

**NORTH LAS VEGAS CITY COUNCIL
AGENDA ITEM**

NUMBER: 26.

SUBJECT: Pass and Adopt Ordinance No. 2820, Amending Chapter 13.24 of the Municipal Code to Make Various Changes Relative to Definitions, Fees, Liens, and Provide for Other Matters Properly Related Thereto.	
REQUESTED BY: Randall DeVaul, Director, Utilities	WARD: Citywide
RECOMMENDATION OR RECOMMEND MOTION: That City Council introduce Ordinance No. 2820 on November 15, 2017 and pass and adopt Ordinance No. 2820 on December 6, 2017.	
FISCAL IMPACT: AMOUNT: None EXPLANATION: N/A	ACCOUNT NUMBER: N/A

STAFF COMMENTS AND BACKGROUND INFORMATION:

The City of North Las Vegas has proposed an amendment to the City of North Las Vegas Municipal Code, Title 13, Chapter 13.24 that defines "Accessory Dwelling Units" and, unless metered separately, charges the same rate as the primary building use. Ordinance No. 2820 also establishes a new "Northeast Interceptor Fee" to any new or existing wastewater customer that will benefit from and contribute wastewater to the Northeast Interceptor Sewer and is outside the boundaries created under the Northern Beltway Commercial Area Special Improvement District 65. The Northeast Interceptor Fee is calculated to be \$15,773.00 per acre plus a percentage increase equivalent to any CPI increases from the sale date of the Northern Beltway Commercial Area Special Improvement District No. 65 (SID65) bonds for users located inside the corporate limits of the City and \$31,896.00 per acre plus any CPI increases from the sale date of the SID65 bonds for users outside the corporate limits of the City. The rate per acre for users within the corporate limits of the City are based on the assessment rates charged to properties within the boundaries of SID65. The rate for users located outside the corporate limits of the City is based on the base cost users inside the City limits are paying plus the cost per acre the City is contributing for the construction of the Northeast Interceptor Sewer. Users not part of SID65 do not have the ability to finance the fee over 30 years.

Ordinance No. 2820 also modifies language in Section 13.24.090 to clarify language regarding liens against the property for delinquent bills and/or fees.

The intent of the proposed ordinance is threefold. First, there is a need to establish a definition and user rate

CIP No.	Related Item:	
LIST CITY COUNCIL GOAL(S): Well - Planned Quality Growth; Responsible Fiscal Management; Quality Municipal Services		
PREPARED BY: Randall DeVaul Utilities Director	Respectfully Submitted Qiong X. Liu City Manager	CITY COUNCIL MEETING DATE: 11/15/2017 12/6/2017

for accessory Dwelling Units, which are units that are designed for limited residential use and are incidental to the primary building use. The other intent is to provide a new connection charge for new and existing customers that will benefit from connecting to the Northeast Interceptor Sewer but are not paying any assessments under the Northern Beltway Commercial Area Special Improvement District 65. Finally, the modifications to the language regarding liens strengthens the Department's ability to collect on delinquent accounts.

A Business Impact Notification was published in the Las Vegas Review Journal on August 14 and August 21, 2017 as prescribed by NRS 237.030-237.110. The deadline to respond was September 7, 2017. No responses were received. City Council authorized the Business Impact Statement on October 4, 2017.