

BILL NO: 7281

ORDINANCE NO. ____

AN ORDINANCE CONCERNING THE CITY OF RENO, NEVADA, 2024 SPECIAL ASSESSMENT DISTRICT NO. 1 (QUILICI RANCH) AND ASSESSING THE COST OF LOCAL IMPROVEMENTS AGAINST THE ASSESSABLE PROPERTY BENEFITED BY THE LOCAL IMPROVEMENTS; AND PROVIDING OTHER MATTERS RELATED THERETO RELATED TO THE DISTRICT FOR THE PROJECT LOCATED WITH THE MORTENSEN-GARSON OVERLAY DISTRICT AND INCLUDES ASSESSOR'S PARCEL NUMBERS (APNs) 038-190-48, 236-011-04, 236-021-07, 236-021-09, 236-181-03, 236-191-01, 236-191-02, 236-191-03, 236-191-04, 236-191-05, 236-191-06, 236-191-07, 236-191-08, 236-191-09, 236-191-10, 236-191-11, 236-191-12, 236-191-13, 236-191-14, 236-191-15, 236-191-16, 236-191-17, 236-191-18, 236-191-19, 236-191-20, 236-191-21, 236-191-22, 236-191-23, 236-191-24, 236-192-01, 236-192-02, 236-192-03, 236-192-04, 236-192-05, 236-192-06, 236-192-07, 236-192-08, 236-192-09, 236-192-10, 236-192-11, 236-192-12, 236-192-13, 236-192-14, 236-192-15, 236-192-16, 236-201-01, 236-201-02, 236-201-03, 236-201-04, 236-201-05, 236-202-01, 236-202-02, 236-202-03, 236-202-04, 236-202-05, 236-202-06, 236-202-07, 236-202-08, 236-202-09, 236-202-10, 236-202-11, and 236-202-12.

WHEREAS, the City Council (the “Council”) of the City of Reno, Nevada (the “City”), has previously, pursuant to the requisite preliminary proceedings, created the City of Reno, Nevada, 2024 Special Assessment District No. 1 (Quilici Ranch) (the “District”) for the purpose of acquiring and improving a water project (the “Project”), and has provided that the cost and expense of the Project shall be paid by special assessments, according to benefits received by the benefited lots, tracts and parcels of land in the District; and

WHEREAS, pursuant to Chapter 271 of Nevada Revised Statutes (“NRS”) and all laws amendatory thereof and supplemental thereto (the “Act”), there has previously been presented to the Council a written petition from Toll North Reno, LLC (the “Developer”) requesting the City to initiate the formation of the District and the acquisition and improvement of the Project, to levy assessments, to issue bonds, and to proceed with certain actions required by the Act; and

WHEREAS, the City and the Developer have entered into a Development and Financing Agreement, dated as of November 20, 2024 (the “Financing Agreement”), for the acquisition and improvement of the Project which contains the terms and conditions required by NRS 271.710 and 271.720; and

WHEREAS, the Developer is the owner of 100% of the assessable property comprising the District; and

WHEREAS, NRS 271.710 provides that the City may adopt this Ordinance and order the Project to be acquired without complying with the provisions of NRS 271.305 to 271.320,

inclusive, 271.330 to 271.345, inclusive, 271.380, and 271.385 and that the Council does not need to adopt the resolutions required pursuant to the provisions of NRS 271.280, 271.310, 271.360 and 271.390; and

WHEREAS, the District has been created by an ordinance designated as the “2024 Special Assessment District No. 1 (Quilici Ranch) Creation Ordinance” previously adopted by the Council under the provisions of the Act; and

WHEREAS, the Council has determined that the entire cost and expense to the City of the acquisition and improvement of the Project is to be paid by special assessments levied against the benefited lots, tracts and parcels of land in the District; and

WHEREAS, such cost and expense of the Project includes the costs and expenses of the City to be incurred in connection with the issuance of the bonds by the City (the “Bonds”) to finance the cost of the acquisition and improvement of the Project and the amount of reserve and other funds for the Bonds; and

WHEREAS, the Council has determined and does hereby declare that the net cost to the City of the Project is \$26,110,000 of which \$-0- is available from other sources and \$26,110,000 is to be assessed upon the benefited lots, tracts and parcels of land in the District; and

