

RESOLUTION NO. 4433
(Neighborhood Improvement District - Pecos Robindale)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HENDERSON,
NEVADA RATIFYING A PROPOSED ASSESSMENT ROLL AND SETTING A
PUBLIC HEARING TO HEAR ANY COMPLAINTS, PROTESTS AND
OBJECTIONS TO THE ASSESSMENT ROLL OR PROPOSED
ASSESSMENTS FOR MAINTENANCE OF THE PECOS ROBINDALE
NEIGHBORHOOD IMPROVEMENT PROJECT IN FISCAL YEAR 2022.

WHEREAS, pursuant to the requisite proceedings set forth in Chapter 271 of the Nevada Revised Statutes (Local Improvements), the City Council of the City of Henderson ("City Council") created the Pecos Robindale Neighborhood Improvement District ("District") and approved a project to improve and maintain the perimeter landscaping around the District ("Project"); and

WHEREAS, the City Council determined that the cost and expense of the Project shall be defrayed by special assessments levied against the benefited lots, tracts and parcels of property within the District and, accordingly, levied assessments for the Project by Ordinance No. 3535 on October 16, 2018; by Ordinance No. 3616 on August 20, 2019; and by Ordinance No. 3705 on June 16, 2020; and

WHEREAS, the Project requires continuing maintenance of the landscaping in the District, including regular watering and maintenance services, as well as continued administrative services; and

WHEREAS, pursuant to NRS 271.377, the Director of Public Works ("City Engineer") has prepared an estimate of the expenditures required in Fiscal Year 2022 for maintenance and administration, and a proposed Assessment Roll for such expenditures, which sets forth the amounts proposed to be assessed against each tract in the District for such maintenance and associated administrative expenses, and which was filed with the City Clerk on May 5, 2021; and

WHEREAS, pursuant to NRS 271.377 and 271.380, the City Council desires to set a public hearing to hear any complaints, protests, and objections to the Assessment Roll or to the proposed assessments; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Henderson, Nevada, that:

Section 1. The City Council hereby ratifies the City Engineer's proposed Assessment Roll on file with the City Clerk, pursuant to NRS 271.360.

Section 2. On June 15, 2021, at 4:00 p.m., in the City Council Chambers, located in City Hall, at 240 Water Street, in Henderson, Clark County, Nevada, the City Council will hold a public hearing to consider any written or verbal complaints, protests and objections to the Assessment Roll or to the proposed assessments.

Section 3. Notice of the public hearing shall be made by giving twenty (20) days' notice in writing of the time and place of the hearing. Notice shall be provided by registered or certified mail to the last known owner or owners of each tract being assessed or other designated person. The names and addresses of such property owners shall be obtained from the records of the Clark County Assessor or from such other sources as City Clerk or City Engineer deems reliable. The list of names and addresses may be revised from time to time, but such list need not be revised more frequently than at twelve-month intervals. The mailing of the notice required herein shall be verified by the affidavit or certificate of the City Engineer, City Clerk, deputy or other person mailing the notice, which verification shall be retained in the records of the municipality at least until all assessments have been paid in full, or any claim is barred by a statute of limitations. Notice of the time and place of the hearing shall also be given by publication in the Las Vegas Review Journal, a daily newspaper published in and of general circulation in the City once each week for three (3) consecutive weeks, by three (3) weekly insertions, the first publication in such newspaper to be at least fifteen (15) days prior to the date of the hearing. Not less than fourteen (14) days shall intervene between the first publication and the last publication in such newspaper. Such publication shall be verified by the affidavit of the publisher and filed with the City Clerk.

Section 4. The City Clerk shall provide notice of the public hearing in substantially the following form:

(Form of Notice)

NOTICE OF HEARING ON
ASSESSMENT ROLL AND PROPOSED ASSESSMENTS
AGAINST PARCELS IN THE PECOS ROBINDALE
NEIGHBORHOOD IMPROVEMENT DISTRICT FOR PROJECT MAINTENANCE AND
RELATED ADMINISTRATIVE EXPENSES FOR FISCAL YEAR 2022

NOTICE IS HEREBY GIVEN to the property owners and tenants within the Pecos Robindale Neighborhood Improvement District in the City of Henderson, Nevada, (the "District"), and to all other interested persons that:

