



**CITY COUNCIL
REGULAR MEETING AGENDA**

**COUNCIL CHAMBER, 401 CALIFORNIA AVENUE,
BOULDER CITY, NV 89005**

NOVEMBER 8, 2016 - 7:00 PM

ITEMS LISTED ON THE AGENDA MAY BE TAKEN OUT OF ORDER; TWO OR MORE AGENDA ITEMS FOR CONSIDERATION MAY BE COMBINED; AND ANY ITEM ON THE AGENDA MAY BE REMOVED OR RELATED DISCUSSION MAY BE DELAYED AT ANY TIME.

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS ON THE AGENDA FOR ACTION. EACH PERSON HAS UP TO FIVE MINUTES TO SPEAK ON A SPECIFIC AGENDA ITEM.

FOR POSSIBLE ACTION: APPROVAL OF REGULAR AGENDA

FOR POSSIBLE ACTION: APPROVAL OF CONSENT AGENDA

1. For possible action: Approval of the minutes of the October 25, 2016 City Council meeting
2. For possible action: Resolution No. 6547, a resolution of the City Council of Boulder City, approving final acceptance, final payment, and release of bonds and retention funds for the Recreation Center Renovations, B.C. Project No. 15-0945-RE
3. For possible action: Resolution No. 6548, a resolution of the City Council of Boulder City, awarding a bid for the Georgia Ave 15 Inch Sewer Main Replacement, B.C. Project No. 17-0993-SS (bids opened October 20, 2016; 4 bids received)
4. For possible action: Resolution No. 6549, a resolution of the City Council of Boulder City, declaring certain City property as surplus and available for public auction or other disposal
5. For possible action: Resolution No. 6550, a resolution of the City Council of Boulder City, awarding a bid for the Boulder Creek Restroom Building Construction, B.C. Project No. 16-0982-MC(2) (bids opened October 27, 2016; 5 bids received)

PUBLIC COMMENT/ANNOUNCEMENTS

REGULAR AGENDA

6. Presentation of Certificate of Recognition to Lani Potter for winning the 3A State Golf Championship
7. Introduction of Bill No. 1797, an Ordinance of the City of Boulder City, Nevada to amend the Zoning Map to rezone approximately 441 acres in the Eldorado Valley Transfer Area from GP, Government Park to ER, Energy Resource (AM-16-330)
8. For possible action: Resolution No. 6551, a resolution of the City Council of Boulder City, granting an easement to Wayne M. Blue, Linda Faiss and Jim Amstutz, as joint tenants, which shall contain a driveway, 4" sewer line and 1" water line to provide access to, and for the benefit of 401 Valley Drive, Boulder City, Nevada, Lot 2-1, Assessor's Parcel Number 181-33-710-001
9. For possible action: Matters pertaining to the fee schedule for water, sewer, and electric installations and connections:
 - A. Public hearing regarding the Business Impact Statement for the proposed fee schedule for water, sewer, and electric installations and connections
 - B. Resolution No. 6552, a resolution of the City Council of Boulder City, adopting the Business Impact Statement for the proposed fee schedule for water, sewer, and electric installations and connections
10. For possible action: Matters pertaining to the Boulder City Municipal Cemetery:
 - A. Public Hearing regarding the Business Impact Statement for the proposed fee schedule for the Boulder City Municipal Cemetery
 - B. Resolution No. 6553, a resolution of the City Council of Boulder City, adopting the Business Impact Statement for the proposed fee schedule for the Boulder City Municipal Cemetery
11. For possible action: Matters pertaining to the Public Works Department Development Service Fees for Boulder City:
 - A. Public hearing regarding the Business Impact Statement for Public Works Department Development Service fees
 - B. Resolution No. 6554, adopting the Business Impact Statement for the implementation of the Public Works Department Development Service fees

12. Public Comments

No action may be taken on a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action will be taken.

Each person has up to five minutes to speak. Comments made during the Public Comment period of the agenda may be on any subject. There shall be no personal attacks against the Mayor, members of the City Council, the City staff, or any other individual. No person, other than members of the City Council and the person who has the floor, shall be permitted to enter into any discussion, either directly or through a member of the Council without the permission of the Mayor or Presiding Officer. No action may be taken on a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action will be taken.

13. City Council's Report

Supporting material is on file and available for public inspection at the City Clerk's Office, 401 California Avenue, Boulder City, Nevada 89005 and the Boulder City website at www.bcnv.org, as per NRS 241. To request supporting material, please contact the City Clerk Lorene Krumm at (702) 293-9208 or lkrumm@bcnv.org.

Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the City Clerk by telephoning (702) 293-9208 at least seventy-two hours in advance of the meeting.

This notice and agenda has been posted on or before 9 a.m. on the third working day before the meeting at the following locations:

Boulder City Hall, 401 California Avenue
United States Post Office, 1101 Colorado Street
Boulder City Senior Center, 813 Arizona Street
Boulder City Parks & Recreation, 900 Arizona Street
www.bcnv.org
<https://notice.nv.gov/>

Approval of minutes

SUBJECT:

For possible action: Approval of the minutes of the October 25, 2016 City Council meeting

ADDITIONAL INFORMATION:

ATTACHMENTS:

Description	Type
📎 Oct 25 DRAFT minutes	Cover Memo



**CITY COUNCIL
REGULAR MEETING MINUTES**

**COUNCIL CHAMBER, 401 CALIFORNIA AVENUE
BOULDER CITY, NEVADA 89005**

Tuesday, October 25, 2016 – 7:00 PM

CALL TO ORDER

The regular meeting of the Boulder City Council, County of Clark, State of Nevada, was called to order at 7:00 p.m., Tuesday, October 25, 2016, in the Council Chamber, City Hall, by Mayor Woodbury in due compliance with law, the Charter, and the Council's Rules of Procedure.

Council members present: Mayor Rod Woodbury, Council member Peggy Leavitt, Council member Duncan McCoy, Council member Rich Shuman, Council member Cam Walker (5)

Absent: None (0)

Also present: City Manager David Fraser, City Attorney Dave Olsen, City Clerk Lorene Krumm, Administrative Officer Bryce Boldt, Community Development Director Brok Armantrout, Finance Director Hyun Kim, Fire Chief Kevin Nicholson, Parks and Recreation Director Roger Hall, Police Chief Tim Shea, and Public Works Director Scott Hansen

INVOCATION AND PLEDGE OF ALLEGIANCE

The invocation was offered by Pastor Blayne Corzine of Boulder City Assembly of God Church; followed by the Pledge of Allegiance.

PUBLIC COMMENT

Mayor Woodbury opened the Public Comment period for matters pertaining to items on the agenda.

Judith Hoskins stated one of the most important reasons she moved to Boulder City was the City's Growth Control Ordinance which has been in place 40 years. She said the citizens of Boulder City owed a debt of gratitude to the Denton family for writing the ordinance. She said the ordinance passed with 74% of citizens voting in favor and she hoped it reminded City Council of the intent of the ordinance. She suggested residents read the recent article in the *Boulder City Review* written by Sara Denton.

Mayor Woodbury reminded the audience the current public comment period was for comments related to agenda items only; public comment at the end of the meeting could be regarding any topic.

Jan Rowe stated she was speaking on the rezoning of the mobile home park. She said it was in the City's best interest to approve the rezoning so the property owner could remove the dilapidated mobile homes. She said the recent changes which had occurred at the mobile home park had been welcome. She said the site was a good place for affordable housing or seniors and she encouraged the Council to approve the rezoning. She stated if the proposed zoning was approved, she would like to see a small park included in the subdivision.

Rich Moynihan stated the City did not need over 600 acres from the County in its Land Management Plan. He said by selling land, the City would have a revenue source versus owning a parcel it did not need. He stated trading land was a back door way of circumventing voter approval. He said if a land swap did occur, the developer would still be subject to the Controlled Growth Ordinance. He said he was happy to see the parcels around the old airport in the Land Management Plan. He said the City should be developed from the center out rather than from the outside in. He stated the old airport parcels could be planned for affordable housing development. He noted there were over 200 properties for sale in Boulder City, and over half were priced below \$250K which includes vacant land. He said the City did not need an additional 300 homes per year for the next five years. He stated Boulder City did not lose its second grocery store because the town was not big enough to support it. He encouraged the Council to be transparent during the Land Management process.

Mayor Woodbury provided clarification stating there was no master planned community which had been proposed, and a land swap had not been proposed. He stated the Controlled Growth Ordinance was not on the agenda, nor had any suggestions been made to change the Controlled Growth Ordinance. He said each year the City invited the public and individuals to propose potential uses for city-owned property. He stated the whole purpose was to invite public participation while the City examined the feasibility of the proposals. He stated all proposals were very preliminary at this point in time.

Chuck Cashapo stated an access at 1501 Nevada Highway will not work and the developer may want to extend Bristlecone to the new development.

Deborah Downs provided a statement regarding the history of Boulder City. She said she had recently attended a council meeting where comments regarding homelessness were made and she found the comments offensive. She asked people while speaking to remember others in the room. She expressed her support of Item No. 3, interlocal contracts pertaining to homelessness. She requested the City Council consider adding an area to the City's Land Management Plan for non-elderly disability housing because Boulder City did not offer any options in this area.

Kevin Tibbs stated he was happy to see the mobile home park being cleaned up; however, the area should be zoned commercial rather than residential. He said

residential zoning did not belong in the area. He said a reasonable alternative would be a land swap.

John Bluett expressed his opposition to Item No. 8, the rezoning and Master Plan Amendment. He stated Nevada Way was a very busy highway and R3, Multi-Family Residential did not meet the criteria of Title 11 standards. He stated the property should be zoned commercial.

Kiernan McManus stated with respect to Item No. 10 regarding the old Water Filtration Plant, it seemed 30 years of restrictions had expired. He said during this period, the building had decayed due to neglect. He encouraged the City to prevent this from happening to other City-owned buildings. He said the proposals which are entered into the Land Management Plan are discussed and would have an impact on the City's Controlled Growth Ordinance and therefore, it was appropriate to discuss the ordinance.

No further comments were offered and the public comment period was closed.

FOR POSSIBLE ACTION: APPROVAL OF REGULAR AGENDA

Motion: Approve the Regular Agenda.

Moved by: Council member McCoy. **Seconded by:** Council member Leavitt.

Vote:

AYE: Mayor Rod Woodbury, Council member Peggy Leavitt, Council member Duncan McCoy, Council member Rich Shuman, Council member Cam Walker (5)

NAY: None (0)

Absent: None (0)

The motion was approved.

FOR POSSIBLE ACTION: APPROVAL OF CONSENT AGENDA

Motion: Approve the Consent Agenda.

Moved by: Council member Walker. **Seconded by:** Council member McCoy.

Vote:

AYE: Mayor Rod Woodbury, Council member Peggy Leavitt, Council member Duncan McCoy, Council member Rich Shuman, Council member Cam Walker (5)

NAY: None (0)

Absent: None (0)

The motion was approved.

1. For possible action: Approval of the minutes of the October 11, 2016 regular City Council meeting
2. For possible action: Resolution No. 6538, a resolution of the City Council of Boulder City, approving Amendment No. 11-1403A between the City of Boulder City and Papillon Airways, Inc. at the Red Mountain Communication Site for the purpose of providing aircraft communication capabilities

A staff report had been submitted by Fire Chief Kevin Nicholson and included in the October 25, 2016 City Council Agenda Packet.

3. For possible action: Matters pertaining to homelessness in Southern Nevada
 - A. Resolution No. 6539, a resolution of the City Council of Boulder City approving Interlocal Agreement No. 16-1600, an interlocal agreement between Boulder City, Clark County, Las Vegas, North Las Vegas, and Henderson for shared funding of the Homeless Census and Evaluation
 - B. Resolution No. 6540, a resolution of the City Council of Boulder City approving Interlocal Agreement No. 16-1601, an interlocal agreement between Boulder City, Clark County, Las Vegas, North Las Vegas, and Henderson for shared funding of the Homeless Management System
 - C. Resolution No. 6541, a resolution of the City Council of Boulder City, approving Interlocal Agreement No. 16-1602, an interlocal agreement between Boulder City, Clark County, Las Vegas, North Las Vegas, and Henderson for shared funding of the Inclement Weather Shelter

A staff report had been submitted by Parks and Recreation Director Roger Hall and included in the October 25, 2016 City Council Agenda Packet.

4. For possible action: Resolution No. 6542, a resolution of the City Council of Boulder City, approving an amendment to the fiscal year 2016-2017 budget for the transfer of funds from the Golf Course Surcharge Fund to the General Fund and adjusting the General Fund, both revenues and expenditures for Municipal Golf Course improvements

A staff report had been submitted by Parks and Recreation Director Roger Hall and included in the October 25, 2016 City Council Agenda Packet.

5. For possible action: Resolution No. 6543, a resolution of the City Council of Boulder City, awarding a bid for the Whalen Field Restroom, B.C. Project No. 16-0980-MC (bids opened October 6, 2016; 2 bids received)

A staff report had been submitted by Public Works Director Scott Hansen and included in the October 25, 2016 City Council Agenda Packet.

6. For possible action: Matters Pertaining to the Redevelopment Agency of Boulder City:

A. Resolution No. 6544, a resolution of the City Council of Boulder City, authorizing disbursement of Redevelopment Agency funds for eligible activities approved under RDA Resolution No. 196 for the following: Special Event Promotion - Boulder City Chamber of Commerce 2016 Christmas Events

B. Resolution No. 6545, a resolution of the City Council of Boulder City, authorizing disbursement of Redevelopment Agency funds for eligible activities approved under RDA Resolution No. 197 for the following: Special Event Promotion - Boulder City Art Guild 12th Annual Boulder City Winter Artfest

A staff report had been submitted by Community Development Director Brok Armantrout and included in the October 25, 2016 City Council Agenda Packet.

PUBLIC COMMENT/ANNOUNCEMENTS

City Clerk Lorene Krumm announced early voting would take place in Boulder City in the Council Chambers on Monday, October 31 and Tuesday, November 1, 2016. She stated on November 8, 2016, Election Day, voting was at the designated polling places. She encouraged anyone with questions to contact the City Clerk's office.

Mayor Woodbury recognized the fourth grade students from Martha P. King Elementary School in attendance to earn their Nevada Citizen Award.

7. Matters pertaining to the Eldorado Valley Droneport

A staff report had been submitted by City Manager Fraser and included in the October 25, 2016 City Council Agenda Packet.

A. For possible action: Consideration of Bill No. 1794, an ordinance of the City Council of Boulder City approving Agreement No. 16-1596 between the City of Boulder City and The Aerodrome LLC, a Nevada limited liability company, to lease five acres at the Boulder City Drone Port located at 149002 Droneport Avenue, Boulder City, NV to develop a world class public airport for unmanned aircraft systems, including a fixed base operation

B. For possible action: Consideration of Bill No. 1795, an ordinance of the City Council of Boulder City approving Agreement No. 16-1597 between the City of Boulder City and The Aerodrome LLC, a Nevada limited liability company, to develop a world class public airport for unmanned aircraft systems located at 149002 Droneport Avenue, Boulder City, NV

City Manager Dave Fraser introduced the following three representatives from Aerodrome: Base 11 Chairman Landon Taylor, Chief Financial Officer John Beneventi, and President Johnathan Daniels.