WHEREAS, after determination of the cost and expense of the acquisition and improvement of the Project to be paid by the property specially benefited, the Council, together with Webb Municipal Finance, LLC, acting as assessment engineer (the “Engineer”), made out an assessment roll for the District containing, among other things, the name and address of the last-known owner of the property to be assessed, a description of each lot, tract and parcel of land to be assessed, and the amount of the assessment thereon and has filed the assessment roll with the City Clerk; and

WHEREAS, the assessments do not exceed the benefits to the property assessed nor the total cost and expense of the acquisition and improvement of the Project payable from assessments as previously determined and do not exceed the reasonable market value of the lots, tracts and parcels of land to be assessed; and

WHEREAS, it is incumbent upon the Council to provide when said assessments shall become due and the penalties payable after any delinquency.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RENO, IN THE STATE OF NEVADA, DOES ORDAIN:

Section 1. This Ordinance shall be known as and may be cited by the short title “2024 Special Assessment District No. 1 (Quilici Ranch) Assessment Ordinance” (this “Ordinance”).

Section 2. All actions, proceedings and matters previously taken, had and done by the City and the officers thereof (not inconsistent with the provisions of this Ordinance) concerning the District, including, but not limited to, the creation of the District, the acquisition and improvement of the Project, the levy of assessments for those purposes, and the validation and confirmation of the assessment roll and the assessments therein, are ratified, approved and confirmed.

Section 3. For the purpose of paying the cost and expense of acquisition and improvement of the Project by the City, there are hereby levied and assessed against the lots, tracts and

parcels of land in the District specially benefited by the Project and described in the assessment roll for the District in the form on file in the office of the City Clerk on the date of adoption of this Ordinance, the amounts and assessments shown in the assessment roll (as so filed and confirmed). The Council hereby finds and determines that such assessments do not exceed the benefits to the property assessed nor the total cost and expense of the acquisition and improvement of the Project payable from assessments as previously determined and do not exceed the reasonable market value of the lots, tracts and parcels of land to be assessed.

Section 4. (a) The Developer, pursuant to the Financing Agreement, has elected to pay the assessments in installments, with interest as hereinafter provided, and the Council hereby authorizes such manner of payment. The unpaid assessments shall be payable on April 1 and October 1 of each year, commencing on April 1, 2026, and ending on April 1, 2054, in fifty seven (57) semi-annual substantially equal installments of principal and interest until paid in full, with interest in all cases on the unpaid and deferred installments of principal from the effective date of this ordinance as provided by the City Manager, as the Chief Administrative Officer of the City (the "City Manager"), or the City Finance Director, as the Chief Financial Officer of the City (the "Finance Director"), at a rate or rates, which shall not exceed by more than one percent (1%) the highest rate of interest on the Bonds at any maturity issued for the District. Between the effective date of this Ordinance and the date the Bonds are issued, the unpaid assessments shall bear interest at 0%. After the Bonds are issued, the Council hereby delegates to the City Manager or the Finance Director pursuant to NRS 271.415 the authority to fix the rate or rates of interest on the unpaid and deferred installments in accordance with the parameters described in this Section. The effective interest rate on the Bonds will not exceed the statutory maximum rate, i.e., will not exceed by more than 3% the "Index of Twenty Bonds," which shall have been most recently published before the time bids for the Bonds are received, or at the time a negotiated offer for the sale of such Bonds is accepted.

(b) The Council hereby directs the Finance Director, as Deputy City Treasurer responsible for the collection, enforcement, and delinquency management of the City's Special Assessment Districts, including the District, to collect the assessments as and when payable, as provided herein. The installments of the assessments shall be payable at the office of the City Treasurer. Pursuant to NRS 271.415(5), the Finance Director shall notify the owners of real property within the District of the amounts becoming due and each such owner shall be deemed notified and shall be responsible for any penalties or delinquencies regardless of such owner's failure to maintain an accurate mailing address with the County Assessor. Such notice shall state that the assessment installment is payable not later than the April 1 or October 1 next succeeding such notice. Except as herein provided, failure to pay any installment, whether of principal or interest, when due shall cause the whole amount of the unpaid principal of such assessment to become due and payable immediately, at the option of the City, the exercise of said option shall be indicated by the commencement of foreclosure or sale proceedings by the City. The whole amount of the unpaid principal and the interest that has accrued thereon shall, commencing fifteen (15) days after the date on which the delinquent installment became due, whether or not the option to accelerate the due date for the payment of the unpaid principal is exercised, bear a penalty at the rate of 2% (or at any higher rate authorized by statute, or any lower rate, which may be zero percent, for such period as determined by the Finance Director) per month (not prorated for any portion of the month) on the delinquent portion of the assessment and accrued interest, until the day of the foreclosure sale or until paid; provided that, at any time prior to the day of such sale, the owner of any such lot or parcel may pay the aggregate amount of all of the delinquent installments originally becoming due on or before the date of said payment, with accrued interest thereon and all penalties and costs of collection accrued, and shall thereupon be

restored to the right thereafter to pay in installments in the same manner as if a default had not been suffered.

(c) The owner of any property assessed and not then in default as to any assessment installment or payment may, at any time (at the option of such owner), pay the whole or any portion of the unpaid principal with interest accruing thereon to the next assessment payment date, together, and except as provided in the following sentence, with a prepayment premium equal to three percent (3%) of the principal amount so prepaid. If the Bonds may then be redeemed without the payment of any premium, the City, in its sole discretion, may waive the requirement of payment of the prepayment premium. No waiver for a particular prepayment premium shall be deemed to be a waiver for any other prepayment premium. After any partial prepayment of an assessment or refunding of the Bonds pursuant to NRS 271.488, the Finance Director shall reamortize the assessment installments due on the parcel on which the partial prepayment was made or, in the case of a refunding, on all parcels, so that the remaining semiannual installments are substantially equal with a final due date of April 1, 2054.

(d) Assessment installments or assessment prepayments shall be reduced by the amount of any credits available for such installments or prepayments, if any, as provided in the bond ordinance or trust indenture authorizing the issuance of the Bonds. This section does not prevent the City from amending this Ordinance, the Financing Agreement or any other documents executed in connection with the Bonds to provide for other uses of the interest earned on Bond proceeds, any excess Bond proceeds or the reserve fund established for the Bonds (the "Reserve Fund") in connection with a refunding of the Bonds; and the owners of the property assessed in the District have no entitlement to payment of any amounts in the interest earned on Bond proceeds, any excess Bond proceeds or the Reserve Fund in the event of such an amendment.

Section 5. The amounts assessed as provided in this Ordinance shall be a lien upon the lots, tracts and parcels of land from the effective date of this Ordinance until paid. Pursuant to NRS Section 271.420, such lien shall be co-equal with the latest lien upon the lots, tracts and parcels to secure the payment of general taxes, shall not be subject to extinguishment by the sale of any property on account of the nonpayment of general taxes, and shall be prior and superior to all liens, claims, encumbrances and titles other than the lien of assessments and general taxes. The sale of any such lot, tract or parcel of land for general or other taxes shall not relieve such lot, tract or parcel of land from such assessment or the lien therefor. Such amounts shall continue to be a lien upon the lots, tracts and parcels of land assessed until paid in full (including all principal and the interest thereon, and any penalties and collection costs).

Section 6. (a) The initial assessments shall be levied in lump sum. As maps are recorded, assessments shall be apportioned from the lump sum amount to each assessable parcel, or portion thereof, located within the District based upon the net planned acreage or recorded lots for each development area. For any area that subdivides into a mix of single family, and multi-family residential units, the uncollected amounts will be apportioned based upon their net assessable acreage. Each single-family residential unit or residential condominium unit in an area or tract will be an equal unit. Therefore, the assessment for that net assessable area will be reapportioned to single-family residential units or residential condominium units for that area on an equal basis. If the developed use is not single-family residential or condominium units, the assessments will be apportioned on the net assessable area basis; provided, however, assessments may not be divided onto condominium units until such time as the condominium unit receiving the divided apportionment has received a Certificate of Occupancy. As parcels within each development area planned for residential development subdivide