Pursuant to the requisite preliminary proceedings set forth in Chapter 271 of the Nevada Revised Statutes (Local Improvements), the City Council of the City of Henderson ("City Council") created the Pecos Robindale Neighborhood Improvement District ("District") and approved a project to improve and maintain the landscaping around the District ("Project"). Specifically, the Project was approved to improve and maintain landscaping at the perimeter of the residential subdivision known as the Pecos-Robindale Estates Phase I and II (commonly known as The Meridian), on Assessor's Parcel Nos.: 178-07-397-001; 78-07-397-002; 178-07-397-003; 178-07-397-005; and 178-07-397-006. The boundaries of the District are the southeast quadrant of Pecos Road and Robindale Road. The parcels to be assessed are each lot shown on the Final Map "Pecos-Robindale Estates Phase I" as recorded, book 43, page 32, and the Final Map "Pecos-Robindale Estates Phase II" as

recorded book 47, page 5, of the office of the Clark County Recorder's official records. Project improvements are complete, but the District requires ongoing maintenance of such improvements that will equally benefit all of the property owners in The Meridian.

The City Council determined by Ordinance that the cost and expense of the Project shall be defrayed by special assessments levied against the benefited lots, tracts, and parcels of property within the District. The Project improvements and Fiscal Year 2019 maintenance and administrative expenses were assessed by Ordinance No. 3535 on October 16, 2018. The Project maintenance and administrative costs for Fiscal Year 2020 were assessed by Ordinance No. 3616 on August 20, 2019. The Project maintenance and administrative costs for Fiscal Year 2021 were assessed by Ordinance No. 3705 on June 16, 2020. The total amount of the Project maintenance and administrative costs estimated for Fiscal Year 2022 and proposed to be assessed is \$22,277.20. These assessments, if approved, will be billed in one (1) installment on November 1, 2021, and payable on or before December 1, 2021. These proposed assessments will be apportioned equally among all 166 homes located in the District, as set forth more particularly on the Assessment Roll filed with the City Clerk on May 5, 2021. No interest shall accrue on the proposed assessments.

On Tuesday, June 15, 2021, at 4:00 p.m. in the City Council Chambers, located in City Hall, at 240 Water Street, in Henderson, Clark County, Nevada, the City Council will consider the Assessment Roll and proposed assessments and will hear all complaints, protests and objections that may be made in writing or verbally concerning the same, by the owner of any tract to be assessed or any interested person. There will be limited in-person attendance at this meeting; however, there will also be a microphone set up in the City Hall lobby for in-person comment during the two designated Public Comment periods and for Public Hearing items.

Any person who objects to the proposed assessments or to the Assessment Roll is entitled to be represented by counsel at the hearing. Any evidence that person desires to present on these issues must be presented at the hearing. **EVIDENCE ON THESE ISSUES THAT IS NOT PRESENTED AT THE HEARING MAY NOT THEREAFTER BE PRESENTED IN AN ACTION BROUGHT PURSUANT TO NRS 271.395.**

Pursuant to NRS 271.380, any complaint, protest, or objection to the regularity, validity and correctness of the Assessment Roll, of each assessment, and of the amount of the assessment levied on each tract must be filed in writing with the City Clerk no later than Thursday, June 10, 2021.

By order of the City Council of City of Henderson, Nevada, and dated this
May 18, 2021.

LISA M. CORRADO, AICP
INTERIM CITY CLERK

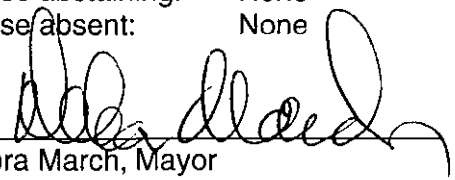
(End of Form Notice)

Section 5. The Interim City Clerk and the Director of Public Works, and/or his or her
designee, shall effectuate the provisions of this Resolution.


PASSED, ADOPTED, AND APPROVED THIS 18TH DAY OF MAY, 2021, BY THE
FOLLOWING ROLL-CALL VOTE OF COUNCIL.

Those voting aye:
Debra March, Mayor
Councilmembers:
John F. Marz
Michelle Romero
Dan K. Shaw
Dan H. Stewart

Those voting nay: None
Those abstaining: None
Those absent: None


Debra March, Mayor

ATTEST:


Lisa Corrado, AICP, Interim City Clerk