He provided a brief overview of the two proposed agreements stating the City had entered into a Memorandum of Understanding (MOU) with Aerodrome during 2015 which outlined the ground rules for the development of the UAS Airport. He said the two agreements were the first two of four documents which included a development agreement and a land lease. He reviewed the terms of each agreement. He commended the staff of Aerodrome, as well as City staff for the time and effort provided to reach a suitable agreement.

Assistant City Attorney Steve Morris noted one change in the lease agreement found on page 7, Section 2.10 – Land Use Matters and Other Regulatory Approvals and Cooperation. He said one sentence was added to ensure if either party seeks FAA grants or funding, any terms in the agreement which run contrary with the FAA were subordinate to the terms of the FAA.

In response to questions by Council member Walker, City Manager Fraser confirmed the rent payment for the lease agreement would begin immediately upon approval. He stated there was a tracking mechanism in place to assure the requirements of the lease were fulfilled.

Council member Shuman commended staff and members of Aerodrome for work which was done on the agreements. He questioned what a management services contract would entail.

City Manager Fraser stated there would be a City facility on the property and Aerodrome would provide services and manage the facility.

In response to a question by Council member Shuman, Assistant City Attorney Steve Morris provided an explanation of the term “most favored tenant” stating the intent of the term was to acknowledge the tenant was the joint developer of the project and recognition of the contributions of the Tenant as the developer under the joint development agreement.

In response to a question by Council member Shuman regarding the amount of the insurance, City Manager Fraser stated the City agreed to an amount similar to the amount required of solar companies in recognition of the partnership.

Council member McCoy stated he was very pleased with the partnership. He said the old motocross track was a liability. He said he was confident in the partnership with Aerodrome and its commitment to fulfilling its responsibility of the leases. He stated the City had not received any lease revenue from the property for a very long time.

Council member Leavitt complimented the Aerodrome partners stating they had been great to work with. She stated since the FAA had designated Nevada as one of six test sites, southern Nevada had not received as much recognition or resources from the

State as northern Nevada. She thanked the members of Aerodrome for their cooperation.

In response to questions by Mayor Woodbury, Assistant City Attorney Morris stated at the end of the lease term, all permanent fixtures become the property of the City. He said both parties could terminate the lease with a 30-day written notice. He said after building permits were issued, the developer had 12 months to complete construction. He also noted the developer must provide its master plan for development within 120 days of the approved lease agreement.

In response to a question by Mayor Woodbury, Assistant City Attorney Morris stated the development agreement envisions the sharing of revenues from other leases and rent. He stated the forthcoming management agreement would lay out the split of other types of revenues.

In response to a question by Mayor Woodbury, Assistant City Attorney Steve Morris stated there were indemnity and hold harmless clauses within the leases to mitigate risks. In addition, there were insurance provisions. He stated there were protections to the City with respect to development.

Mayor Woodbury stated the goal of the project at this time was not to maximize revenue as much as create a start-up facility to develop over time; however, he did not want to be in a situation in which the liability and risk exceed benefit.

In response to a question by Mayor Woodbury, City Attorney Olsen stated the required insurance amount was standard language. He said he and Assistant City Attorney Morris had recently attended drone training and because it was such a new industry, it is difficult to assess an accurate amount of liability insurance. He said the amount of insurance requirement was similar to what was required in the solar leases.

Mayor Woodbury opened the public comment period.

Eric Lundgaard said he was glad the City was still managing its own airport. He cautioned the Council regarding having one Fixed Base Operator (FBO) at the droneport. He said there should be more than one.

Fred Bachhuber stated \$1 to \$2M of liability insurance was not nearly enough.

No further comments were offered and the public comment period was closed.

Mayor Woodbury stated the representatives of Aerodrome had been very professional and accessible and he expressed his appreciation to them for being in attendance. He said there was always uneasiness when entering into a lease agreement with an unfamiliar party. He said Aerodrome had answered hard questions and their presence throughout the process went a long way. He said there were many leases throughout the City and when making decisions, it made a world of difference when you know the people representing the other party. He expressed his support of the project.

Council member Walker stated the proposed lease agreement was to construct the facility; the City could request higher insurance coverage within the management lease pertaining to drone operation.

City Attorney Olsen agreed. He said the insurance industry related to unmanned aircraft systems was actively growing and companies were becoming very innovative.

At the request of Council member McCoy, Mr. Daniels stated drone technology was cutting-edge and the droneport would have more information regarding what was flying than any other airport in the state. He provided an explanation regarding the transponder which is attached to the aircraft and how it captures information.

In response to questions by Council member McCoy, Mr. Daniels stated the droneport was located 4.9 miles from the Boulder City Airport. He said flights would not interfere with operations at the Boulder City Airport or cross flight paths. He said research analysis had been completed in order to keep operations away from published routes. He said the highest a UAS could operate was at 1,200 feet. He said they had discussed putting a map of the droneport on aeronautical charts with the FAA. He said the FAA had not decided how to make a droneport on a map. He noted commercial aircraft did not fly in the space of the droneport.

Mr. Taylor thanked the City Council for its support and said it had been a pleasure to work with City staff. He said Aerodrome was very fortunate to have a world expert in UAS in John Daniels. He emphasized one of the focuses of the droneport is to be a teaching facility and to provide a safe environment.

Motion: Approve Bill Nos. 1794 and 1795.

Moved by: Council member Shuman. **Seconded by:** Council member McCoy.

Mayor Woodbury requested an amendment to the motion to examine the appropriate amount of liability insurance.

Council member Shuman amended his motion; seconded by Council member Walker.

Vote:

AYE: Mayor Rod Woodbury, Council member Peggy Leavitt, Council member Duncan McCoy, Council member Rich Shuman, Council member Cam Walker (5)

NAY: None (0)

Absent: None (0)

Bill Nos. 1794 and 1795 will become known as Ordinance Nos. 1573 and 1574 effective November 2, 2016.

8. For possible action: Matters pertaining to a proposed change of use for an existing mobile home park:

A staff report had been submitted by City Planner Danielewicz and included in the October 25, 2016 City Council Agenda Packet.

- A. Public hearing on a proposed Master Plan Amendment and a proposed rezoning
- B. Consideration of Resolution No. 6546, a resolution of the City Council of Boulder City, Nevada to amend the Master Plan Future Land Use Map to change the land use designation for 7.33 acres at 1501 Nevada Highway from Community Commercial to Medium Density Residential (MPA-16-033)
- C. Consideration of Bill No. 1796, an Ordinance of the City of Boulder City, Nevada to amend the Zoning Map to rezone 7.33 acres at 1501 Nevada Highway from MP, Mobile Home Park to R3, Multi-Family Residential (AM-16-329)

Community Development Director Armantrout provided an overview of the staff report. He noted the Planning Commission had recommended approval of the proposed amendments at its September meeting. He said if the property were rezoned R3, the developer could construct up to 80 units. He said if a conditional use permit were allowed granting higher density, the maximum number of new dwellings allowed could potentially be 127 units. He explained the Controlled Growth Ordinance did not require the developer to apply for new allotments on the same property if the dwelling units were replaced. He said although staff had encouraged the applicant to consider commercial zoning, the applicant was hesitant because of the impending bypass.

At the request of Mayor Woodbury, Community Development Director Armantrout provided an explanation of the required findings to rezone the property.

Council member McCoy stated the property had historically been used as a rental mobile home park dating back prior to 1960. He questioned if a mobile home park was an allowable use within a Community Commercial Master Plan designation.

Community Development Director Armantrout stated because of the age of the park, it did not comply with the Master Plan designation of Community Commercial, but the park was in existence prior to the Master Plan.

Council member McCoy stated Nevada Highway is the main drive into town and as the City evolves, the area will be one of the most visible. He said there was ample area along other areas of the highway for commercial purposes.

In response to a question by Mayor Woodbury, Community Development Director Armantrout stated mobile home designation is considered residential zoning. He explained the difference between a mobile home estate zoning, and a mobile home park zoning.

Applicant Randy Schams stated the mobile home park had been there for many years and he would like to change the property to something more appealing. He said with respect to the concern expressed regarding kids living in the development and the nearby highway, he was unaware of any incidents of children being hit on the highway during the time the mobile home park was in existence.

In response to questions by Council member Shuman, Mr. Schams stated he did not know at this time how many units would be developed because the plans were not done. He said he envisioned building aesthetic split-faced walls along the perimeter with inlets for trees. He said there was not a wash or flood channel that goes through the site.

In response to a question by Mayor Woodbury regarding access, Mr. Schams stated he was examining the possibility of coming into the development off of Yucca Street and Madrone Street. He said currently there was only access on Yucca.

Council member Walker stated his concern was access into the development. He said he did not want to see another mobile home park at the location. He said access south of Nevada Highway should be considered.

Mr. Schams stated if he could acquire the additional property he was seeking, there would be another access off of Madrone Street. He said he was unsure why the property was not put in the bankruptcy.

A discussion followed regarding access off of Madrone Street.

In response to a question by Council member Leavitt, Mr. Schams stated although Madrone Street was used for access, it was private and not meant for public access. He said he was trying to acquire the property in order to provide a legal proper access point.

In response to a question by Council member Shuman regarding access off of Nevada Highway, Mr. Schams stated the property sat approximately 10 ft. down from the highway, making access difficult.

Community Development Director Armantrout stated access from Nevada Highway would also require Nevada Department of Transportation (NDOT) approval which may not be feasible.

Mayor Woodbury opened the public comment period.

Kathy Emling stated there had never been any problems with traffic in the mobile home park. She said once the bypass was completed, entering Nevada Highway will not be as big of a problem. She expressed her support of the item stating she would much rather see a nice block wall along the highway than more commercial property with a collection of items outside.

Glenn Leavitt discussed the reasoning behind the Planning Commission's recommended approval of the proposed amendments. He said there was concern with drawing people into Boulder City once the bypass was completed. He said Mr. Schams had been asked about changing the zoning designation to commercial; however, it was not the proper time with uncertainty about the viability of the businesses once the bypass is complete. He expressed disagreement with staff regarding the recommendation for commercial zoning. He said he was not aware of any public safety issues as had been mentioned previously. He stated many people had mentioned the importance of providing affordable housing within Boulder City and this potential project would provide an option. He said he hoped future redevelopment efforts would extend beyond Adams Boulevard. He stated he was not opposed to commercial zoning, but it was not as viable of option. He clarified if the zoning was not approved, the applicant would leave the zoning as mobile home park.

Jan Rowe stated she was not concerned about traffic if the rezoning was approved. She said Cedar Street may be a possible point of access. She said the mobile home park was created in 1956. She expressed her support of the item stating a housing development, particularly affordable housing, would be a great change.

Cindy Blatchford stated affordable housing was needed in the community and she liked the townhouse concept; however, she was concerned about the townhomes being purchased by investors rather than homeowners. She questioned if a homeowners association could require a limit on the number of units which were rentals versus owner-occupied.

Kiernan McManus stated there was clearly an issue with ingress and egress to the property. He said the City should have standards regarding ingress and egress to any development. He said it was the responsibility of the developer to determine how to create proper access to the property.

Judy DeShane stated affordable housing for Boulder City was considered housing priced at roughly \$150K.

John Bluett stated the Master Plan was accurate and if the mobile home park rented spaces, it was commercial property. He expressed his objection to rezoning the property to R3. He stated he was concerned about children crossing the highway because it was a dangerous intersection.

Tracy Folda stated there had been an extensive amount of time and effort put into the Master Plan. She said there was no other residential property which abutted Nevada Highway; the City was not following its Master Plan.

Eric Lundgaard stated change was difficult, but he applauded efforts to improve the area.

No further comments were offered and the public comment period was closed.

Council member Leavitt said she was appreciative of the comments; it was helpful to the Council. She said there was not what is considered “affordable housing” in Boulder City. She stated zoning changes occur for changing needs. She said she had served on the Board for Southern Nevada Strong which had completed the Master Planning in certain areas of Las Vegas and Henderson where consideration was given to access to transportation, walkability to parks, and other factors related to connectivity. She said one of the areas discussed was the frontage along Maryland Parkway which is considered mixed use. She said the goal was to get people in busy areas to have access to businesses, schools, parks, and other areas. She said mixed use was not unheard of and in fact, in modern planning, is being encouraged to bring people back into the cities. She said the entrance and exits of the property have to be figured out; one access point off of Yucca Street was not sufficient.

Council member McCoy stated he had no objections with the proposed rezoning. He said he had lived in Boulder City for 30 years and heard complaints regarding the mobile home park for many years. He said he was not persuaded by the argument the property should be used for commercial purposes; there was already significant space for commercial development. He said the traffic along Nevada Highway would be alleviated when the bypass was complete. He stated the City has moved forward with streetscape for the purpose of slowing traffic and improving access to businesses along the corridor including improving pedestrian and bicycle access. He said concerns expressed regarding access to the highway were valid, but easily addressed by providing access from Adams Boulevard. He said the access issue did not pertain to the zoning matter being discussed, but would be addressed upon development.

In response to a question by Council member Walker regarding seeking additional right-of-way along the sidewalk, Public Works Director Hansen stated he was not sure the City Code would allow the City to dedicate additional right-of-way.

Council member Walker stated the Master Plan was a very important document. He said the commercial property across the street had been for sale for five years. He said he hoped the improvements along the corridor would be a catalyst for other development and opportunity. He said the proposed rezoning was the proper way to address a problem and make an improvement.

Council member Shuman expressed his agreement with Council member Walker. He said he was concerned regarding the abandoned buildings and lots along Nevada Highway. He said the project would address some of the affordable housing problems. He noted commercial zoning was a higher profit margin than residential. He said there were creative ways to gain access to the development and he expressed his support of the proposed amendments.

Mayor Woodbury stated if the zoning designation was not changed to R3, it would remain a mobile home park. He said a nice project was needed along the highway and the proposed change was a step in the right direction. He said the issue of ingress and egress could be considered at the appropriate time. He stated there were standards in place for ingress/egress issues.

Motion: Approve Resolution No. 6546 and Bill No. 1796.

Moved by: Council member McCoy. **Seconded by:** Council member Shuman.

Vote:

AYE: Mayor Rod Woodbury, Council member Peggy Leavitt, Council member Duncan McCoy, Council member Rich Shuman, Council member Cam Walker (5)

NAY: None (0)

Absent: None (0)

The motion was approved.

Bill No. 1796 will become known as Ordinance No. 1575 effective November 17, 2016.

Mayor Woodbury called for a recess at 9:17 p.m.

