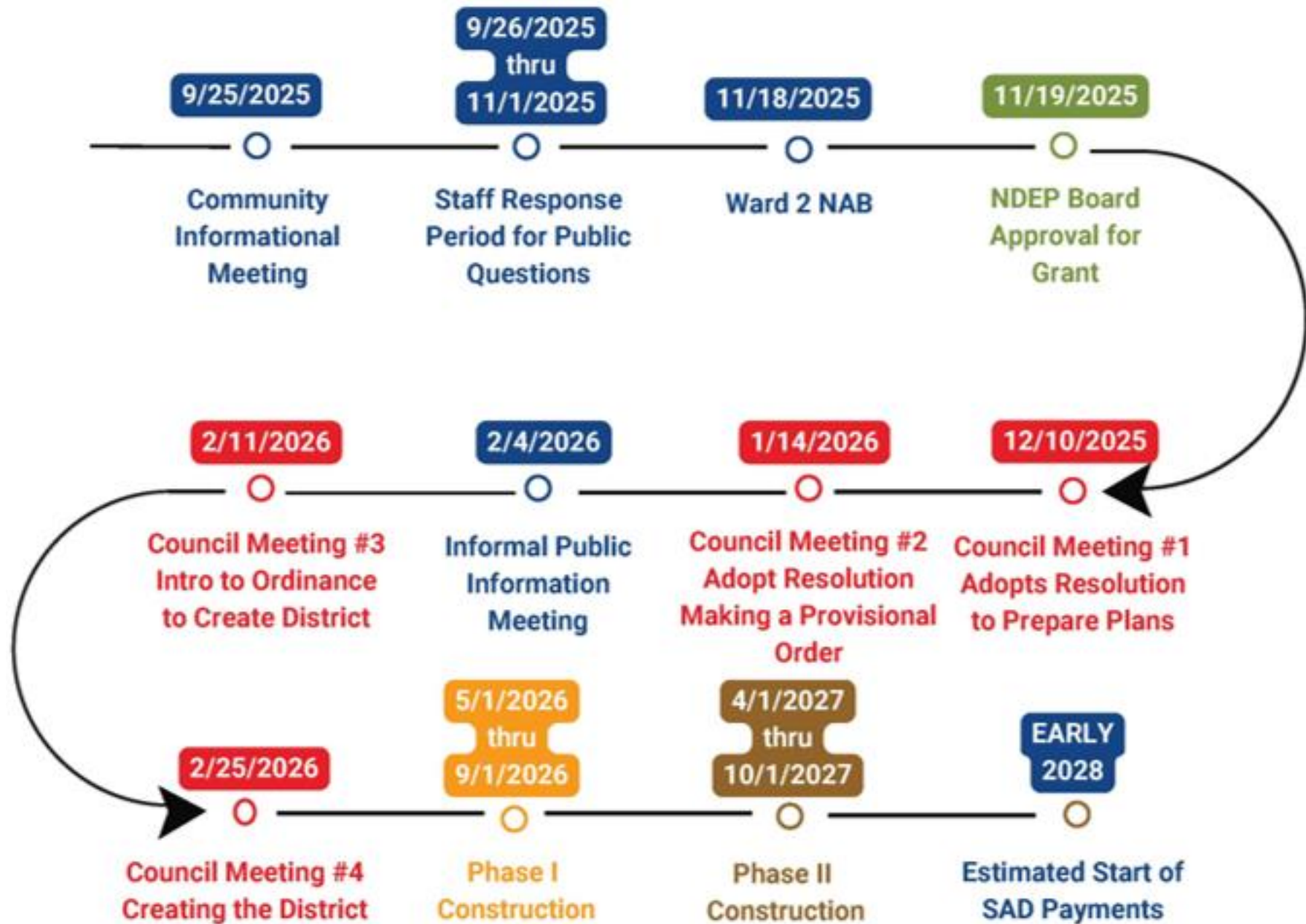
What is a Special Assessment District?

- Fair share
- Not a new tax
- Flexibility



Why Switch from Septic to Sewer

- Reduces risk of septic failure & costly repairs
- Provides long-term, reliable service for your home
- Protects groundwater and drinking water
- May remove certain land use constraints potentially allowing for improvements like a shed or room addition that would otherwise be restricted.



Council Meetings #1 & #2

- Meeting #1 – 12/10/2025
 - Resolution to prepare plans
 - Begin detailed design and cost estimating
- Meeting #2 – 1/14/2026
 - Resolution making provisional order
 - After this meeting you will receive estimated assessment amount
 - Public informational meeting – early February

Council Meetings #3 & #4

- Meeting #3 – 2/11/26 Public Hearing
 - Intro to ordinance creating the district
 - **Comments, protests, or hardship deferrals heard**
- Meeting #4 – 2/25/26
 - Ordinance creating the district
 - If approved, City proceeds with final design, construction, and financing

Connecting to the New Sewer



Connecting to the New Sewer

SAD Costs		Connection Costs	
Sewer Main	\$5,200,000	Sewer Connection Fees	\$12,745
NDEP Grant	Est. \$3,000,000	Septic Abandonment & Replumbing Lateral	\$20,000 - \$40,000
SAD	Est. \$2,200,000		
SAD Per Parcel	Est. \$25,000	Total	\$35,000 - \$50,000

How This Project Helps You

- Safer, smoother road
- Reliable sewer service
- Increased property value and marketability
- Environmental protection
- Improved long-term neighborhood infrastructure

What Happens if We Do Not Move Forward?

- Septic failures (saturated soils)
- Groundwater contamination
- Individual property owners responsible for sewer installation



Next Steps

- Provide feedback: Today – 11/1/25
- Results of survey & grant award: Early Dec
- Review your notice with estimated costs: January 2026
- Contact staff with questions
- District creation: 2/11/26 & 2/25/26
- Decide on repayment approach once assessments are set

Questions?



SewerSAD@reno.gov