into merchant builder parcels and final development plans are completed, the assessments will be reapportioned to the new parcels based on their net assessable acreage. When a parcel is further subdivided into single-family residential lots or condominium parcels with individual assessor parcel numbers which are not "air parcel," the uncollected amounts will be divided on a per lot basis; provided that the applicant, at the time of such apportionment, may request that the uncollected amounts be apportioned on a net area basis by product type, and then divided on a per lot basis. For condominium parcels, the assessment amount will remain on the underlying parcel until the construction of all units in a building is complete and a Certificate of Occupancy has been issued for each unit within that building. At that time, the uncollected amount will be apportioned on a per unit basis to each unit within the building. When a parcel is further subdivided into single-level condo units with individual assessor parcel numbers, the lots will be treated like single-family residential lots described above. The area of lands not included in the net assessable area may be estimated by the City in the case of any apportionment for which final legal descriptions of the excluded area are not yet available and any such estimate shall be final and conclusive absent fraud. Assessments within the District shall be further reapportioned as provided in the Engineer's Report prepared by the Engineer relating to the District, which is on file with the City Clerk. In the event that any conflict exists between the provisions of the assessment plat and this Ordinance, the terms of this Ordinance shall control. The Council hereby delegates to the Finance Director its authority under NRS Section 271.425 in connection with the apportionment, combination, or reapportionment of assessments in the District.

(b) The City may also reapportion assessments on tracts (whether currently within the District or later added to the District) with the consent of property owners whose assessment will be increased thereby pursuant to NRS 271.425(3) or NRS 271.710(2) if the Finance Director finds that the proposed action will not:

(i) materially or adversely impair the obligation of the City with respect to the Bonds; or

(ii) increase the principal balance of any assessment to an amount such that the aggregate amount which is assessed against a tract exceeds the minimum benefit to the tract that is estimated to result from the project which is financed by the assessment.

(c) The report of any apportionment shall be conclusive on all the parties, and all assessments thereafter made upon the tracts shall thereafter be according to the subdivision. The report shall be recorded in the office of the County Recorder, together with a statement that the current payment status of any of the assessments may be obtained from the Finance Director. Neither the failure to record the report nor any defect in the report as recorded shall affect the validity of the assessments, the lien for the payment thereof or the priority of that lien.

Section 7. In case any such lot, tract or parcel of land so assessed is delinquent in the payment of such assessment or any installment of principal or interest, the Finance Director promptly (but in no event later than 60 days after the installment due date) shall mark the assessment installment delinquent on the assessment roll for the District and shall notify the owner of such delinquent property, if known, in writing of such delinquency, by first class mail, postage prepaid, addressed to the addressee's last-known address. Said assessment shall be enforced by the Finance Director and other officers of the City, as provided in NRS 271.545 to 271.630, and the assessment roll and certified copy of this Ordinance shall be prima facie evidence of the regularity of the proceedings. Unless otherwise directed by the Council, in the case of such a collection, the Finance Director shall determine whether to cause the whole amount of the unpaid assessment with respect to

such property to be immediately due and payable. If any such collection is not promptly enforced by the City, any bondholder may file and prosecute a foreclosure action in the name of the City. Any bondholder may also proceed against the City to protect and enforce the rights of the owners of the Bonds under this Ordinance and the Act by suit, action or special proceedings in equity or at law, either for the appointment of a receiver or for the specific performance of any provision contained herein or in the Act or in an award of execution of any power herein granted for the enforcement of any proper legal or equitable remedy as such bondholder may deem most effectual to protect and enforce the rights aforesaid. All such proceedings at law or in equity shall be instituted, had and maintained for the equal benefit of all owners of the Bonds then outstanding. The failure of the bondholders so to foreclose upon the property which is the subject of such delinquent assessments or so to proceed against the City, or both, shall not relieve the City or any of its officers, agents or employees of any duty so to take the actions hereinabove set forth.

Section 8. The City Clerk is hereby directed to deliver to the County Assessor, the County Recorder, the City Treasurer, and the Finance Director, a certified copy of the final assessment roll containing a description of the lots, tracts and parcels of land being assessed, with the amount of the assessment levied upon each and the name and address of the owner against whom the assessment was made, together with a statement that the current payment status of any of the assessments may be obtained from the Finance Director. Neither the failure to record the assessment roll as provided in this Section, nor any defect in the roll as recorded shall affect the validity of the assessments, the lien for the payment thereof or the priority of that lien. The Finance Director is hereby directed to collect the amounts assessed as a tax upon the lots, tracts and parcels of land to which they were assessed.

Section 9. In accordance with NRS 271.390(2), the City Clerk shall give written notice of the levy of assessments by mailing a copy of such notice, postage prepaid, either before or promptly after the effective date of this Ordinance, to the owners of all property upon which the assessment was levied at their last-known addresses. Proof of such mailing shall be made by the affidavit of the City Clerk, provided, however, that failure to mail any such notice or notices shall not invalidate any assessment or any other proceedings concerning the District. Proof of the mailing shall be maintained in the permanent records of the office of the City Clerk until all special assessments and all Bonds shall have been paid in full, as to both principal and interest, or until any claim is barred by an appropriate statute of limitations. The Council hereby determines that the manner of giving notice herein provided by mail is reasonably calculated to inform the parties of the proceedings concerning the District and the levy of assessments which may directly and adversely affect their legally protected interests.

Section 10. The notice provided for in NRS 271.390(2) and in Section 9 of this Ordinance shall be in substantially the following form:

(Form of Notice)

**NOTICE TO PROPERTY OWNERS OF THE LEVY OF ASSESSMENTS FOR
IMPROVEMENTS IN THE CITY OF RENO,
NEVADA, 2024 SPECIAL ASSESSMENT DISTRICT NO. 1
(QUILICI RANCH)**

NOTICE IS HEREBY GIVEN to the owners of all property upon which an assessment has been levied that, by an ordinance duly passed, adopted, signed and approved on December 4, 2024 (the "Ordinance"), there were levied and assessed against the lots, tracts and parcels of land specially benefited by the certain improvements in what is designated as the "City of Reno, Nevada, 2024 Special Assessment District No. 1 (Quilici Ranch)" (said lots, tracts and parcels of land being more specifically described in the assessment roll designated in the Ordinance), the costs and expenses of such improvements.

The assessments are payable at the times and in the amounts specified in the Ordinance. Failure to pay any installment, whether of principal or interest, when due shall cause the whole amount of the unpaid principal of such assessment to become due and payable immediately at the option of the City, the exercise of said option shall be indicated by the commencement of sale proceedings by the City. The whole amount of the unpaid principal and the interest that has accrued thereon shall, commencing fifteen (15) days after the date on which the delinquent installment became due, whether or not the option to accelerate the due date for the payment of the unpaid principal is exercised, bear a penalty at the rate of 2% (or at any higher rate authorized by statute, or any lower rate, which may be zero percent, for such period as determined by the Finance Director) per month (not prorated for any portion of the month) on the unpaid balance of the assessment and accrued interest, until the day of the foreclosure sale or until paid; provided that, at any time prior to the day of such sale, the owner of any such lot or parcel may pay the aggregate amount of all of the delinquent installments originally becoming due on or before the date of said payment, with accrued interest thereon and all penalties and costs of collection accrued, and shall thereupon be restored to the right thereafter to pay in installments in the same manner as if a default had not been suffered.

Pursuant to NRS 271.395, within 15 days after the effective date of the Ordinance, any person who has filed a complaint, protest or objection in writing may commence an action or suit in any court of competent jurisdiction to correct or set aside such determination. Thereafter all actions or suits attacking the regularity, validity and correctness of the proceedings, of the assessment roll, of each assessment contained in the assessment roll, and of the amount of the assessment levied on each lot, tract and parcel of land including without limiting the generality of the foregoing, the defense of confiscation, are perpetually barred.

The amounts assessed as aforesaid constitute a lien upon said lots, tracts and parcels of land from December 6, 2024, which lien shall be coequal with the latest lien thereon to secure the payment of general (ad valorem) taxes and prior and superior to all other liens, claims, encumbrances and titles (other than the liens of assessments and general (ad valorem) taxes). The sale of any such lot, tract or parcel of land for general (ad valorem) taxes shall not relieve such lot, tract or parcel of land from such assessment or the lien therefor.

DATED this December 4, 2024.

/s/ MIKKI HUNTSMAN
City Clerk

Amount of assessment \$ _____

Description of property assessed _____

(End of Form of Notice)

Section 11. The officers of the City are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance, including without limiting the generality of the foregoing, the preparation of all necessary documents, legal proceedings and other items necessary or desirable for the issuance of the Bonds.

Section 12. All ordinances, bylaws, resolutions and orders, or parts thereof, in conflict with the provisions of this Ordinance are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any ordinance, bylaw, resolution or order, or part thereof, previously repealed.