Mayor Woodbury reconvened the meeting at 9:30 p.m.

9. For Possible Action: Consideration of proposals submitted in response to the Land Management Plan for 2017 and possible referral of proposals to the Planning Commission for review and recommendation

A staff report had been submitted by Community Development Director Brok Armantrout and included in the October 25, 2016 City Council Agenda Packet.

Community Development Director Armantrout provided an overview of the staff report and reviewed the Land Management Plan process. He stated 44 proposals had been entered into the plan, 22 of which have had no action taken. He said staff was recommending three prior entries be removed for either no longer being necessary, or no longer desired. He reviewed the three recommendations for removal. He stated this year the City received two proposals, and there were two (2) city-sponsored proposals. He reviewed each of the proposals and stated at this stage, the Council should decide if the proposals were appropriate to forward to the Planning Commission for public hearing and recommendation.

In response to a question by Mayor Woodbury, Community Development Director Armantrout stated there were instances where a property had been entered for a specific use and an additional use was subsequently added.

Applicant Jose Zelaya stated he had been working on his proposal for eight months. He said he would like to lease 10 acres for an obstacle racing facility and training center. He said he had lived in Las Vegas since 2003 and had been the owner of three businesses. He discussed his financial plan for the project stating Alpha Omega Financial would be an investor. He said he has also been working on seeking sponsorship from Under Armour. He discussed his goals for the project and his plan for

designating a portion of the gross profits to various non-profit organizations. He noted many prominent magazines had named obstacle racing as the fastest growing sport in American history.

In response to a question by Council member Shuman, Mr. Zelaya stated he chose Boulder City because he wanted to target people who were serious about training and Boulder City offered an environment away from the Las Vegas activity. He stated he would eventually like to move to the community.

In response to questions by Council member Walker, Mr. Zelaya stated he was seeking 10 acres and would possibly want to expand to 20 acres. He said he would offer membership for use of the facility; it would not be open to the public. He said he did not plan on constructing a fence but would use overnight security.

Council member Leavitt stated she was intrigued by the project. She said one aspect of marketing Boulder City was adventure travel. She said she liked the fact there would be marketing to international tourists. She said the project would enhance what Boulder City already offered which was important with the opening of the I-11.

Mayor Woodbury opened the public comment period on the proposal regarding the obstacle course race training facility.

No comments were offered and the public comment period was closed.

Motion: Combine Item No. 21 and Item No. 46 of the Land Management Plan and send to the Planning Commission for recommendation

Moved by: Council member Walker. **Seconded by:** Council member McCoy.

AYE: Mayor Rod Woodbury, Council member Peggy Leavitt, Council member Duncan McCoy, Council member Rich Shuman, Council member Cam Walker (5)

NAY: None (0)

Absent: None (0)

The motion was approved.

Mayor Woodbury opened the discussion regarding the Boulder Highlands proposal. Applicant Randy Schams stated he was a resident of Boulder City and was concerned about the City and the business community once the bypass was complete. He stated visits to Hoover Dam had decreased since the bridge opening. He said enrollment in the local schools was declining. He said whether he developed the land at the entrance of the City or somebody else, the complete entrance coming into Boulder City should be analyzed. He said forwarding the proposal to the Planning Commission provided the opportunity to research the idea. He said he was trying to meet with businesses within the next couple months and discuss concerns about the bridge opening. He said it was not his intent to have massive growth; development would take approximately 10 years.

He said he had held meetings with Target and the retailer said if there was some growth in Boulder City, it would consider putting a store here, but currently businesses would not consider Boulder City an option because it has not grown. He urged people to consider the proposal in a positive way and did not want the matter blown out of proportion. He said he wanted Boulder City to remain a rural community with a population which remained under 25K. He said Boulder City would be approximately 25K people if the number of allowed allotments had been fulfilled every year since the Growth Ordinance was enacted. He said residential development would provide many positive opportunities for the community and he encouraged the Council and residents to keep an open mind.

In response to a question by Council member Walker, Mr. Schams stated he was looking at exchanging 640 acres outside of Boulder City for 640 within Boulder City. He provided his reasoning for nominating several parcels of land including the land to the east and below the mobile home park. He said the area was not where he wanted to build, but it was important to talk about how the property should be utilized. He said he had nominated approximately 900 acres total for consideration of residential development.

Council member Walker stated land was one of the City's most valuable resources. He said the 640 acres in unincorporated Clark County was not the same value as 640 acres within Boulder City. He said there were many challenges on the 640 acres. He said it was important to open dialogue, but he was not in favor of development at the entrance into town and he provided his reasoning. He said he had received many phone calls and emails regarding the Boulder Highlands project. He said the City had a Controlled Growth Ordinance, but he was not opposed to putting a question to the voters regarding growth. He said he would like to see a commitment to the 640 acres outside of Boulder City.

Mr. Schams stated he had listened to many people within the community who had expressed concern regarding the opening of the I-11 and what would happen to the community when the traffic was reduced by half.

A discussion followed regarding the proper process to have the discussion regarding what to do with various parcels of City-owned land.

Council member McCoy stated many items have come and gone in the Land Management Plan. He said there had been many discussions within the community and it was time to bring the discussions into the public. He said the Land Management Plan did not involve consideration if the land is equivalent in value. He said there were regulations on growth and disposition of City-owned land. He said it was important to have a public discussion and the appropriate method was the Land Management Plan. He said the details could be worked out as the process moved forward.

Council member Shuman stated the City had the ability to discuss any parcel without entering it into the Land Management Plan. He said entering the parcel in the Land Management Plan was usually the first step of the process in developing a project. He

said the project was too big, too soon. He said the Council could always amend the Land Management Plan.

Council member Leavitt stated a great percentage of the population does not understand the Land Management Plan. She said entering the proposals into the Plan would be interpreted as approval of the project which was not accurate. She said it was important to have a vehicle to have a public discussion, but expressed concern regarding adding so much acreage to the Plan.

Mayor Woodbury stated the process had been explained twice and the Land Management Plan was the vehicle established for discussing the types of proposals Mr. Schams has brought forward. He said the City may not overcome the fact people do not understand the process, but it was a chance to educate the public. He said he had been talking to developers, including Mr. Schams for over one year regarding potential growth in Boulder City. He said Mr. Schams had made a proposal to develop County land. He stated development on the County land which has been proposed previously would be higher density than development in Boulder City. He said the concerns for development of the County land on the border of Boulder City were the same now as it was in 2008 with the Cannerelli proposal; the City would be the first responders even though the area was not within City's jurisdiction. He said if the area was developed, it would have a negative impact on local services without providing a tax base. He said he had invited Mr. Schams to consider development closer to Boulder City to at least provide some revenue to the City. He said he had talked to many citizens who were interested in some form of growth. He said at this time, there was no proposal to consider; the area had been chosen as a site for potential residential development. He said he had asked Community Development Director Armantrout to identify other areas within the City for potential residential development. He said City Request No. 3 of 470 acres was close to current residential development. He said if the City was going to have a discussion regarding growth, it made sense to discuss where it should occur. He pointed out other areas for potential residential development. He said part of the growth idea was the impending completion of I-11 and the discussions on the impact of the City once the I-11 opened. He said Boulder City did not have the residential base to support businesses; it relied increasingly on tourist traffic which may not be sustainable. He said Boulder City also did not have the hotel rooms to support tourists. He said there needed to be a serious discussion regarding what the citizens wanted Boulder City to become. He said another dynamic to consider was an increasingly aging population of the community and he questioned if residents wanted Boulder City to become a retirement community. He urged citizens not to be scared about uncertainty; the Land Management Plan was a formalized process. He said if the City did not move forward with the process, development would occur in a scattered, inconsistent way and issues would not be discussed. He said whoever created the Land Management Plan had a great deal of foresight; it was a great way to have a discussion. Mayor Woodbury clarified there had been zero proposals about changing the Controlled Growth Ordinance and zero proposals for development to the City. He said the first discussion should be about growth and how the community wants to define itself. He said he proposed to move forward in order to continue open, transparent discussions and discuss the pros and cons of the proposal.

Council member Walker stated the amount of land being considered was not appropriate for a Land Management Plan; it was more suited for a Master Plan. He questioned the relevance of the Land Management Plan without a proposal for a specific purpose.

Mayor Woodbury stated it was important to have a dialogue and the Land Management Plan was not the wrong process to have the discussion. He said the Land Management Plan process provided the public an opportunity to weigh in.

Council member Walker reiterated his concern with entering 2,000 acres into the Plan. He said normally there was a specific parcel entered for a specific purpose.

Mayor Woodbury stated the Boulder Highlands proposal and the recent City additional requests were all identified for potential residential growth.

Council member Shuman stated he interpreted the Land Management Plan differently with an applicant name attached to the proposal. He said the Land Management Plan was not the process to discuss growth.

City Clerk Krumm read the portion of the City Code regarding the Land Management Plan noting the plan was established to make a determination of specific uses for City-owned property.

A discussion followed regarding the Land Management Plan and what was appropriate to consider during the process.

In response to a question by Council member Leavitt, Community Development Director Armantrout stated the decision to move a proposal forward to the Planning Commission did not enter the parcel into the plan. The Planning Commission would make a recommendation on the proposals forwarded, and send its recommendation back to the City Council. He said parcels would be entered into the Land Management Plan at a later date if the Council approved the recommendation. He said public hearing notices were not sent out at this stage, but were sent out to property owners within 300 feet when the matter was heard by the Planning Commission. He said at a subsequent Council meeting, public hearing notices were sent out again.

In response to a question by Mayor Woodbury, Community Development Director Armantrout stated placement of a parcel into the Land Management Plan did not stop the dialogue; discussions could continue as needed.

In response to a question by Council member Shuman, Community Development Director Armantrout stated it was possible to amend the Land Management Plan throughout the year.

A discussion followed regarding a Master Plan process and the Land Management Plan process.

Mayor Woodbury opened the public comment period regarding the proposals for several parcels of land to be designated for residential development.

Eric Lundgaard stated the bypass would be completed in less than two years. He said the Controlled Growth Ordinance allowed only 120 allotments per year. He suggested the Council put a question on the ballot to increase the allotments per year.

Joan Paolini stated she was not in favor of the City trading land; land should be bought or sold, not traded.

Katherine Hartman expressed her disagreement with comments relating to the Controlled Growth Ordinance having a negative effect on the community and school enrollment. She stated Carpinteria and Santa Barbara, California had controlled growth. She said most people who drive through Boulder City did not stop. She said the City still had the attractions which will entice visitors. She said the decrease in enrollment was related to a change in how the district operated such as the addition of magnet schools.

Fred Bachhuber stated the citizens of Boulder City have been dealt a disservice during the past six weeks due to a lack of transparency. He said citizens have to vote for any disposition of city owned land over one acre.

Kiernan McManus stated he was a native of Boulder City. He said Boulder City High School was one of highest rated schools in the entire state. He said when over 2,000 acres of land are entered into the Land Management Plan, it becomes a Master Plan. He said the City should be very careful about how it grows. He said there should be a mechanism to take parcels out of the Land Management Plan.

Terry Stevens stated there should be significant signage along the new interstate to entice people to visit downtown Boulder City. He said he supported the Controlled Growth Ordinance.

Tracy Folda stated when she studied Hoover Dam, she was not aware of Boulder City's role in creating the dam. She said visitors to the dam do not visit Boulder City. She said the Master Plan was created to be used long term.

Robert Leavitt stated the idea of swapping land makes citizens nervous. He said there was only a certain amount land which could be sold and if it was all sold or developed, future generations would not have this asset. He said there needed to be a discussion regarding growth and what direction Boulder City should go.

No further comments were offered and the public comment period was closed.

Council member Walker stated he appreciated Mayor Woodbury bringing in other areas of land to discuss for residential development. He said the issue of controlled growth is a separate discussion but should be addressed in a transparent manner.

City Manager Fraser stated the Master Plan issue has been raised because of the larger number of parcels whereas the Land Management Plan process looks at specific parcels.

Council member Walker requested the City Attorney provide a presentation regarding the Controlled Growth Ordinance.

Community Development Director Armantrout stated a Master Plan is usually adopted on a 20-year cycle and updated approximately every 10 years. He said the City was currently in its 12th year of the current Master Plan. He stated the City had contracted out the updates of the Master Plan in the past. He noted the process involved substantial public input. He discussed the Planning Commission's role in the Land Management Plan.

Mayor Woodbury stated he was opposed to spending \$100K on a planning consultant who was not familiar with the community. He said it was important to get notice to the public regarding the Land Management process and solicit public input.

Lettie Zimmerman stated although the number of items on the Land Management Plan proposed for residential was excessive, she recommended the Council forward the property proposed for recreation purposes to the Planning Commission. She said the other properties proposed for residential should be put on a future agenda for further discussion which focuses on where to start residential development. She said the matter could be discussed without discussing the number of allotments.

A brief discussion followed how to proceed with the residential proposals.

City Clerk Krumm clarified the agenda item pertained to what proposals the Council deemed suitable to forward to the Planning Commission for further discussion; it did not enter the parcels into the Land Management Plan.

Council member Shuman stated Site Nos. 49, 52, and 53 were too big and he was not in favor of forwarding the proposals.

Council member Walker expressed his agreement with Council member Shuman.

A brief discussion followed regarding dividing up LMP #07-03 into five separate parcels.

Motion: Move all residential proposals forward to the Planning Commission and break LMP #07-03 (Site 29) into five different parcels.

Moved by: Mayor Woodbury. **Seconded by:** Council member McCoy.

Vote:

AYE: Mayor Rod Woodbury, Council member Peggy Leavitt, Council member Duncan McCoy (3)

NAY: Council member Shuman, Council member Walker (2)

Absent: None (0)

The motion was approved.

Mayor Woodbury stated there was a portion of the old airport property close to the fire station he would like to propose for recreation purposes.

Community Development Director Armantrout stated the land was not in the Land Management Plan at this time but was zoned for either recreation or commercial use, depending upon location.

Motion: Propose to include approximately 25 acres of the old airport property for discussion for recreation purposes.

Moved by: Mayor Woodbury; **seconded by** Council member Walker; **unanimously approved.**

Community Development Director Armantrout stated staff had proposed to remove Site Nos. 14, 28, and 29 as they were no longer necessary or desired. He said the action to remove the sites would take place upon adoption of the 2017 Land Management Plan.

Mayor Woodbury discussed notifying the public as the Land Management Plan moved forward.

Motion: Provide notice to all residents regarding the proposed residential properties moving forward for discussion.

Moved by: Council member Walker. **Seconded by:** Mayor Woodbury.

Council member Leavitt stated it may be helpful to solicit assistance in managing public comment and discussion. She said sending notices to every resident was very overwhelming and there should be some structure with respect to the discussion. She said hiring a facilitator may be a possible option. She said the process should be done very purposefully.

City Manager Fraser stated the City could advertise by using methods such as Facebook, the local newspaper, and the utility mailer rather than mailing out a notice to every household.

