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CITY OF HENDERSON
240 S. Water Street
P.O. Box 95050
Henderson, NV 89009

December 8, 2021

Southern Nevada Home Builders Association
ATTN: Ms. Amanda Moss
4175 S. Riley St, Suite 100
Las Vegas, NV 89147

Subject: West Henderson Phase 1 Water Backbone Infrastructure Rate Increase for 2022

Dear Ms. Moss:

On January 23, 2017, the City of Henderson Department of Utility Services (DUS) implemented the West Henderson Phase 1 Water Backbone Infrastructure Rates. Per Henderson Municipal Code (HMC) 14.18.045, "… all new projects that the city determines will receive a benefit from existing or future water backbone infrastructure planned, designed, constructed, and/or financed for the 2630 PZ or for the 2760 PZ…" are assessed the applicable rates. Section G of this section states "The city manager may adjust each rate once each calendar year by an amount that…is no more than five percent of the…infrastructure rate in effect the immediately preceding period". This rate increase adjustment is allowed for each of the four West Henderson Phase 1 Water Infrastructure Rates authorized by HMC.

Initial City projections through the fiscal year ending June 30, 2021, assumed collection of fees based on 1,252 EDUs. Actual fee collections were for 869.71 EDUs.

Due to higher financing and construction costs and a slower development rate than originally modelled, the City, in accordance with HMC 14.18.045, is increasing each of the rates by 5% effective January 1, 2022. The ENR Construction Cost Index alone increased more than the maximum 5% increase authorized by HMC.

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The five percent (5%) increase effective in 2022 is shown below for each rate:

	January 1, 2021	January 1, 2022
Phase 1A 2630 PZ Water Infrastructure Rate	$ 2,920	$ 3,067
Phase 1B 2630 PZ Water Infrastructure Rate	$ 514	$ 540
Phase 1A 2760 PZ Water Infrastructure Rate	$ 4,900	$ 5,145
Phase 1B 2760 PZ Water Infrastructure Rate	$ 1,000	$ 1,050

If you have any questions, please contact me at (702) 267-2729.

Sincerely,

DocuSigned by:
Priscilla Howell
296022B7AF2C4B8...

Priscilla Howell, Director
Department of Utility Services

PH:lds

cc: Kyle Okamura, Deputy Director – Utility Planning & Business Operations
Maylinn Rosales, Utility Infrastructure Planning Manager
Terry Feaster, Utility Financial Services Manager