Section 13. When first proposed, this Ordinance shall be read to the Council by title, after which an adequate number of copies of the proposed Ordinance must be filed with the Clerk for public distribution. Notice of the filing shall be published once in a newspaper of general circulation in the City, at least 10 days before the adoption of this Ordinance, such publication to be in substantially the following form:

(Form of Publication of Introduction of Ordinance)

BILL NO. ____
ORDINANCE NO. ____
(of the City of Reno, Nevada)

AN ORDINANCE CONCERNING THE CITY OF RENO, NEVADA, 2024 SPECIAL ASSESSMENT DISTRICT NO. 1 (QUILICI RANCH) AND ASSESSING THE COST OF LOCAL IMPROVEMENTS AGAINST THE ASSESSABLE PROPERTY BENEFITED BY THE LOCAL IMPROVEMENTS; AND PROVIDING OTHER MATTERS RELATED THERETO RELATED TO THE DISTRICT FOR THE PROJECT LOCATED WITH THE MORTENSEN-GARSON OVERLAY DISTRICT AND INCLUDES ASSESSOR’S PARCEL NUMBERS (APNs) 038-190-48, 236-011-04, 236-021-07, 236-021-09, 236-181-03, 236-191-01, 236-191-02, 236-191-03, 236-191-04, 236-191-05, 236-191-06, 236-191-07, 236-191-08, 236-191-09, 236-191-10, 236-191-11, 236-191-12, 236-191-13, 236-191-14, 236-191-15, 236-191-16, 236-191-17, 236-191-18, 236-191-19, 236-191-20, 236-191-21, 236-191-22, 236-191-23, 236-191-24, 236-192-01, 236-192-02, 236-192-03, 236-192-04, 236-192-05, 236-192-06, 236-192-07, 236-192-08, 236-192-09, 236-192-10, 236-192-11, 236-192-12, 236-192-13, 236-192-14, 236-192-15, 236-192-16, 236-201-01, 236-201-02, 236-201-03, 236-201-04, 236-201-05, 236-202-01, 236-202-02, 236-202-03, 236-202-04, 236-202-05, 236-202-06, 236-202-07, 236-202-08, 236-202-09, 236-202-10, 236-202-11, and 236-202-12.

PUBLIC NOTICE IS HEREBY GIVEN, and that an adequate number of typewritten copies of the above-numbered and entitled Ordinance are available for public inspection and distribution at the office of the City Clerk of the City of Reno, at her office in the Reno City Hall, 1 East First Street, Reno, Nevada; and that such Ordinance was proposed by Council member _____ on November 20, 2024, and will be considered for adoption at a meeting of the City Council to be held on December 4, 2024.

DATED this November 20, 2024.

/s/ HILLARY SCHIEVE

Mayor

City of Reno, Nevada

(SEAL)

Attest:

/s/ MIKKI HUNTSMAN

City Clerk

City of Reno, Nevada

(End of Form of Publication of Introduction of Ordinance))

Section 14. Publication and Effective Date. This Ordinance shall be in effect from and after its publication as hereinafter provided. After this Ordinance is signed by the Mayor and attested by the Clerk, this Ordinance shall be published by title only, together with the names of the Council members voting for or against its passage, such publication to be made pursuant to the provisions of NRS Chapter 238, and all laws thereunto enabling, such publication to be in substantially the following form:

(Form of Publication of Adoption of Ordinance)

BILL NO.
ORDINANCE NO.
(of the City of Reno, Nevada)

AN ORDINANCE CONCERNING THE CITY OF RENO, NEVADA, 2024 SPECIAL ASSESSMENT DISTRICT NO. 1 (QUILICI RANCH) AND ASSESSING THE COST OF LOCAL IMPROVEMENTS AGAINST THE ASSESSABLE PROPERTY BENEFITED BY THE LOCAL IMPROVEMENTS; AND PROVIDING OTHER MATTERS RELATED THERETO RELATED TO THE DISTRICT FOR THE PROJECT LOCATED WITH THE MORTENSEN-GARSON OVERLAY DISTRICT AND INCLUDES ASSESSOR'S PARCEL NUMBERS (APNs) 038-190-48, 236-011-04, 236-021-07, 236-021-09, 236-181-03, 236-191-01, 236-191-02, 236-191-03, 236-191-04, 236-191-05, 236-191-06, 236-191-07, 236-191-08, 236-191-09, 236-191-10, 236-191-11, 236-191-12, 236-191-13, 236-191-14, 236-191-15, 236-191-16, 236-191-17, 236-191-18, 236-191-19, 236-191-20, 236-191-21, 236-191-22, 236-191-23, 236-191-24, 236-192-01, 236-192-02, 236-192-03, 236-192-04, 236-192-05, 236-192-06, 236-192-07, 236-192-08, 236-192-09, 236-192-10, 236-192-11, 236-192-12, 236-192-13, 236-192-14, 236-192-15, 236-192-16, 236-201-01, 236-201-02, 236-201-03, 236-201-04, 236-201-05, 236-202-01, 236-202-02, 236-202-03, 236-202-04, 236-202-05, 236-202-06, 236-202-07, 236-202-08, 236-202-09, 236-202-10, 236-202-11, and 236-202-12.

PUBLIC NOTICE IS HEREBY GIVEN, and that an adequate number of typewritten copies of the above-numbered and entitled Ordinance are available for public inspection and distribution at the office of the City Clerk of the City of Reno, at her office in the Reno City Hall, 1 East First Street, Reno, Nevada; and that such Ordinance was proposed by Council member _____ on November 20, 2024, and was passed and adopted at a meeting held on December 4, 2024, by the following vote of the City Council:

Those Voting Aye:

Those Voting Nay: _____

Those Absent: _____

This Ordinance shall be in full force and effect from and after the 6th day of December 2024, i.e., the date after the publication of such Ordinance by its title only.

IN WITNESS WHEREOF, the City Council of the City of Reno, Nevada, has caused this Ordinance to be published by title only.

DATED this December 4, 2024.

/s/ HILLARY SCHIEVE

(SEAL)

Mayor

City of Reno, Nevada

Attest:

/s/ MIKKI HUNTSMAN

City Clerk

City of Reno, Nevada

(End of Form of Publication of Adoption of Ordinance)

Section 15. If any section, paragraph, clause or other provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or other provision shall not affect any of the remaining provisions of this Ordinance.

PASSED AND ADOPTED this 4th day of December, 2024, by the following vote of the Council:

AYES: _____

NAYS: _____

ABSTAIN: _____ ABSENT: _____

APPROVED this 4th day of December, 2024

HILLARY SCHIEVE

MAYOR

ATTEST:

MIKKI HUNTSMAN

CITY CLERK

EFFECTIVE DATE: DECEMBER 6, 2024

STATE OF NEVADA)
) ss.
CITY OF RENO)

I, Mikki Huntsman, the duly chosen and qualified City Clerk of the City of Reno (the “City”), in the State of Nevada, do hereby certify:

1. The foregoing pages constitute a true, correct, complete and compared copy of an ordinance designated as the “2024 Special Assessment District No. 1 (Quilici Ranch) Creation Ordinance,” introduced by the City Council at a meeting of the City Council held on November 20, 2024 and passed by the City Council at a meeting of the City Council held on December 4, 2024.

2. The original of the ordinance has been approved and authenticated by the signatures of the Mayor of the Council and myself as City Clerk and has been recorded in the records of the Council kept for that purpose in my office, which records have been duly signed by the officers and properly sealed.

3. All members of the Council voted on the passage of the ordinance as set forth following the ordinance.

4. Public notice of such meeting was given and such meeting was held and conducted in full compliance with the provisions of NRS 241.020.

5. Prior to 9:00 a.m. at least 3 working days before such meeting, such notice was mailed to each person, if any, who has requested notices of meetings of the Council in compliance with NRS 241.020(3)(b) by United States Mail, or if feasible and agreed to by the requestor, by electronic mail.

5. A copy of such notice of the November 20, 2024 meeting as posted and given is attached hereto as Exhibit A. A copy of such notice of the December 4, 2024 meeting as posted and given is attached hereto as Exhibit B. A copy of the affidavit of publication of the notice of introduction of the ordinance is attached hereto as Exhibit C. A copy of the affidavit of publication of the notice of adoption of the ordinance is attached hereto as Exhibit D.

IN WITNESS WHEREOF, I have hereunto set my hand this December 4, 2024.

MIKKI HUNTSMAN, City Clerk

Exhibit A

(Attach Copy of Notice of November 20, 2024 Meeting)

Exhibit B

(Attach Copy of Notice of December 4, 2024 Meeting)

Exhibit C

(Attach Affidavit of Publication of Introduction of Bond Ordinance)

Exhibit D

(Attach Affidavit of Publication of Adoption of Bond Ordinance)