Council member Walker suggested a possible workshop as well.

A discussion followed regarding the importance of community outreach.

City Manager Fraser stated the City could hire a meeting facilitator which could be handled administratively. He said the City would make every effort to get the word out in a cost effective manner.

Council member Walker amended his motion to notify citizens using methods other than a public hearing notice such as the City's website, utility mailer, and Facebook; seconded by Mayor Woodbury; unanimously approved.

10. City Attorney report/update on the legal status of the old Water Filtration Plant (BR Filter Plant)

A staff report had been submitted by City Attorney Dave Olsen and included in the October 25, 2016 City Council Agenda Packet.

City Attorney Olsen provided a brief overview of the staff report prepared by Assistant City Attorney Steve Morris. He said it was his opinion the restrictions to the property had expired and the City owned the property free and clear.

Mayor Woodbury opened the public comment period.

No comments were offered and the public comment period was closed.

11. City Manager's Report:

A staff report had been submitted by Finance Director Hyun Kim and included in the October 25, 2016 City Council Agenda Packet.

- A. Claims Paid List, September 2016
- B. Financial Report, September 2016

The City Council received the report. No action taken.

12. Public Comments

Rich Moynihan stated the Controlled Growth Ordinance had been discussed numerous times throughout the evening. He said the ordinance was to ensure slow growth, not no growth. He said the City had used less than half of its allowed allotment. He said he did not think Boulder City could absorb 200 houses along Bristlecone in one year. He stressed the importance of the Controlled Growth Ordinance to citizens.

No further comments were offered and the public comment period was closed.

13. City Council's Report

Council member Shuman thanked the Parks and Recreation Department for its soccer program which recently ended, and he acknowledged the efforts of Sports Coordinator Kelly Lehr stating she had done a wonderful job.

Council member Leavitt announced the Senior Center would be hosting a Halloween party on Friday, October 28, 2016. She said all ages were welcome.

Council member McCoy stated the first game of the World Series between the Chicago Cubs and the Cleveland Indians had been played earlier, but he did not know the final score. He said it had been many years since the Cubs had made a World Series appearance.

Mayor Woodbury said his son recently completed an Eagle Scout project at the sand volleyball courts in Veteran's Park. He thanked Parks and Recreation Director Roger Hall and Public Works Director Scott Hansen for their help in coordinating the project. He said there were over 80 volunteers including volleyball players and coaches. He said it was good to see the community come together and help with the project.

There being no further business to come before the Council, Mayor Woodbury adjourned the meeting at 12:06 a.m.

Rod Woodbury, Mayor

ATTEST:

Lorene Krumm, City Clerk

R6547 Final Acceptance Rec Center Renovations

SUBJECT:

For possible action: Resolution No. 6547, a resolution of the City Council of Boulder City, approving final acceptance, final payment, and release of bonds and retention funds for the Recreation Center Renovations, B.C. Project No. 15-0945-RE

ADDITIONAL INFORMATION:

ATTACHMENTS:

Description	Type
▣ Staff Report	Cover Memo
▣ Resolution No. 6547	Cover Memo



City Council Meeting November 8, 2016 Item No. 2

**BOULDER CITY
CITY COUNCIL**

MAYOR
RODNEY WOODBURY

COUNCIL MEMBERS:
PEGGY LEAVITT
DUNCAN MCCOY
RICH SHUMAN
CAM WALKER



MEETING LOCATION:
CITY COUNCIL CHAMBER
401 CALIFORNIA AVENUE
BOULDER CITY, NV 89005

MAILING ADDRESS:
401 CALIFORNIA AVENUE
BOULDER CITY, NV 89005

WEBPAGE:
WWW.BCNV.ORG



CITY MANAGER:
J. DAVID FRASER

CITY ATTORNEY:
DAVE OLSEN

CITY CLERK:
LORENE KRUMM

COMMUNITY DEVELOPMENT DIRECTOR:
BROK ARMANTROUT

PUBLIC WORKS DIRECTOR:
SCOTT HANSEN

POLICE CHIEF:
TIM SHEA

FIRE CHIEF:
KEVIN NICHOLSON

FINANCE DIRECTOR:
Hyun Kim

PARKS & RECREATION DIRECTOR
ROGER HALL

Staff Report

TO: J. David Fraser, City Manager

FROM: Scott P. Hansen, P.E., Director of Public Works

DATE: November 8, 2016

SUBJECT: For possible action: Resolution No. 6547, a resolution of the City Council of Boulder City, approving final acceptance, final payment, and release of bonds and retention funds for the Recreation Center Renovations, B.C. Project No. 15-0945-RE

Business Impact Statement: This action will not have a significant economic impact on business and will not directly restrict the formation, operation, or expansion of a business.

Action Requested: That the City Council approve Resolution No. 6547, approving final acceptance, final payment, and release of bonds and retention funds for the Recreation Center Renovations, B.C. Project No. 15-0945-RE.

Overview:

- The funding source for this project is from the General Fund.
- On March 29, 2016, City Council approved Resolution No. 6455 awarding a bid for the project to Wadley Construction, Inc. for \$116,040.
- The Notice to Proceed was issued June 6, 2016.
- Public Works performed the final inspection on September 4, 2016.

Background Information: The Recreation Center is a valuable City facility that offers year-round youth and adult recreational programs for our community. The City takes pride in the ability to provide exceptional facilities to our community; as such, funds for the Recreation Center Renovations were provided in the Fiscal Year 2015-16 budget's Capital Improvement Projects.

The Notice Inviting Bids for this project was advertised in the Las Vegas Review Journal and posted on the City’s web page on January 28, 2016. On March 3, 2016, bids were received, opened, and tabulated. Three (3) bids were received. Wadley Construction, Inc. was awarded the bid by City Council at the regularly scheduled Council Meeting on March 29, 2016.

Construction began on June 6, 2016. The project finished within the contract date and based on the working relationship between the contractor and Public Works, and the project finished under budget due to the force account line item not being spent. On September 4, 2016, Public Works conducted a final inspection and found the project to be complete.

Financial:

Revenue	
General Fund	\$170,000
Expenses	
Design (NSite Studios, LLC)	\$9,850
Construction Management – In House	\$0
Contractor (Wadley Construction, Inc.)	\$91,935
Total Construction Expenses	\$101,785

Boulder City Strategic Plan Goal: Goal 6, the City will develop and implement a comprehensive long-term capital improvement plan for all City facilities. Public Works ensures compliance with this goal with renovations to the Recreation Center.

Department Recommendation: The Public Works Department respectfully requests that the City Council approve Resolution No. 6547, approving final acceptance, final payment, and release of bonds and retention funds for the Recreation Center Renovations, B.C. Project No. 15-0945-RE.

City Manager Recommendation: The City Manager concurs with the department recommendation for this item.

Attachment:
Resolution No. 6547

RESOLUTION NO. 6547

**RESOLUTION OF THE CITY COUNCIL OF BOULDER CITY, NEVADA,
APPROVING FINAL ACCEPTANCE, FINAL PAYMENT, AND RELEASE OF
BONDS AND RETENTION FUNDS FOR THE RECREATION CENTER
RENOVATIONS, B.C. PROJECT NO. 15-0945-RE**

WHEREAS, the bid award for this project was approved on March 29, 2016, for a low bid of \$116,040; and

WHEREAS, the Notice to Proceed for Wadley Construction, Inc. was issued June 6, 2016; and

WHEREAS, Public Works performed the final inspection on September 4, 2016, and found the project complete; and

WHEREAS, the final cost of the contract is \$91,935.

NOW, THEREFORE, BE IT RESOLVED that City Council approves Resolution No. 6547, approving the final acceptance, final payment, and release of the bonds and retention funds for the Recreation Center Renovations, B.C. Project No. 15-0945-RE; and

BE IT FURTHER RESOLVED that the City Council authorizes the appropriate staff members to release the bond and file the Notice of Completion.

DATED and APPROVED this 8th day of November, 2016.

Rodney Woodbury, Mayor

ATTEST:

Lorene Krumm, City Clerk

R6548 Bid Award Georgia Ave 15" Sewer Main

SUBJECT:

For possible action: Resolution No. 6548, a resolution of the City Council of Boulder City, awarding a bid for the Georgia Ave 15 Inch Sewer Main Replacement, B.C. Project No. 17-0993-SS (bids opened October 20, 2016; 4 bids received)

ADDITIONAL INFORMATION:

ATTACHMENTS:

Description	Type
☐ Staff Report	Cover Memo
☐ Resolution No. 6548	Cover Memo
☐ Bid Tabulation	Cover Memo
☐ Subcontractor & Materials Supplier List	Cover Memo
☐ Utility Fund Budget Page	Cover Memo
☐ Wastewater Division Operating Budget Page	Cover Memo
☐ Project Location Map	Cover Memo



City Council Meeting November 8, 2016 Item No. 3

**BOULDER CITY
CITY COUNCIL**

MAYOR
RODNEY WOODBURY

COUNCIL MEMBERS:
PEGGY LEAVITT
DUNCAN MCCOY
RICH SHUMAN
CAM WALKER



MEETING LOCATION:
CITY COUNCIL CHAMBER
401 CALIFORNIA AVENUE
BOULDER CITY, NV 89005

MAILING ADDRESS:
401 CALIFORNIA AVENUE
BOULDER CITY, NV 89005

WEBPAGE:
WWW.BCNV.ORG



CITY MANAGER:
J. DAVID FRASER

CITY ATTORNEY:
DAVE OLSEN

CITY CLERK:
LORENE KRUMM

COMMUNITY DEVELOPMENT DIRECTOR:
BROK ARMANTROUT

PUBLIC WORKS DIRECTOR:
SCOTT HANSEN

POLICE CHIEF:
TIM SHEA

FIRE CHIEF:
KEVIN NICHOLSON

FINANCE DIRECTOR:
Hyun Kim

PARKS & RECREATION DIRECTOR
ROGER HALL

Staff Report

TO: J. David Fraser, City Manager

FROM: Scott P. Hansen, P.E., Director of Public Works

DATE: November 8, 2016

SUBJECT: For possible action: Resolution No. 6548, a resolution of the City Council of Boulder City, awarding a bid for the Georgia Ave 15 Inch Sewer Main Replacement, B.C. Project No. 17-0993-SS (bids opened October 20, 2016; 4 bids received)

Business Impact Statement: This action will not have a significant economic impact on business and will not directly restrict the formation, operation, or expansion of a business.

Action Requested: That the City Council approve Resolution No. 6548, awarding a bid for the Georgia Ave 15 Inch Sewer Main Replacement, B.C. Project No. 17-0993-SS.

Overview:

- The Notice Inviting Bids was advertised on September 21, 2016.
- On October 20, 2016, bids were received, opened, and tabulated.
- A2 Construction LLC was the apparent low bidder, with a low bid of \$98,900.
- Funding source for this project is through the Utility Fund Capital Improvement Projects and the operating budget of the Wastewater Division.

Background Information: A section of existing clay sewer main along Georgia Avenue near Highland Drive is damaged and in need of replacement. The Georgia Ave 15 Inch Sewer Main Replacement project will consist of 111 linear feet of clay sewer line being removed and replaced with a 16" C-905 PVC sewer pipe. The Contractor is required to bypass the sewage flow to replace the sewer main. The

concrete drainage channel above the sewer line will also be removed and replaced as well as asphalt, curb, and gutter replacement. Funds for this project were budgeted as part of the Fiscal Year 2016-17 Utility Fund Capital Improvement Projects.

The Notice Inviting Bids for this project was advertised in the Las Vegas Review Journal and posted on the City’s web page on September 21, 2016. On October 20, 2016, bids were received, opened, and tabulated. A2 Construction LLC was the apparent low bidder, with a low bid of \$98,900. Once the Notice to Proceed is issued, this will be a 30 calendar day project.

Financial:

Revenue	
Utility Fund	\$50,000
Wastewater Division Operating Budget	\$60,000
Expenses	
Design – In House	\$0
Topography (EG Radig)	\$3,555
Construction Management – In House	\$0
Contractor (A2 Construction LLC)	\$98,900
Total Construction Expenses	\$102,455

Boulder City Strategic Plan Goal: Goal 3, the City will develop and implement a comprehensive asset management plan for all City utilities. Public Works ensures compliance with this goal with the Georgia Ave 15 Inch Sewer Main Replacement.

Department Recommendation: The Public Works Department respectfully requests that the City Council approve Resolution No. 6548, awarding a bid for the Georgia Ave 15 Inch Sewer Main Replacement, B.C. Project No. 17-0993-SS.

City Manager Recommendation: The City Manager concurs with the department recommendation for this item.

Attachment:

- Resolution No. 6548
- Bid Tabulation
- Subcontractor & Materials Supplier List
- Utility Fund Budget Page

Wastewater Division Operating Budget Page
Project Location Map

RESOLUTION NO. 6548

**RESOLUTION OF THE CITY COUNCIL OF BOULDER CITY, NEVADA,
AWARDING A BID FOR THE GEORGIA AVE 15 INCH SEWER MAIN
REPLACEMENT, B.C. PROJECT NO. 17-0993-SS (BIDS OPENED OCTOBER
20, 2016; 4 BIDS RECEIVED)**

WHEREAS, this project is for the removal and replacement of 111 linear feet of damaged 15" clay sewer line with a 16" C-905 PVC sewer pipe, concrete drainage channel removal and replacement, and asphalt, curb, and gutter replacement; and

WHEREAS, Notice Inviting Bids for this project was advertised on September 21, 2016; and

WHEREAS, October 20, 2016, bids were received, opened, and tabulated; and

WHEREAS, A2 Construction LLC was the apparent low bidder with a low bid of \$98,900; and

WHEREAS, funding for this project is from the Utility Fund Capital Improvements Projects.

NOW, THEREFORE, BE IT RESOLVED that City Council approves Resolution No. 6548, awarding a bid to A2 Construction LLC, for the Georgia Ave 15 Inch Sewer Main Replacement, B.C. Project No. 17-0993-SS, and authorizing City staff to proceed with entering into contracts in an amount not to exceed \$110,000.

DATED and APPROVED this 8th day of November, 2016.

