

CITY OF NORTH LAS VEGAS

Business Impact Statement Ordinance No. 3038

Amendment to the City of North Las Vegas Municipal Code TO AMEND CHAPTER 13.24 OF THE NORTH LAS VEGAS MUNICIPAL CODE TO MAKE VARIOUS CHANGES RELATIVE TO DEFINITIONS AND FEES, AND PROVIDE FOR OTHER MATTERS PROPERLY RELATED THERETO.

Upon request, a copy of this Business Impact Statement may be obtained from the City of North Las Vegas City Clerk's Office. Requests should be sent to:

City of North Las Vegas
City Clerk
2250 Las Vegas Boulevard North, Suite 800
North Las Vegas, NV 89030

Description of the Proposed Ordinance:

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 establishes a new "Supplemental Losee Road Sewer Connection Fee" to any new or existing wastewater customer that will benefit from and contribute wastewater to the Losee Road Sanitary Sewer upstream of the intersection of Losee Road and Mendenhall Road.

On July 17, 2019, City Council approved a sanitary sewer oversizing agreement between the City and Pulte Homes of Nevada, whereby Pulte Homes agreed to make sanitary sewer improvements along Losee Road between Mendenhall Road and Centennial Parkway to serve projects known as Binion 80, Binion 50 and Binion 20; and the City agreed to pay to oversize the sanitary sewer improvements to serve additional future development projects that will be tributary to the proposed sanitary sewer improvements. In the agreement, the City agreed to pay up to \$3,500,000 towards the cost of the project. Due to favorable bids on the project, City Council approved an amendment to the original oversize agreement, reducing the City's obligation on the project from \$3,500,000 to \$2,310,552.50.

The new "Supplemental Losee Road Sewer Connection Fee" will be \$354.00 per equivalent residential unit (ERU) based on the total fixture units as calculated pursuant to Section 13.24.070, Paragraph A in addition to all other fees. Fee is due and payable at the same time the sewer connection permit is issued. The fee was calculated as follows:

Oversize Cost	\$2,310,556.50	City Cost
Administrative/Contingency	\$231,055.65	
Total	\$2,541,612.15	
Original Sewer Capacity	0.191	mgd
New Sewer Capacity	5.39	mgd
Binion's 80,50 and 20 Required Capacity	0.807	mgd
Oversize Capacity (peak dry weather flow)	4.392	Mgd

Avg Day Flow for Oversize Capacity	1.771	Mgd
Equivalent Residential Unit (based on 90,000 gallons per year)	7,182	ERU
Cost/ERU	\$354.00	

Intent of the Proposed Ordinance:

The intent of the proposed ordinance is to insure there is adequate sewer capacity in the Losee Road sewer system to accommodate future development and investments in the area without burdening existing customers with the cost.

Description of the manner in which public comments, data and/or arguments were solicited from affected businesses:

A Business Impact Notification was published in the Las Vegas Review Journal on July 30, 2020. Additionally, notices to affected property owner/developers were mailed notices inviting comment on August 10, 2020.

Summary of public comments, data or arguments received:

No public comments were received.

Estimated economic effect of the proposed ordinance on businesses:

The proposed ordinance will create a "Supplemental Losee Road Sewer Connection Fee" for any new or existing upstream wastewater customer that will connect and contribute wastewater to the Losee Road sewer, upstream or the intersection of Losee Road and Mendenhall Road. Said fee will be \$354 per equivalent residential unit (ERU) based on the total fixture units as calculated pursuant to Section 13.24.070, Paragraph A in addition to all other fees.

Explanation of a new fee, or increase to an existing fee, including a projection of the annual revenue expected to be collected and the manner in which the revenue will be utilized:

The fees collected under Ordinance 3038 will only be collected by parcels connecting to or contributing wastewater to the Losee Road Sewer. There is currently no projection on annual revenues expected from this fee. All fees collected will be used to reimburse the City's share of the cost to oversize the sewer.

Assessment of provisions of the proposed ordinance, which may duplicate or are more stringent than Federal, State or local standards regulating the same activity:

The proposed ordinance does not duplicate nor is it more stringent than Federal, State or local standards regulating the same activity.

Description of the methods that local government considered to modify the proposed ordinance; or otherwise reduce the impact of the proposed ordinance on businesses, and a statement of the methods used:

No comments were received indicating any direct or significant economic burden on businesses. The fees proposed for potential customers are based on the cost to construct additional sewer capacity within the Losee Road sewer system and are reflective of the cost of development.

Reasons for the conclusions regarding the impact of the proposed ordinance change on businesses:

Although there will be an impact on businesses connecting to the new sewer, the costs are in line with construction costs to construct new sewer and benefited from favorable bids at the time of actual construction, so are less than originally estimated.

Certification of Business Impact Statement:

I certify that, to the best of my knowledge or belief, the information contained in this Business Impact Statement was prepared properly and is accurate.



Ryann Juden, City Manager

9/16/2020

Date

ATTEST:



Catherine A. Raynor, MMC
City Clerk