



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: August 2, 2018

Staff Contact: Lee Plemel, Community Development Director

Agenda Title: For Possible Action: To appoint one representative from the development or building industry and one representative from the real estate industry to the Capital Improvements Advisory Committee.

Staff Summary: The Capital Improvements Advisory Committee ("Committee") is established to make recommendations to the Board of Supervisors regarding proposed impact fees, the capital improvement plans to which the impact fees would apply, and the land use growth assumptions upon which an impact fee would be based. The Planning Commission serves as the Committee, with the addition of one member from the development or building industry and one representative from the real estate industry. The Nevada Builders Alliance has nominated Rob McFadden, Builders Alliance President, and the Sierra Nevada Association of Realtors has nominated realtor Stephen Lincoln to serve on the Committee.

Agenda Action: Formal Action/Motion

Time Requested: 10 minutes

Proposed Motion

I move to appoint Rob McFadden as the development or building industry representative and Stephen Lincoln as the real estate industry representative to the Capital Improvement Advisory Committee.

Board's Strategic Goal

Sustainable Infrastructure

Previous Action

N/A

Background/Issues & Analysis

Building impact fees, as allowed under NRS 278B, are fees that are paid at the time of building permit issuance for new construction to pay for specific capital improvement projects. This can include fees on residential, commercial and industrial development projects. NRS 278B limits the type of capital improvement projects for which impact fees can be used to drainage, fire station, park, police station, sanitary sewer, storm sewer, street and water projects. Impact fees can only pay for the cost of construction of improvements, and cannot be used for ongoing maintenance. In addition, new construction can only be charged an impact fee based on its proportionate impact attributed to the development paying the impact fee.

The establishment of a Capital Improvements Advisory Committee ("Committee") is the first step required in the process to evaluate and implement building impact fees. The Committee may consist of the Planning Commission plus a member from the development and construction industry and a member from the real estate industry. The purpose of this item is to appoint the remaining two members of the Committee, based on nominations from the representative organizations in those industries.

City staff solicited nominees for the Committee from the Sierra Nevada Association of Realtors and Nevada Builders Alliance to fill the applicable industry-related positions. The following nominees were selected by those organizations.

Sierra Nevada Association of Realtors' nominee:

Stephen Lincoln is currently a realtor with Re/Max Realty Affiliates, and he is a member and past director of the Carson City Area Chamber of Commerce. Mr. Lincoln has lived in Carson City since 1977 and has been a licensed realtor here since 1988. Mr. Lincoln has served on several local boards in the past including the Carson City Charter Review Committee, and he is currently on the Transportation Resource Advisory Forum for Carson City (TRAFCC).

Nevada Builders Alliance's nominee:

Rob McFadden is the current President of the Nevada Builders Alliance. The Nevada Builders Alliance is a state-wide professional organization representing the construction industry and affiliated sectors. Mr. McFadden is a real estate investor, developer, lender and business owner.

Contact Lee Plemel at 283-7075 or lplemel@carson.org if you have questions regarding this item.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 278B (Impact Fees for New Development)

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number: N/A

Is it currently budgeted? Yes No

Explanation of Fiscal Impact: In addition to staff time, a Capital Improvements Plan will need to be created to establish the fees that may be collected and projects for which the fees may be used. The implementation of an impact fee would generate revenue for the City that would be used to offset the costs from other City accounts for the applicable improvements.

Alternatives

Do not establish the Committee and do not pursue development impact fees.

Board Action Taken:

Motion: _____

1) _____

Aye/Nay

2) _____

(Vote Recorded By)