Rodney Woodbury, Mayor

ATTEST:

Lorene Krumm, City Clerk

ITEM	DESCRIPTION	QTY	UNIT	Engineer's Estimate of Probable Cost		A2 Construction LLC	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
105.19	Permits and Permit Inspection Coordination	1	LS	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00
109.03	Extra & Force Account Work	1	LS	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
200.01	Mobilization	1	LS	\$3,000.00	\$3,000.00	\$5,000.00	\$5,000.00
401.01	Hot Asphalt Paving 3-Inch Section	18	SY	\$54.00	\$972.00	\$50.00	\$900.00
502.01	6" Reinforced Concrete Drainage Channel	3450	SF	\$12.00	\$41,400.00	\$12.00	\$41,400.00
610.01	Riprap Restoration	1	LS	\$1,500.00	\$1,500.00	\$1,000.00	\$1,000.00
613.01	24" 'L' Type Curb & Gutter	20	LF	\$40.00	\$800.00	\$25.00	\$500.00
616.01	Removal and Replacement of Channel Fencing	1	LS	\$1,500.00	\$1,500.00	\$3,000.00	\$3,000.00
624.01	Temporary Traffic Control & Barricading	1	LS	\$5,000.00	\$5,000.00	\$3,000.00	\$3,000.00
626.01	Final Cleanup	1	LS	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00
630.01	Remove Existing VCP Sewer Line	1	LS	\$7,000.00	\$7,000.00	\$1,000.00	\$1,000.00
630.02	16" C-905 PVC Sewer Pipe	111	LF	\$130.00	\$14,430.00	\$100.00	\$11,100.00
695.01	Diversion of Sewage Flow	1	LS	\$10,000.00	\$10,000.00	\$16,000.00	\$16,000.00
TOTAL BID AMOUNT				\$100,602.00		\$98,900.00	

ITEM	DESCRIPTION	QTY	UNIT	MTX Contractors		Mountain Pine Construction	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
105.19	Permits and Permit Inspection Coordination	1	LS	\$1,500.00	\$1,500.00	\$2,500.00	\$2,500.00
109.03	Extra & Force Account Work	1	LS	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
200.01	Mobilization	1	LS	\$2,500.00	\$2,500.00	\$2,000.00	\$2,000.00
401.01	Hot Asphalt Paving 3-Inch Section	18	SY	\$60.00	\$1,080.00	\$82.00	\$1,476.00
502.01	6" Reinforced Concrete Drainage Channel	3450	SF	\$21.00	\$72,450.00	\$18.50	\$63,825.00
610.01	Riprap Restoration	1	LS	\$1,500.00	\$1,500.00	\$3,800.00	\$3,800.00
613.01	24" 'L' Type Curb & Gutter	20	LF	\$50.00	\$1,000.00	\$36.00	\$720.00
616.01	Removal and Replacement of Channel Fencing	1	LS	\$5,500.00	\$5,500.00	\$12,500.00	\$12,500.00
624.01	Temporary Traffic Control & Barricading	1	LS	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00
626.01	Final Cleanup	1	LS	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00
630.01	Remove Existing VCP Sewer Line	1	LS	\$7,500.00	\$7,500.00	\$2,000.00	\$2,000.00
630.02	16" C-905 PVC Sewer Pipe	111	LF	\$125.00	\$13,875.00	\$550.00	\$61,050.00
695.01	Diversion of Sewage Flow	1	LS	\$14,500.00	\$14,500.00	\$17,880.00	\$17,880.00
TOTAL BID AMOUNT				\$139,905.00		\$186,251.00	

				Acme Underground	
ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
105.19	Permits and Permit Inspection Coordination	1	LS	\$1,500.00	\$1,500.00
109.03	Extra & Force Account Work	1	LS	\$10,000.00	\$10,000.00
200.01	Mobilization	1	LS	\$21,000.00	\$21,000.00
401.01	Hot Asphalt Paving 3-Inch Section	18	SY	\$191.00	\$3,438.00
502.01	6" Reinforced Concrete Drainage Channel	3450	SF	\$15.80	\$54,510.00
610.01	Riprap Restoration	1	LS	\$5,040.00	\$5,040.00
613.01	24" 'L' Type Curb & Gutter	20	LF	\$75.00	\$1,500.00
616.01	Removal and Replacement of Channel Fencing	1	LS	\$7,500.00	\$7,500.00
624.01	Temporary Traffic Control & Barricading	1	LS	\$11,500.00	\$11,500.00
626.01	Final Cleanup	1	LS	\$4,000.00	\$4,000.00
630.01	Remove Existing VCP Sewer Line	1	LS	\$1,500.00	\$1,500.00
630.02	16" C-905 PVC Sewer Pipe	111	LF	\$756.00	\$83,916.00
695.01	Diversion of Sewage Flow	1	LS	\$34,900.00	\$34,900.00
TOTAL BID AMOUNT				\$240,304.00	



SUBCONTRACTOR'S LIST

The bidder shall list below the name and business address of each subcontractor who will perform work under this contract in excess of **five percent (5%)** of the total bid price and shall also list the portion of the work which will be done by such subcontractor. After the opening of proposals, no changes or substitutions will be allowed without the written approval of the Owner.

The bidder shall also list subcontractors who will perform work under this contract in excess of **one percent (1%)** (minimum of \$50,000.00) of the total bid price.

<u>Work to be Performed</u>	<u>Subcontractor's Name & Address</u>
1. Sewer Bypass	RAIN for Rent 5005 E. Carey Ave. LAS Vegas NV 89115
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	



EQUIPMENT / MATERIAL SOURCE INFORMATION
FOR GENERAL AND SUBCONTRACTORS

The bidder shall indicate opposite each item of equipment or material listed below, the name of the manufacturer or supplier of the equipment or material proposed to be furnished under the bid. Failure to comply with this requirement will render the proposal informal and may cause its rejection. Awarding of a contract under this bid will not imply approval by the Owner of the manufacturers or suppliers listed by the bidder. After the opening of proposals, no changes or substitutions will be allowed without written approval of the Owner.

Equipment/Material

Manufacturer/Supplier

Concrete

Pipe

Steel REBAR

Service Rock Products

HD Supply

Atlas Construction Supply

Utility Funded Projects for FY2107

ELECTRIC		FY16-17
Underground Distribution Utah St.	500,000	
BC Tap transformer and breaker replacements	1,200,000	
69 kV transmission loop	500,000	
Feeder along Arizona from Sub 1 to Nevada Way	300,000	
Arc Flash Study	90,000	
Pole Attachment Study	60,000	
		2,650,000
WATER		
Water System Modeling & Improvements	400,000	
Water Line to El Dorado Valley	400,000	
PRV Existing Line to Eledorado Valley	300,000	
Replace Vault/Wiring- Splash Park	60,000	
		1,160,000
SEWER		
Sanitary Sewer Rehabilitation	50,000	
Out of Service Pump Rebuild for Lift Station 1	100,000	
City Shops Grease Interceptor Replacement	300,000	
		450,000
Total Projects		4,260,000

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City of Boulder City
YEAR-TO-DATE BUDGET REPORT

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FOR 2017 99

ACCOUNTS FOR: 50 UTILITY	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENC/REQ	AVAILABLE BUDGET	PCT USED
50675 UF WASTEWATER							
50675 5001 REGULAR	230,112	230,112	79,938.55	.00	.00	150,173.45	34.7%
50675 5010 OTPERS	15,900	15,900	7,522.59	.00	.00	8,377.41	47.3%
50675 5012 OTNONPERS	0	0	670.94	.00	.00	-670.94	100.0%
50675 5020 RETIREMENT	68,883	68,883	24,409.04	.00	.00	44,473.96	35.4%
50675 5022 SIISPREM	4,920	4,920	-1,120.03	.00	.00	6,040.03	-22.8%
50675 5024 MEDICARE	3,567	3,567	1,288.86	.00	.00	2,278.14	36.1%
50675 5028 HEALTHINS	37,800	37,800	12,600.02	.00	.00	25,199.98	33.3%
50675 5102 PROFESS	3,500	3,500	.00	.00	2,000.00	1,500.00	57.1%
50675 5104 TECHNICAL	14,673	14,673	1,560.00	.00	5,075.00	8,038.00	45.2%
50675 5203 PEST	500	500	260.00	.00	1,830.00	-1,590.00	418.0%
50675 5204 SOLIDWSTE	0	0	416.76	.00	1,369.64	-1,786.40	100.0%
50675 5301 MAINTFAC	31,900	31,900	.00	.00	3,738.95	28,161.05	11.7%
50675 5302 MAINTEQ	365,428	365,428	12,392.47	.00	121,172.75	231,862.78	36.6%
50675 5303 MAINTVEH	20,000	20,000	3,386.38	.00	9,022.72	7,590.90	62.0%
50675 5305 MAINTGRND	5,000	5,000	.00	.00	4,500.00	500.00	90.0%
50675 5502 COMMUNICAT	1,000	1,000	.00	.00	.00	1,000.00	.0%
50675 5506 POSTSHIP	100	100	1.36	.00	18.61	80.03	20.0%
50675 5508 PUBSUBDUEF	5,455	5,455	89.94	.00	.00	5,365.06	1.6%
50675 5509 TRAVTRN	1,500	1,500	-297.10	.00	750.00	1,047.10	30.2%
50675 5601 CHEMICAL	65,000	65,000	16,566.37	.00	34,643.06	13,790.57	78.8%
50675 5603 EQUIPMENT	55,000	55,000	33,412.19	.00	-268.15	21,855.96	60.3%
50675 5604 FUEL	7,500	7,500	466.38	.00	100.00	6,933.62	7.6%
50675 5605 GENERAL	0	0	1,023.99	.00	.00	-1,023.99	100.0%
50675 5610 OFFICE	1,800	1,800	.00	.00	.00	1,800.00	.0%
50675 5611 OTHER	0	0	54.88	.00	.00	-54.88	100.0%
50675 5614 UNIFORM	877	877	752.60	.00	.00	124.40	85.8%
50675 5970 DEPREC	628,000	628,000	.00	.00	.00	628,000.00	.0%
TOTAL UF WASTEWATER	1,568,415	1,568,415	195,396.19	.00	183,952.58	1,189,066.23	24.2%
TOTAL UTILITY	1,568,415	1,568,415	195,396.19	.00	183,952.58	1,189,066.23	24.2%
TOTAL EXPENSES	1,568,415	1,568,415	195,396.19	.00	183,952.58	1,189,066.23	

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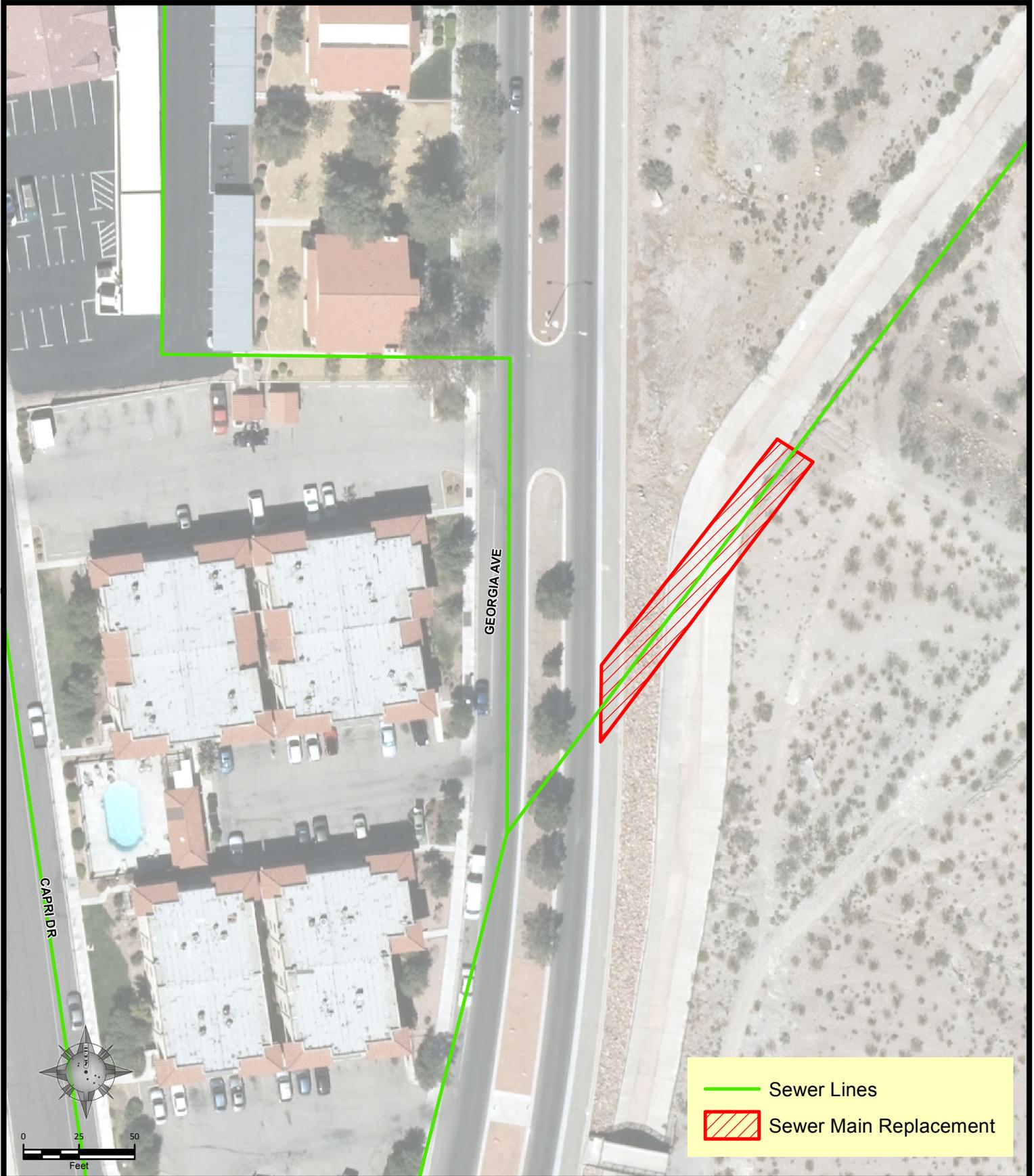
City of Boulder City
YEAR-TO-DATE BUDGET REPORT

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FOR 2017 99

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENC/REQ	AVAILABLE BUDGET	PCT USED
GRAND TOTAL	1,568,415	1,568,415	195,396.19	.00	183,952.58	1,189,066.23	24.2%

** END OF REPORT - Generated by Shannon Reiman **



-  Sewer Lines
-  Sewer Main Replacement



CITY OF BOULDER CITY, NY
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

GEORGIA AVE 15 INCH SEWER MAIN REPLACEMENT

PROJECT LOCATION MAP

CREATED BY: S. REIMAN	
ISSUE DATE: 10/4/2016	
FILE NAME: Georgia_Ave_15Inch_Sewer_Main.MDX	
SHEET: 1 OF 1	44

R6549 Surplus Auction List Approval

SUBJECT:

For possible action: Resolution No. 6549, a resolution of the City Council of Boulder City, declaring certain City property as surplus and available for public auction or other disposal

ADDITIONAL INFORMATION:

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Staff Report	Cover Memo
<input type="checkbox"/> Resolution No. 6549	Cover Memo
<input type="checkbox"/> Surplus Property List	Cover Memo



City Council Meeting November 8, 2016 Item No. 4

**BOULDER CITY
CITY COUNCIL**

MAYOR
RODNEY WOODBURY

COUNCIL MEMBERS:
PEGGY LEAVITT
DUNCAN MCCOY
RICH SHUMAN
CAM WALKER



MEETING LOCATION:
CITY COUNCIL CHAMBER
401 CALIFORNIA AVENUE
BOULDER CITY, NV 89005

MAILING ADDRESS:
401 CALIFORNIA AVENUE
BOULDER CITY, NV 89005

WEBPAGE:
WWW.BCNV.ORG



CITY MANAGER:
J. DAVID FRASER

CITY ATTORNEY:
DAVE OLSEN

CITY CLERK:
LORENE KRUMM

COMMUNITY DEVELOPMENT DIRECTOR:
BROK ARMANTROUT

PUBLIC WORKS DIRECTOR:
SCOTT HANSEN

POLICE CHIEF:
TIM SHEA

FIRE CHIEF:
KEVIN NICHOLSON

FINANCE DIRECTOR:
Hyun Kim

PARKS & RECREATION DIRECTOR
ROGER HALL

Staff Report

TO: J. David Fraser, City Manager
FROM: Scott P. Hansen, P.E., Director of Public Works
DATE: November 8, 2016

SUBJECT: For possible action: Resolution No. 6549, a resolution of the City Council of Boulder City, declaring certain City property as surplus and available for public auction or other disposal

Business Impact Statement: This action will not have a significant economic impact on business and will not directly restrict the formation, operation, or expansion of a business.

Action Requested: That the City Council approve Resolution No. 6549, which declares certain City property as surplus and available for disposal by auction or other means.

Overview:

- Timely declaration of certain City property as surplus and available for disposal by auction or sale allows the City to receive the most money for the items.

Background Information: The Public Works Department has compiled a list of vehicles and equipment that are out of date or no longer of use to the City. The list of surplus items comes from various departments. It is in the best interest of the City to dispose of these items in a fiscally responsible manner at auction.

Boulder City Strategic Plan Goal: Goal 2, the City will use sound fiscal policies. The Public Works Department ensures compliance with this goal by disposing of surplus property by auction or sale.

Department Recommendation: The Public Works Department respectfully requests that the City Council approve Resolution No.

6549, which declares certain City property as surplus and available for disposal by auction or other means.

City Manager Recommendation: The City Manager concurs with the department recommendation for this item.

Attachment:

Resolution No. 6549
Surplus Property List

RESOLUTION NO. 6549

**RESOLUTION OF THE CITY COUNCIL OF BOULDER CITY, NEVADA,
DECLARING CERTAIN CITY PROPERTY AS SURPLUS AND AVAILABLE
FOR PUBLIC AUCTION OR OTHER DISPOSAL**

WHEREAS, various Departments have identified a number of items which are no longer being utilized by the City; and

WHEREAS, the Public Works Department has prepared the attached list of vehicles and equipment that are out of date or no longer of use to the City; and

WHEREAS, timely declaration of certain City property as surplus and available for disposal by auction or other disposal allows the City to receive the most money for the items.

NOW, THEREFORE, BE IT RESOLVED that City Council approves Resolution No. 6549, declaring the attached list of City property as surplus, no longer needed for municipal purposes and available for disposal by auction or other means.

DATED and APPROVED this 8th day of November, 2016.

Rodney Woodbury, Mayor

ATTEST:

Lorene Krumm, City Clerk

R6550 Bid Award Boulder Creek Restroom

SUBJECT:

For possible action: Resolution No. 6550, a resolution of the City Council of Boulder City, awarding a bid for the Boulder Creek Restroom Building Construction, B.C. Project No. 16-0982-MC(2) (bids opened October 27, 2016; 5 bids received)

ADDITIONAL INFORMATION:

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Staff Report	Cover Memo
<input type="checkbox"/> Resolution No. 6550	Cover Memo
<input type="checkbox"/> Bid Tabulation	Cover Memo
<input type="checkbox"/> Subcontractor & Materials Supplier List	Cover Memo
<input type="checkbox"/> Budget Page	Cover Memo
<input type="checkbox"/> Project Location Map	Cover Memo



City Council Meeting November 8, 2016 Item No. 5

**BOULDER CITY
CITY COUNCIL**

MAYOR
RODNEY WOODBURY

COUNCIL MEMBERS:
PEGGY LEAVITT
DUNCAN MCCOY
RICH SHUMAN
CAM WALKER



MEETING LOCATION:
CITY COUNCIL CHAMBER
401 CALIFORNIA AVENUE
BOULDER CITY, NV 89005

MAILING ADDRESS:
401 CALIFORNIA AVENUE
BOULDER CITY, NV 89005

WEBPAGE:
WWW.BCNV.ORG



CITY MANAGER:
J. DAVID FRASER

CITY ATTORNEY:
DAVE OLSEN

CITY CLERK:
LORENE KRUMM

COMMUNITY DEVELOPMENT DIRECTOR:
BROK ARMANTROUT

PUBLIC WORKS DIRECTOR:
SCOTT HANSEN

POLICE CHIEF:
TIM SHEA

FIRE CHIEF:
KEVIN NICHOLSON

FINANCE DIRECTOR:
Hyun Kim

PARKS & RECREATION DIRECTOR
ROGER HALL

Staff Report

TO: J. David Fraser, City Manager
FROM: Scott P. Hansen, P.E., Director of Public Works
DATE: November 8, 2016

SUBJECT: For possible action: Resolution No. 6550, a resolution of the City Council of Boulder City, awarding a bid for the Boulder Creek Restroom Building Construction, B.C. Project No. 16-0982-MC(2) (bids opened October 27, 2016; 5 bids received)

Business Impact Statement: This action will not have a significant economic impact on business and will not directly restrict the formation, operation, or expansion of a business.

Action Requested: That the City Council approve Resolution No. 6550, awarding a bid for the Boulder Creek Restroom Building Construction, B.C. Project No. 16-0982-MC(2).

Overview:

- The Notice Inviting Bids was advertised on September 22, 2016.
- On October 27, 2016, bids were received, opened, and tabulated.
- SHF International, LLC was the lowest responsive and responsible bidder, with a low bid of \$118,046.50.
- Funding source for this project is through the General Fund Capital Improvement Projects.

Background Information: The Boulder Creek Golf Course was constructed with no permanent outside restrooms. Currently, the only restroom facility with plumbing available to patrons is in the clubhouse. Portable toilets are located on the course. Keeping the golf course updated and convenient increases the probability of attracting visitors to this City Facility. Funds to upgrade this City asset was provided as part of the Fiscal Year 2016-17 General Fund. This project will include

preparation of plans and specifications required for the building permit submittals, construction of the restroom building, and construction of a 4" thick concrete sidewalk around the building. The restroom building will be constructed south of Clubhouse Drive on the west side of Buchanan Boulevard.

The Notice Inviting Bids for this project was advertised in the Las Vegas Review Journal and posted on the City's web page on September 22, 2016. On October 27, 2016, bids were received, opened, and tabulated. K&N General Construction, Inc. was the apparent low bidder, but they did not include a bid bond nor did they fill out the Subcontractor and Equipment and Materials supplier list with their bid. Based on the excluded items it is recommended to award the project to the second low bidder SHF International, LLC. as the lowest responsive and responsible bidder with a bid of \$118,048.50. Once the Notice to Proceed is issued, this will be a 120 calendar day project.

Financial:

Revenue	
General Fund	\$285,000
Expenses	
Construction Management	\$15,000
Utility Contractor (Mountain Pine Construction LLC)	\$25,053
Materials Cost	\$10,000
Building Contractor (SHF International, LLC)	\$118,048.50
Total Construction Expenses	\$168,101.50

Boulder City Strategic Plan Goal: Goal 6, the City will develop and implement a comprehensive long-term capital improvement plan for all City facilities. Public Works ensures compliance with this goal with the Boulder Creek Restroom Building Construction, B.C. Project No. 16-0982-MC(2).

Department Recommendation: The Public Works Department respectfully requests that the City Council approve Resolution No. 6550, awarding a bid for the Boulder Creek Restroom Building Construction, B.C. Project No. 16-0982-MC(2).

City Manager Recommendation: The City Manager concurs with the department recommendation for this item.

Attachment:

Resolution No. 6550
Bid Tabulation
Subcontractor & Materials Supplier List
Budget Page
Project Location Map

RESOLUTION NO. 6550

**RESOLUTION OF THE CITY COUNCIL OF BOULDER CITY, NEVADA,
AWARDING A BID FOR THE BOULDER CREEK RESTROOM BUILDING
CONSTRUCTION, B.C. PROJECT NO. 16-0982-MC(2) (BIDS OPENED
OCTOBER 27, 2016; 5 BIDS RECEIVED)**

WHEREAS, this project is for the preparation of plans and specifications required for the building permit submittals, construction of the restroom building, and construction of a 4" thick concrete sidewalk around the building; and

WHEREAS, Notice Inviting Bids for this project was advertised on September 22, 2016; and

WHEREAS, October 27, 2016, bids were received, opened, and tabulated; and

WHEREAS, SHF International, LLC was the lowest responsive and responsible bidder, with a low bid of \$118,046.50; and

WHEREAS, funding for this project is from the General Fund Capital Improvement Projects.

NOW, THEREFORE, BE IT RESOLVED that the bid by K&N General Construction, Inc. is hereby rejected due to errors and omissions in the bid package submitted to the City; and

BE IT FURTHER RESOLVED that City Council approves Resolution No. 6550, awarding a bid to SHF International, LLC for the Boulder Creek Restroom Building Construction, B.C. Project No. 16-0982-MC(2), and authorizing City staff to proceed with entering into contracts in an amount not to exceed \$180,000.

DATED and APPROVED this 8th day of November, 2016.

Rodney Woodbury, Mayor

ATTEST:

Lorene Krumm, City Clerk

BOULDER CREEK RESTROOM - BUILDING CONSTRUCTION
B.C. PROJECT NO. 16-0982-MC(2)
BID TABULATION

BID SCHEDULE I				Engineer's Estimate of Probable Cost		K&N GENERAL CONSTRUCTION, INC		SHF INTERNATIONAL, LLC		MULLER CONSTRUCTION COMPANY	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
105.18	Permits and Permit Inspection Coordination	1	LS	\$3,000.00	\$3,000.00	\$400.00	\$400.00	\$610.00	\$610.00	\$7,160.38	\$7,160.38
105.19	Plans Required for Permitting	1	LS	\$5,000.00	\$5,000.00	\$400.00	\$400.00	\$4,106.00	\$4,106.00	\$2,735.99	\$2,735.99
200.01	Mobilization	1	LS	\$10,000.00	\$10,000.00	\$4,970.00	\$4,970.00	\$3,050.00	\$3,050.00	\$2,753.99	\$2,753.99
502.01	Building Construction	1	LS	\$85,000.00	\$85,000.00	\$76,431.00	\$76,431.00	\$103,979.00	\$103,979.00	\$103,185.15	\$103,185.15
613.01	4" Concrete Sidewalk and Approach	690	SF	\$10.00	\$6,900.00	\$15.68	\$10,819.20	\$7.35	\$5,071.50	\$6.47	\$4,464.30
626.01	Final Cleanup	1	LS	\$2,500.00	\$2,500.00	\$750.00	\$750.00	\$1,230.00	\$1,230.00	\$1,762.55	\$1,762.55
BID SCHEDULE I SUB-TOTAL AMOUNT				\$112,400.00		\$93,770.20		\$118,046.50		\$122,062.36	

BID SCHEDULE I				Engineer's Estimate of Probable Cost		BLACK DEVELOPMENT GROUP, INC		CG&B ENTERPRISES, INC	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
105.18	Permits and Permit Inspection Coordination	1	LS	\$3,000.00	\$3,000.00	\$750.00	\$750.00	\$3,050.00	\$3,050.00
105.19	Plans Required for Permitting	1	LS	\$5,000.00	\$5,000.00	\$500.00	\$500.00	\$6,100.00	\$6,100.00
200.01	Mobilization	1	LS	\$10,000.00	\$10,000.00	\$2,500.00	\$2,500.00	\$3,904.00	\$3,904.00
502.01	Building Construction	1	LS	\$85,000.00	\$85,000.00	\$123,502.30	\$123,502.30	\$117,055.00	\$117,055.00
613.01	4" Concrete Sidewalk and Approach	690	SF	\$10.00	\$6,900.00	\$8.33	\$5,747.70	\$7.93	\$5,471.70
626.01	Final Cleanup	1	LS	\$2,500.00	\$2,500.00	\$1,000.00	\$1,000.00	\$1,220.00	\$1,220.00
BID SCHEDULE I SUB-TOTAL AMOUNT				\$112,400.00		\$134,000.00		\$136,800.70	



SUBCONTRACTOR'S LIST

The bidder shall list below the name and business address of each subcontractor who will perform work under this contract in excess of **five percent (5%)** of the total bid price and shall also list the portion of the work which will be done by such subcontractor. After the opening of proposals, no changes or substitutions will be allowed without the written approval of the Owner.

The bidder shall also list subcontractors who will perform work under this contract in excess of **one percent (1%)** (minimum of \$50,000.00) of the total bid price.

<u>Work to be Performed</u>	<u>Subcontractor's Name & Address</u>
1. <u>Concrete & Sidewalk</u>	<u>Sahara Concrete Inc.</u>
	<u>4265 S. Arville, Suite C Las Vegas NV</u>
2. <u>Electrical</u>	<u>High Energy Electric</u>
	<u>18 W. Mayflower Ave. North Las Vegas, NV</u>
3. <u>Masonry & Landscape</u>	<u>Navarro Landscaping</u>
	<u>4809 Holt Ave. Las Vegas, NV</u>
4. <u>Plumbing</u>	<u>Almighty Air</u>
	<u>1412 Western Ave, Las Vegas, NV</u>
5. <u>Earthwork</u>	<u>AKM Grading</u>
	<u>7516 Maiden Run Las Vegas, NV 89130</u>
6. <u>Temporary Fence</u>	<u>American Fence Company, Inc.</u>
	<u>4230 Losee Road Las Vegas, NV</u>
7. _____	_____
8. _____	_____
9. _____	_____



EQUIPMENT /MATERIAL SOURCE INFORMATION
FOR GENERAL AND SUBCONTRACTORS

The bidder shall indicate opposite each item of equipment or material listed below, the name of the manufacturer or supplier of the equipment or material proposed to be furnished under the bid. Failure to comply with this requirement will render the proposal informal and may cause its rejection. Awarding of a contract under this bid will not imply approval by the Owner of the manufacturers or suppliers listed by the bidder. After the opening of proposals, no changes or substitutions will be allowed without written approval of the Owner.

