

STAFF REPORT

Date: February 12, 2020

To: Mayor and City Council

Thru: Sabra Newby, City Manager

Subject: **F.1. Staff Report (For Possible Action): Ordinance Adoption - Bill No. 7117 Ordinance establishing a Building Permit and Sewer Connection Fee Deferral of five years for approved projects pursuant to Resolution No. 8729 (1,000 Homes in 120 Days Program) and the Executed Development Agreement for fee deferral; together with other matters properly relating thereto.**

From: Aric Jensen, Revitalization Manager

Summary: This is a limited ordinance enabling the building permit and sewer connection fee deferral elements of the 1,000 Homes in 120 Days program.

Discussion: The proposed ordinance is limited in scope and allows for building permit and sewer connection fee deferrals of five years as contemplated in the 1,000 Homes in 120 Days program. Council approved the proposed ordinance for ordinance adoption without amendments on January 22, 2020.

Financial Implications: As discussed in the 1,000 Homes in 120 Days staff report presented to Council on January 22, 2020, 100 percent of the fees associated with each project will be recovered by the end of year five, and so the crux of the issue is time-value of money cost and the potential of capital project bonding costs. The narrative and fiscal analysis provided by staff to Council at the ordinance introduction indicated that the potential benefits generated by this program outweigh the potential costs and risks. There have been no changes since that analysis was presented.

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

Recommendation: Staff recommends Council adoption of Ordinance No. _____.

Proposed Motion: I move to adopt Ordinance No. _____.

EXPLANATION: Matter underlined is new; matter in brackets and stricken [--] is material to be repealed.

BILL NO.

ORDINANCE NO.

ORDINANCE ESTABLISHING A BUILDING PERMIT AND SEWER CONNECTION FEE DEFERRAL OF FIVE YEARS FOR APPROVED PROJECTS PURSUANT TO RESOLUTION NO. 8729 ("1,000 HOMES IN 120 DAYS" PROGRAM) AND THE EXECUTED DEVELOPMENT AGREEMENT FOR FEE DEFERRAL; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

THE CITY COUNCIL OF THE CITY OF RENO DOES ORDAIN:

WHEREAS, the Reno City Council adopted Resolution No. 8729 regarding "1000 homes in 120 days" program.

SECTION 1. The Reno City Council does establish a Building Permit and Sewer Connection Fee Deferral of Five (5) years for Approved Projects pursuant to Resolution No. 8729 (1,000 Homes in 120 Days" Program) and the Executed Development Agreement for Fee Deferral.

SECTION 2. The Reno City Council hereby finds that this ordinance is not subject to the requirements of Chapter 237 of NRS, Business Impact Statement process.

SECTION 3. This Ordinance shall be in effect from and after its passage, adoption, and publication in one issue of a newspaper printed and published in the City of Reno.

SECTION 4. The City Clerk and Clerk of the City Council of the City of Reno is hereby authorized and directed to have this Ordinance published in one issue of the Reno-Gazette Journal, a newspaper printed and published in the City of Reno.

PASSED AND ADOPTED this _____ day of _____, 2020, by the following vote of the Council:

AYES: _____

NAYS: _____

ABSTAIN: _____ ABSENT: _____

APPROVED this _____ day of _____, 2020.

HILLARY SCHIEVE
MAYOR OF THE CITY OF RENO

ATTEST:

ASHLEY D. TURNEY
CITY CLERK AND
CLERK OF THE CITY COUNCIL
OF THE CITY OF RENO,
NEVADA

EFFECTIVE DATE: