

STAFF REPORT

Date: February 12, 2020

To: Mayor and City Council

Thru: Sabra Newby, City Manager

Subject: **F.4. Staff Report (For Possible Action): Ordinance Adoption - Bill No. 7119 Ordinance amending Reno Municipal Code Title 12, "Public Works and Utilities," Chapter 12.16 "Sewer Service," Article II, Section 12.16.280, titled "Connection Fee Payment," to provide for a reduction or subsidization of connection fees for affordable housing as enabled by NRS 278.235; together with other matters properly relating thereto.**

From: Brian Sooudi, Assistant City Attorney

Summary: An Amendment to RMC 12.16.280, Connections Fees, is necessary in implementing SB 103 to assist in maintaining or developing projects for affordable housing which meet certain requirements. The Amendment to 12.16.280 is to refer to RMC 1.08 which is the new ordinance implementing SB 103 to allow subsidization of sewer connection fees for certain affordable housing projects.

Discussion: RMC 12.16.010 defines sewer connection fees to mean the payment made for the permission to make a direct or indirect connection to the sewer system. The sewer connection fees are identified within RMC 12.16 Article II.

Financial Implications: Unknown at this time.

Legal Implications: The ordinance amendment is necessary as part of the implementation of SB 103. This amendment is exempt from the business impact statement process as it is not a rule as defined by NRS 237.060.

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EXPLANATION: Matter underlined is new; matter in brackets and stricken [--] is material to be repealed.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 AMENDING THE RENO MUNICIPAL CODE
TITLE 12, "PUBLIC WORKS AND UTILITIES," CHAPTER
12.16 "SEWER SERVICE," ARTICLE II, SECTIONS 12.16.280,
TITLED "CONNECTION FEE PAYMENT," TO PROVIDE FOR
A REDUCTION OR SUBSIZATION OF CONNECTION FEES
FOR AFFORDABLE HOUSING AS ENABLED BY 278.235;
TOGETHER WITH OTHER MATTERS PROPERLY RELATING
THERE TO.**

THE CITY COUNCIL OF THE CITY OF RENO DOES ORDAIN:

SECTION 1. The Reno Municipal Code, Chapter 12, "PUBLIC WORKS AND UTILITIES," Chapter 12.16 "Sewer Service," Article II. "Sewer Service Charge Regulation," Sections 12.16.280 is amended to read as follows:

Sec. 12.16.280. - Connection fee

- (a) If a sewage allocation program is in effect, the connection fee will be paid as specified in section 12.16.310.
- (b) Except as provided for in (c) and (d) of this section, the connection fee for connection to city facilities will be paid prior to building permit issuance.
- (c) The connection fee for connection to city facilities may be deferred until prior to the issuance of a certificate of occupancy. If the applicant chooses to defer the connection fee pursuant to this subsection, the maximum number of years payment can be deferred is one year and no certificate of occupancy will be issued until such time as the connection fees are paid.
- (d) For affordable housing projects:
 - (1) temporary deferral of the connection fee for connection to city facilities may be approved by city council pursuant to the terms of an affordable housing deferral agreement.
 - (2) connection fees may be reduced or subsidized pursuant to the Reno Municipal Code 1.08.
- (e) If a connection is made to the wastewater facility without a building permit and payment of connection fees, the discharger will be subject to a connection fee which is twice the

applicable connection fee plus all applicable costs required to determine the illegal connection.

(Ord. No. 2899, § 1, (7.20.061), 8-25-80; Ord. No. 3082, § 1, 5-23-83; Ord. No. 4346, § 1, 10-12-93; Ord. No. 5717, § 1, 7-6-05; Ord. No. 6197, § 1, 8-24-11; Ord. No. 6409, § 1, 8-10-16)

SECTION 2. The amendment is not a rule as defined by NRS 237.060; therefore, the Reno City Council finds that a Business Impact Statement is not required.

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 L. 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: