

BILL NO. ____

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RENO, NEVADA REPEALING ORDINANCE NO. 6596 AND DISSOLVING “CITY OF RENO, NEVADA 2021 SPECIAL ASSESSMENT DISTRICT NO. 2 (STONEGATE I)” CREATED FOR THE PURPOSE OF ACQUIRING AND IMPROVING A SANITARY SEWER PROJECT AND A WATER PROJECT; AND MATTERS WHICH PERTAIN TO OR ARE NECESSARILY CONNETED THERETO.

WHEREAS, the City Council (the “Council”) of the City of Reno, Nevada (the “City”) adopted Ordinance No. 6596 on second and final reading on June 2, 2021, creating the “City of Reno, Nevada 2021 Special Assessment District No. 2 (StoneGate I)” (the “District”) for the purpose of acquiring and improving a sanitary sewer project and a water project (collectively, the “Project”); and

WHEREAS, the Council adopted Ordinance No. 6598 on second and final reading on July 21, 2021 (the “Assessment Ordinance”), authorizing the levy of assessments in the amount of \$36,860,000 against the property in the District benefited by the Project; and

WHEREAS, the Council adopted Ordinance No. 6600 on second and final reading on August 11, 2021 (the “Bond Ordinance”), authorizing the issuance of its “City of Reno, Nevada 2021 Special Assessment District No. 2 (StoneGate I) Local Improvement Bonds, Series 2021” in the aggregate principal amount of not to exceed \$36,860,000 (the “Bonds”) to provide funds to pay the cost and expense of the Project, pay a portion of the interest on the Bonds, fund a reserve fund for the Bonds, and pay certain costs of issuing the Bonds; and

WHEREAS, the Bonds were never issued pursuant to the request of Heinz Ranch Land Company, LLC, a Nevada limited liability company (the “Developer”); and

WHEREAS, the City has informed the Developer of the termination of the Development and Financing Agreement for 2021 Special Assessment District No. 2 (StoneGate I) dated as of March 11, 2021 between the City and the Developer, pursuant to the terms thereof, and of its intention to repeal the Assessment Ordinance, the Bond Ordinance and Ordinance No. 6596; and

WHEREAS, pursuant to separate ordinances, the Council will repeal the Assessment Ordinance and the Bond Ordinance; and

WHEREAS, the City now desires to repeal, rescind and annul Ordinance No. 6596 in its entirety.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RENO DOES ORDAIN:

Section 1. Short Title. This Ordinance shall be known as, and may be cited by, the short title “Ordinance No. 6596 Repealing Ordinance.”

Section 2. Repeal of Ordinance No. 6596. The Council does hereby repeal, rescind and annul its Ordinance No. 6596.

Section 3. Ratification of Prior Actions. All actions, proceedings, matters and things heretofore taken, had and done by the Council and the officers of the City (not inconsistent with the provisions of this Ordinance), concerning the repeal of Ordinance No. 6596 are hereby ratified, approved and confirmed.

Section 4. Repealer. All ordinances, resolutions, bylaws 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, resolution, bylaw or order, or part thereof, heretofore repealed.

Section 5. Severability. 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.

Section 6. Publication of Proposed Ordinance. 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 Notice of Filing of Ordinance)

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RENO, NEVADA
REPEALING ORDINANCE NO. 6596 AND DISSOLVING “CITY OF RENO,
NEVADA 2021 SPECIAL ASSESSMENT DISTRICT NO. 2 (STONEGATE I)”
CREATED FOR THE PURPOSE OF ACQUIRING AND IMPROVING A
SANITARY SEWER PROJECT AND A WATER PROJECT; AND MATTERS
WHICH PERTAIN TO OR ARE NECESSARILY CONNECTED THERETO.**

PUBLIC NOTICE IS HEREBY GIVEN, 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 March 8, 2023, and will be considered for adoption at a meeting of the City Council to be held on March 22, 2023.

DATED this March 8, 2023.

(SEAL)

Mayor
City of Reno, Nevada

City Clerk

(End of Publication of Notice of Filing of Ordinance)

Section 7. Publication and Effective Date. 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 OF THE CITY COUNCIL OF THE CITY OF RENO, NEVADA
REPEALING ORDINANCE NO. 6596 AND DISSOLVING “CITY OF RENO,
NEVADA 2021 SPECIAL ASSESSMENT DISTRICT NO. 2 (STONEGATE I)”
CREATED FOR THE PURPOSE OF AQUING AND IMPROVING A
SANITARY SEWER PROJECT AND A WATER PROJECT; AND MATTERS
WHICH PERTAIN TO OR ARE NECESSARILY CONNETED THERETO.**

PUBLIC NOTICE IS HEREBY GIVEN, 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 March 8, 2023, and was passed and adopted at a meeting held on March 22, 2023, 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 __ day of March, 2023.

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

DATED this March 22, 2023.

(SEAL)

Mayor
City of Reno, Nevada

Attest:

City Clerk
City of Reno, Nevada

(End of Form of Publication of Adoption of Ordinance)

PASSED AND ADOPTED this 22nd day of March, 2023, by the following vote of the Council:

AYES: _____

NAYS: _____

ABSTAIN: _____ ABSENT: _____

APPROVED this 22nd day of March, 2023

HILLARY SCHIEVE
MAYOR

ATTEST:

MIKKI HUNTSMAN
CITY CLERK

EFFECTIVE DATE: March __, 2023

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 “Ordinance No. 6596 Repealing Ordinance,” introduced by the City Council at a meeting of the City Council held on March 8, 2023 and passed by the City Council at a meeting of the City Council held on March 22, 2023.

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. All members of the Council were given due and proper notice of such meetings. Pursuant to NRS 241.020, Nevada Revised Statutes, written notice of the meetings including the time, place, location, and agenda of the meeting was given:

(a) By giving a copy of the notice to each member of the Council;

(b) By posting a copy of the notice at the principal office of the Council, or if there is not a principal office, at the building in which the meeting is to be held, the City’s website, if any, the State of Nevada’s official website, and at least three other separate, prominent places within the jurisdiction of the Council, to-wit:

(i) Reno City Hall
One East First Street;

(ii) Washoe County Downtown Reno Library
301 South Center Street;

(iii) Evelyn Mount Northeast Community Center
1301 Valley Road;

(iv) McKinley Arts and Culture Center
925 Riverside Drive;

(v) Reno Municipal Court
One South Sierra Street;

(vi) Washoe County Administration Building
1001 East Ninth Street; and

(vii) Reno-Sparks Convention and Visitors Authority

4001 South Virginia Street, Suite G;

(c) By electronically posting in compliance with NRS 241.020(3) at <http://www.reno.gov>, and NRS 232.2175 at <https://notice.nv.gov/>; and

(d) By giving a copy of the notice to each person, if any, who has requested notice of the meetings of the Council in accordance with the provisions of Chapter 241 of NRS.

5. A copy of such notice of the March 8, 2023 meeting as posted and given is attached hereto as Exhibit A. A copy of such notice of the March 22, 2023 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 March 22, 2023.

MIKKI HUNTSMAN, City Clerk

Exhibit A

(Attach Copy of Notice of March 8, 2023 Meeting)

Exhibit B

(Attach Copy of Notice of March 22, 2023 Meeting)

Exhibit C

(Attach Affidavit of Publication of Introduction of Repeal of Creation Ordinance)

Exhibit D

(Attach Affidavit of Publication of Adoption of Repeal of Creation Ordinance)