STAFF REPORT

Date: **April 23, 2025**

To: **Mayor and City Council**

Thru: **Jackie Bryant, Interim City Manager**

Subject: **Staff Report (For Possible Action): Approval of Regional Road Impact Fee Agreement No. 533002 in the amount of $1,296,695 between the City of Reno, RTC, and Lennar Reno, LLC for the Talus Valley Development**

From: **Michael Mischel, Engineering Manager**

Department: Development Services - Engineering

Summary:
Under the Regional Road Impact Fee (RRIF) program, developers who construct or dedicate improvements contained in the RRIF Capital Improvement Plan (CIP) will be credited for these contributions in RRIF Waivers. To do this, the developer must enter into a RRIF Offset Agreement that is approved by both the RTC and the City of Reno. The RRIF Offset Agreement identifies the proposed improvements, estimated RRIF Waivers that will be credited, the requirements for the Quality Control/ Quality Assurance Program, and the duties and responsibilities of each party. The RRIF Offset Agreement being authorized by the action will result in an estimated $1,296,695 in RRIF Waivers being issued Lennar Reno, LLC for the construction of South Meadows Parkway to Rio Wrangler Parkway, drainage improvements over Steamboat Creek, and dedication of right of way for the extension of South Meadows Parkway to the Sunny Hills development. The RRIF agreement was approved by the RTC on April 18, 2025.

Consent Review	Yes	No
1. Is this item an annual or standard item that comes before Council for regular approval?	X	
2. Is this item an agreement required based on an item previously approved by Council?	X	
3. Is this item Included in the current budget approved and adopted by Council?	X	
Other Considerations		
What percent of the total city budget does this item represent?	0%	

Alignment with Strategic Plan:
Economic and Community Development

Previous Council Action:
There is no recent Council action relevant to this item.

Background
The development of record for the subject RRIF Offset Agreement covers the Talus Valley development within the City of Reno. This project is required to construct South Meadows Parkway to Rio Wrangler Parkway, construct drainage improvements over Steamboat Creek, and dedicate right of way for extension of South Meadows Parkway to the Sunny Hills development. Sunny Hills Ranchos is the developer of Bella Vista II. Lennar Reno, LLC, is the developer of Talus Valley. Sunny Hills Ranchos and Lennar have entered into a cost sharing agreement for the construction of the improvements subject of this council action. RRIF waivers in the amount of $1,296,695 are proposed to be issued to Lennar Reno, LLC, and $59,859 is proposed to be issued to Sunny Hills Ranchos. The RRIF agreement with Lennar will cover the cost of right of way for the extension of South Meadows Parkway from Rio Wrangler to the Sunny Hills project, the construction cost of extending South Meadows Parkway to Rio Wrangler, and the construction cost for the crossing of Steamboat Creek. The RRIF agreement with Sunny Hills Ranchos only covers the cost of right of way for the extension of South Meadows Parkway to Rio Wrangler Parkway.

Discussion:
The RRIF Offset Agreement being authorized by this council action covers the construction cost to construct the extension of South Meadows Parkway to Rio Wrangler Parkway, including the crossing of Steamboat Creek, and the cost of right of way to extend South Meadows Parkway to the Sunny Hills development. The RRIF Offset Agreement has been approved by the RTC Board on April 18, 2025.

Financial Implications:
No fiscal impact will result from this council action. The amount of RRIF waivers to the developer are based on offset eligible costs equal to or less than impact fees owed for the development of record.

Legal Implications:
Legal review completed for compliance with City procedures and Nevada law.

Recommendation:
Staff recommends Council approve the subject RRIF Agreement.

Proposed Motion:
I move to approve the subject RRIF Agreement

Attachments:
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- Approval Letter
- RRIF Agreement
- Vicinity Map