<u>Equipment/Material</u>	<u>Manufacturer/Supplier</u>
Concrete Masonry Unit/ Structure	Romtec
Electrical Fixtures	Romtec
Plumbing Fixtures	Romtec
Roofing	Romtec
SkyTrack	Ahern
Type II	Portable Aggregate Producers
Plumbing	Las Vegas Windustrial Co.
Electrical	NEDCO Supply
Fence, Tubing/Pipe	American Tube and Pipe
Ready Mix Concrete	Service Rock Products
Rebar	CMC Rebar



**Municipal
Golf Course**

CLUBHOUSE DR

BUCHANAN BLVD

CLUBHOUSE DR

 **Boulder Creek Restroom Building**



**CITY OF
BOULDER CITY, NY**
**PUBLIC WORKS
DEPARTMENT**
**ENGINEERING
DIVISION**

BOULDER CREEK RESTROOM BUILDING CONSTRUCTION

PROJECT LOCATION MAP

CREATED BY: S. REIMAN
ISSUE DATE: 10/4/2016
FILE NAME: Boulder_Creek_Restroom_Building_Construction
SHEET: 1 OF 1

Presentation of Cert of Recognition to Lani Potter

SUBJECT:

Presentation of Certificate of Recognition to Lani Potter for winning the 3A State Golf Championship

ADDITIONAL INFORMATION:

ATTACHMENTS:

Description	Type
Item 7 staff report	Cover Memo



City Council Meeting November 8, 2016 Item No. 7

**BOULDER CITY
CITY COUNCIL**

MAYOR
RODNEY WOODBURY

COUNCIL MEMBERS:
PEGGY LEAVITT
DUNCAN MCCOY
RICH SHUMAN
CAM WALKER



MEETING LOCATION:
CITY COUNCIL CHAMBER
401 CALIFORNIA AVENUE
BOULDER CITY, NV 89005

MAILING ADDRESS:
401 CALIFORNIA AVENUE
BOULDER CITY, NV 89005

WEBPAGE:
WWW.BCNV.ORG



CITY MANAGER:
J. DAVID FRASER

CITY ATTORNEY:
DAVE OLSEN

CITY CLERK:
LORENE KRUMM

COMMUNITY DEVELOPMENT DIRECTOR:
BROK ARMANTROUT

PUBLIC WORKS DIRECTOR:
SCOTT HANSEN

POLICE CHIEF:
TIM SHEA

FIRE CHIEF:
KEVIN NICHOLSON

FINANCE DIRECTOR:
Hyun Kim

PARKS & RECREATION DIRECTOR
ROGER HALL

TO: Mayor and City Council
FROM: Lorene Krumm, City Clerk
DATE: November 1, 2016

SUBJECT: Presentation of Certificate of Recognition to Lani Potter for winning the 3A State Golf Championship

Business Impact Statement: This action will not have a significant economic impact on business and will not directly restrict the formation, operation, or expansion of a business.

Action Requested: That the City Council present a Certificate of Recognition to Lani Potter for her achievement.

Overview:

- Boulder City High School junior, Lani Potter, recently won the 3A State Girls Golf tournament in Elko, Nevada

Background Information:

The BCHS Girls' Golf Team recently placed second at the 3A State Golf Championship which took place at Ruby View Golf Club in Elko, Nevada on October 17-18, 2016.

Leading the team was 1st place medalist Lani Potter who shot 1-under par the first round 71, and a 76 the final round, 20 strokes ahead of the second place finisher.

The BCHS Girls Golf Team were the 3A Regional Champions shooting a season best at Falcon Ridge Golf Course in Mesquite on Thursday, October 13, 2016. It was its first region title since 2010. Lani placed first shooting three-over par 75.

Lani has been a standout throughout the past three seasons and has finished in first place in every league match for the past three years. She was the second place finisher at the 2015 State Championship Golf Tournament and has been named the Sunrise League Player of the Year the past two years.

Department Recommendation: The City Clerk's office requests that the City Council present Lani Potter with a Certificate of Recognition for her achievement.

B1797 Intro on AM-16-330

SUBJECT:

Introduction of Bill No. 1797, an Ordinance of the City of Boulder City, Nevada to amend the Zoning Map to rezone approximately 441 acres in the Eldorado Valley Transfer Area from GP, Government Park to ER, Energy Resource (AM-16-330)

ADDITIONAL INFORMATION:

ATTACHMENTS:

Description	Type
☐ Item 8 report	Cover Memo
☐ Bill 1797	Ordinance
☐ Exhibit Map	Exhibit
☐ Item 8 backup	Backup Material



City Council Meeting November 8, 2016 Item No. 8

**BOULDER CITY
CITY COUNCIL**

MAYOR
RODNEY WOODBURY

MAYOR PRO TEM
CAM WALKER

COUNCIL MEMBERS:
PEGGY LEAVITT
DUNCAN MCCOY
RICH SHUMAN



MEETING LOCATION:
CITY COUNCIL CHAMBER
401 CALIFORNIA AVENUE
BOULDER CITY, NV 89005

MAILING ADDRESS:
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CITY MANAGER:
J. DAVID FRASER

CITY ATTORNEY:
DAVE OLSEN

CITY CLERK:
LORENE KRUMM

COMMUNITY DEVELOPMENT DIRECTOR:
BROK ARMANTROUT

PUBLIC WORKS DIRECTOR:
SCOTT HANSEN

POLICE CHIEF:
TIM SHEA

FIRE CHIEF:
KEVIN NICHOLSON

FINANCE DIRECTOR:
HYUN KIM

PARKS & RECREATION DIRECTOR
ROGER HALL

Staff Report

TO: J. David Fraser, City Manager
FROM: Susan Danielewicz, City Planner
Community Development Department
DATE: November 1, 2016

SUBJECT: Introduction of Bill No. 1797, an Ordinance of the City of Boulder City, Nevada to amend the Zoning Map to rezone approximately 441 acres in the Eldorado Valley Transfer Area from GP, Government Park to ER, Energy Resource (AM-16-330)

Business Impact Statement: As per NRS 237.060.2(c), the requirements for a business impact statement do not apply to master plan and zoning matters (NRS Chapter 278).

Action Requested: That the City Council consider introduction of Bill No. 1797, a proposed amendment to the Zoning Map (AM-16-330) as noted above.

Overview:

- Relative to options for Boulder Solar/SunPower in the Eldorado Valley Transfer Area (EVTA), additional land area needs to be master planned and zoned for energy use.
- The Planning Commission recommended approval of the proposed amendments on October 19, 2016.
- The attached information is for introduction of the Zoning Map amendment. Both amendments (master plan and zoning maps) will be presented at the next Council meeting for the required public hearing.

Applicant/Property Owner: City of Boulder City

Address: 17441 S US Highway 95 (address for Boulder Solar/SunPower existing lease; other addresses may be assigned at a later date if necessary)

Location: Approximately 441 acres (0.7 square miles) to the east of the existing Boulder Solar/SunPower lease areas in the Eldorado Valley Transfer Area (EVTA), consisting of two areas on either side of an overhead utility corridor (refer to the areas in red on the attached exhibit map):

- 248.52 acres north parcel
- 192.32 acres south parcel

Assessor's Parcel Nos.: Part of 207-00-001-013, 207-00-002-004 and 207-00-002-035; all of 207-00-002-012.

Master Plan Future Land Use Map designations:	
Current: Open Lands	Proposed: Manufacturing – Energy
Zoning Map districts:	
Current: GP, Government Park	Proposed: ER. Energy Resource

Description of Request: On January 26, 2016 the City Council approved Resolution No. 6430 for an amended option agreement with Boulder Solar III, LLC / SunPower Corporation for additional acreage relative to the existing Boulder Solar Power leases in the EVTA. Although the development of the option areas is not imminent (the options extend through 2020), their legal counsel has requested that the correct zoning be in place for the option areas. The City has no objection to this request.

The intent of the map designations is to cover (but may go beyond) existing lease and option areas for solar development in the EVTA. If the final acreage and/or boundaries are slightly different than as per the attached exhibit map, this will be adjusted administratively by Staff.

REZONING:

Zoning Ordinance (Title 11) Standards: (Statements in bold type are copied from Title 11)

11-33-9: FINDINGS BY COUNCIL: In order to amend this Title, the Council shall find the following:

- A. That the proposed amendment is in general conformance with the adopted Comprehensive Plan for the City.**
- B. That the proposed amendment promotes the health, safety, morals or the general welfare of the City.**

This rezoning does require amendment of the Master Plan Future Land Use Map, which is proposed as part of this application.

In determining the above stated, the deliberating body shall consider, but is not limited to, the following factors:

Present land use: The lands in question are vacant and unencumbered by utility easements. These lands are also outside the existing multi-species habitat conservation easement that overlays much of the EVTA.

Present zoning in adjacent areas: The abutting City lands are zoned ER, Energy Resource, GO, Government Open Space and GP, Government Park-Recreation (the GP zone is the dry lake bed area).

Impact on utilities: Little impact is anticipated relative to the zone change. Lessees are required to extend water as needed as per lease agreements with the City; septic systems will require approval through the Southern Nevada Health District. Electrical service in this area is delivered by Nevada Energy.

Noise: Little impact is anticipated relative to the zone change.

Drainage: The required drainage report from the City Engineer is attached.

Character of existing neighborhoods: There are no neighborhoods, or any development other than solar generation facilities, in the immediate area.

Planning Commission Action: On October 19, 2016, the Planning Commission unanimously adopted and recommended approval of the proposed amendments to both the Master Plan Future Land Use Map and Zoning Map (minutes attached).

Department Recommendation: The Community Development Department respectfully requests that the City Council consider introduction of Bill No. 1797, a proposed Zoning Map amendment (AM-16-330), based on the findings that the proposed zoning amendment is in conformance with the proposed amendment to the adopted Master Plan for the City and promotes the health, safety, morals or the general welfare of the City.

The proposed Master Plan Future Land Use Map amendment will be considered at the next City Council meeting, in conjunction with the required public hearing for the rezoning.

City Manager Recommendation: The City Manager concurs with the department recommendation for this item.

Attachments:

Bill No. 1797 (AM-16-330)

Exhibit Map (for both files): Master Plan/Rezoning Exhibit Dry Lake Bed East area

Drainage report

PC minutes excerpt, 2016-10-19

Location Map

ORDINANCE NO. ----

AN ORDINANCE OF THE CITY OF BOULDER CITY, NEVADA TO AMEND THE ZONING MAP TO REZONE APPROXIMATELY 441 ACRES IN THE ELDORADO VALLEY TRANSFER AREA FROM GP, GOVERNMENT PARK TO ER, ENERGY RESOURCE (AM-16-330)

The City Council of Boulder City do ordain:

Section 1. That Boulder City, Nevada (“City”) does by this Ordinance hereby amend the Zoning Map as shown on the attached **Master Plan/Rezoning Exhibit Dry Lake Bed East area** for file **AM-16-330**. The affected property is currently part of 17441 S US Highway 95 (APNs part of 207-00-001-013, 207-00-002-004 and 207-00-002-035; all of 207-00-002-012; approx. 441 acres total). Zoning designations shall extend to centerlines of abutting rights-of-way as applicable.

Section 2. FINDING. That the City Council finds that the proposed amendment is in substantial compliance with the adopted Master Plan and promotes the health, safety, morals or general welfare of the City.

Section 3. VALIDITY. Each section and each provision or requirement of any section of this ordinance shall be considered separable and the invalidity of any portion shall not affect the validity or enforceability of any other portion.

Section 4. PUBLICATION. The City Clerk shall cause this Ordinance to be published in summary on Thursday, the ____ day of _____, 2016, in the *Las Vegas Review-Journal*, a daily newspaper, published in Las Vegas, Nevada.

Section 5. EFFECTIVE. This Ordinance shall become effective, after its approval and publication, on the ____ day of _____, 2016.

APPROVED:

ATTEST:

Rodney Woodbury, Mayor

Lorene Krumm, City Clerk

The foregoing Ordinance was first proposed and read by title to the City Council on the 8th day of November, 2016, which was a regular meeting; thereafter, on the 22nd day of November, 2016, a public hearing and regular meeting were held and the proposed Ordinance was adopted by the following vote:

VOTING AYE: _____

VOTING NAY: _____

ABSENT: _____

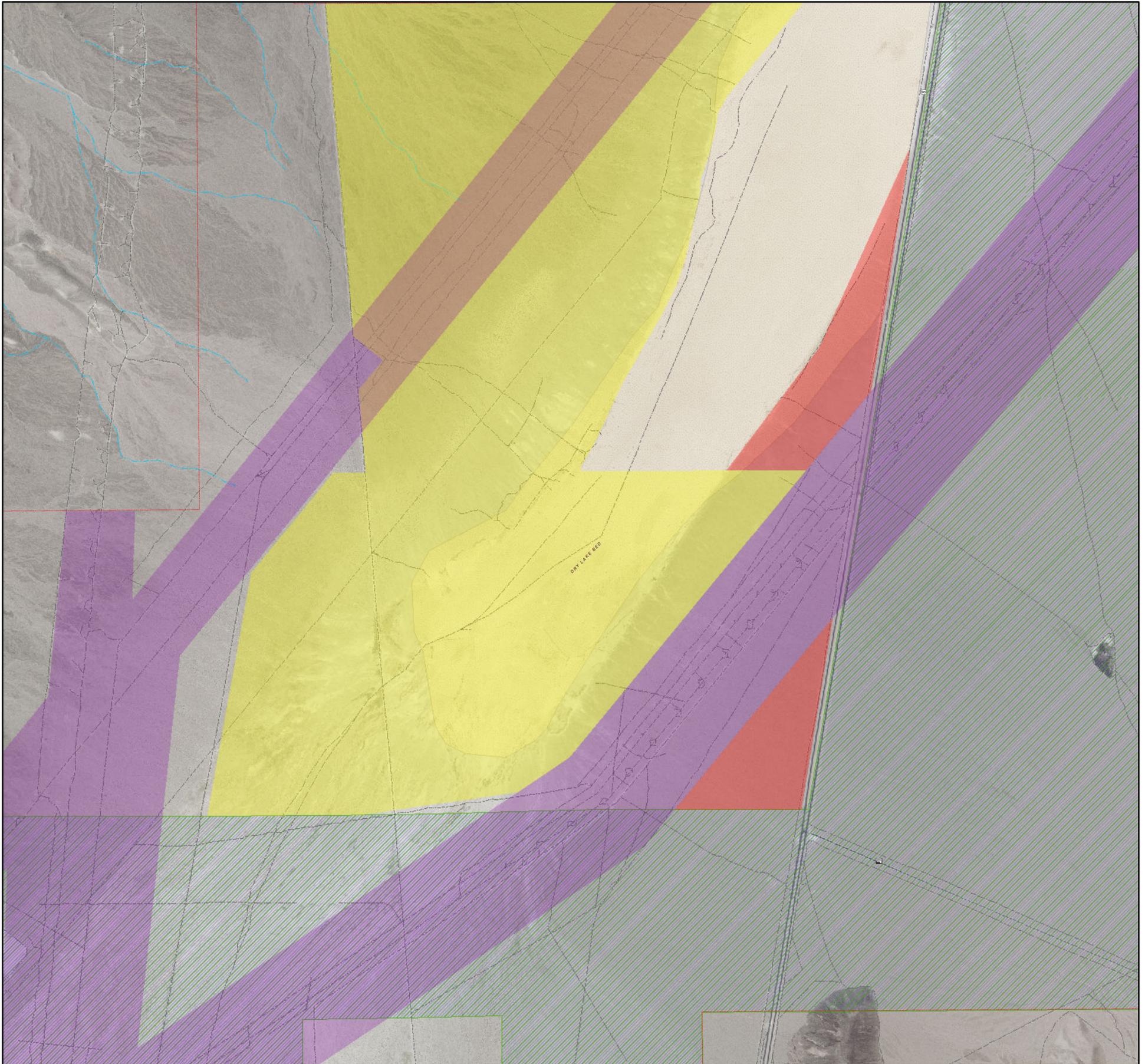
APPROVED:

ATTEST:

Rodney Woodbury, Mayor

Lorene Krumm, City Clerk

Master Plan/Rezoning Exhibit Dry Lake Bed East area



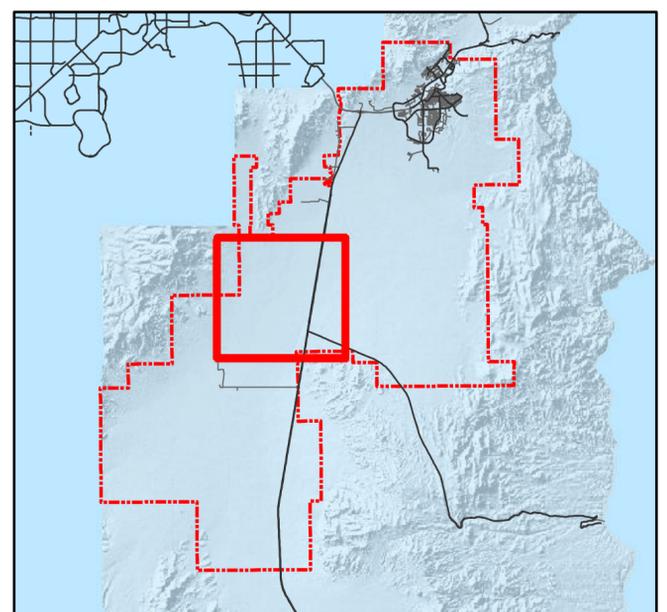
Legend

-  City Limits
-  Transmission Corridors
-  Area to have MP/Zoning Changed
-  Existing Energy MP/Zoning
-  Eldorado Valley Trails (limited data - BC Environs only)
-  Multi-Species Habitat Easement
-  Intermittent Streams
-  Dry Lake Bed



Map prepared by:
 Brok Armantrout, Director
 Community Development Department
 City of Boulder City, Nevada

Version: 1.0
 Print Date: 10/4/2016



Rezoning
Case No. AM-16-330
October 6, 2016

Drainage

The following report is based on the site area and limited information received on October 6, 2016.

DRAINAGE

The FEMA FIRM Panels for this site, Maps No. 32003C2975 E and 32003C3200 E list the site as Zones A and X. Zone A is the designation for land determined to be within the 100-year flood plain. Zone X is the designation for land determined to be outside the 100-year flood plain. The existing drainage of the area is generally to the southeast, east and northeast into the dry lake bed area. This property is not located in a watershed identified in the 2013 Boulder City Flood Control Master Plan Update.

There are existing developments in the area that have installed drainage improvements for their lease areas. The developer's engineer for development of additional lease areas will be responsible for preparing a technical drainage study and designing the drainage system to serve their development according to Clark County Regional Flood Control District and City of Boulder City standards. The developer's engineer will be responsible for designing this development's drainage system to tie in to the surrounding drainage and insure that the development does not cause adverse impacts by increasing erosion or creating flooding problems downstream or to other adjacent properties.

D R A F T – Excerpt of Minutes

PLANNING COMMISSION REGULAR MEETING

October 19, 2016

(Agenda previously posted in accordance with NRS 241.020.3(a))

Present: Chairman Jim Giannosa
Commissioner Cokie Booth
Commissioner Glen Leavitt
Commissioner Paul Matuska
Commissioner Fritz McDonald
Commissioner John Redlinger
Commissioner Steve Walton

Absent: None

Also present: Community Development Director Brok Armantrout
Deputy City Clerk Tami McKay

.....

2. For possible action: City of Boulder City – 17441 S US Highway 95 – Additional Energy Resource Zone area, Eldorado Valley: Matters pertaining to modifying the Master Plan and Zoning Map boundaries to increase area for solar development:

- A. Neighborhood meeting to explain a proposed Master Plan Amendment as per NRS 278.210.2, and a summary of a proposed rezoning
- B. **Public hearing** on a proposed Master Plan Amendment and a proposed rezoning
- C. MPA-16-034 – Resolution No. 1142: Adoption and recommendation to the City Council on a proposed amendment to the Master Plan Future Land Use Map to change the land use designation for approximately 441 acres in the Eldorado Valley Transfer Area from Open Lands to Manufacturing-Energy
- D. AM-16-330 – Resolution No. 1143: A recommendation to the City Council on a proposed amendment to the Zoning Map to rezone approximately 441 acres in the Eldorado Valley Transfer Area from GP, Government Park to ER, Energy Resource

A staff report had been submitted by City Planner Danielewicz and included in the Agenda packet.

Community Development Director Armantrout said the City of Boulder City was the applicant for this request. He said the City Council had recently approved an amendment to the SunPower lease and their counsel had requested the correct zoning be in place for the option areas. He said the City had no objection to their request. He said to be consistent with State law, the City was required to hold a neighborhood

meeting to provide an explanation of the proposed amendment. He noted tonight's meeting would satisfy both the neighborhood meeting and public hearing requirements for the Planning Commission.

In response to Chairman Giannosa, Community Development Director Armantrout said the area being realigned would not affect the portion of the dry lake bed used for recreational purposes.

In response to Member Matuska, Community Development Director Armantrout said the agreement with SunPower was approved for solar use and it would not have an impact on US 95.

Member Redlinger noted the plants located in Primm, Nevada, used a solar tower system that required water and questioned if water was available in the Eldorado Valley.

Community Development Director Armantrout noted the City-leased land was too small for the same type of technology used in Primm, Nevada.

Member Leavitt said he remembered the City Council stating their intent was to keep the dry lake bed available for recreational use.

Chairman Giannosa stated this was the time and placed scheduled to conduct a neighborhood meeting and public hearing. He asked for public input and no comments were offered. Chairman Giannosa declared the neighborhood meeting and public hearing closed.

Motion: Approve Resolution No. 1142 for MPA-16-034 and Resolution No. 1143 for AM-16-330.

Moved by: Member Booth. **Seconded by:** Member Walton .

Vote:

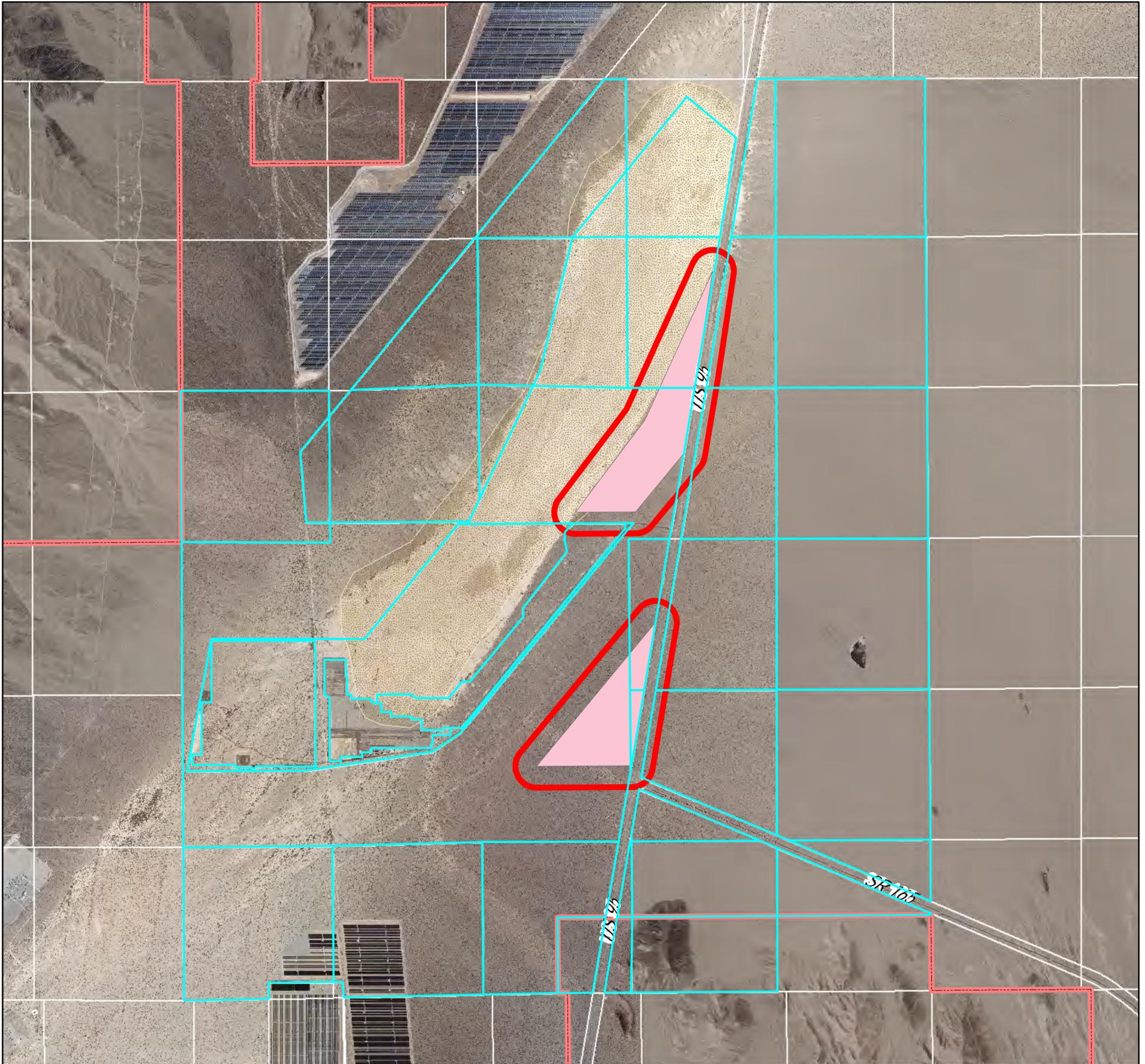
AYE: Chairman Jim Giannosa, Member Cokie Booth, Member Glen Leavitt, Member Paul Matuska, Member Fritz McDonald, Member John Redlinger, Member Steve Walton (7)

NAY: None (0)

Absent: None (0)

The motion was approved.

Location Map for Dry Lake Bed Master Plan/Zone Changes



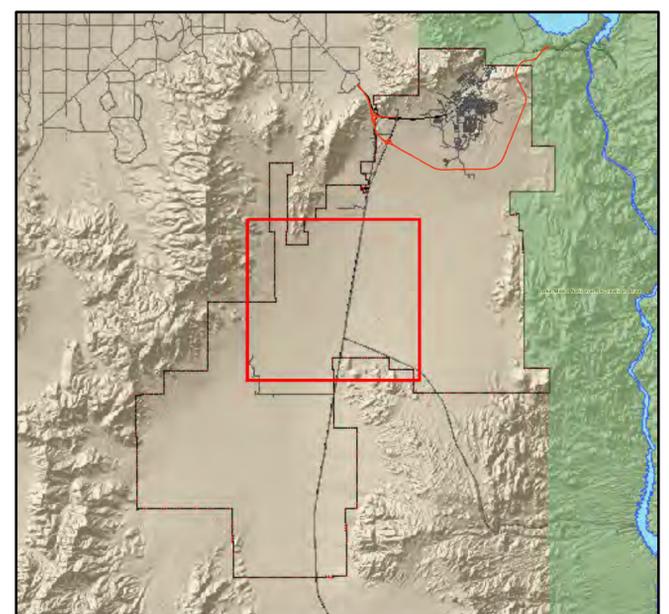
Legend

- 750 Foot Notification Area (NRS Requirement)
- Area to have Master Plan/Zoning Changes
- City Limits
- Municipal Airport
- City Parks
- Golf Courses
- Cemeteries
- Lake Mead
- Lake Mead National Recreation Area



0 0.5 1 Miles

Map created by:
Brok Armantrout, Director
Community Development Department
City of Boulder City, Nevada
October 6, 2016



R6551 Wayne M. Blue easement

SUBJECT:

For possible action: Resolution No. 6551, a resolution of the City Council of Boulder City, granting an easement to Wayne M. Blue, Linda Faiss and Jim Amstutz, as joint tenants, which shall contain a driveway, 4” sewer line and 1” water line to provide access to, and for the benefit of 401 Valley Drive, Boulder City, Nevada, Lot 2-1, Assessor’s Parcel Number 181-33-710-001

ADDITIONAL INFORMATION:

ATTACHMENTS:

Description	Type
📎 Item 9 REMOVAL	Cover Memo



Agenda Item No. 9 City Council Meeting November 8, 2016

Staff Report

**BOULDER CITY
CITY COUNCIL**

MAYOR
RODNEY WOODBURY

MAYOR PRO TEM
CAM WALKER

COUNCIL MEMBERS:
DUNCAN MCCOY
PEGGY LEAVITT
RICH SHUMAN

TO: J. David Fraser, City Manager
Rodney Woodbury, Mayor
Council members Walker, McCoy, Leavitt and Shuman

FROM: Dave Olsen, City Attorney

DATE: November 1, 2016

SUBJECT: This item has been removed from the Agenda for consideration at a later date

COUNCIL CHAMBERS
401 CALIFORNIA AVENUE
BOULDER CITY, NV 89005

MAILING ADDRESS:
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BOULDER CITY, NV 89005

WEBPAGE:
WWW.BCNV.ORG

CITY MANAGER:
J. DAVID FRASER

CITY ATTORNEY:
DAVE OLSEN

CITY CLERK:
LORENE KRUMM

**COMMUNITY DEVELOPMENT
DIRECTOR:**
BROK ARMANTROUT

PUBLIC WORKS DIRECTOR:
SCOTT HANSEN

POLICE CHIEF:
TIMOTHY SHEA

FIRE CHIEF:
KEVIN NICHOLSON

FINANCE DIRECTOR:

PARKS & RECREATION DIRECTOR
ROGER HALL

R6552 BIS Connection Charge Proposed Fee Schedule

SUBJECT:

For possible action: Matters pertaining to the fee schedule for water, sewer, and electric installations and connections:

- A. Public hearing regarding the Business Impact Statement for the proposed fee schedule for water, sewer, and electric installations and connections
- B. Resolution No. 6552, a resolution of the City Council of Boulder City, adopting the Business Impact Statement for the proposed fee schedule for water, sewer, and electric installations and connections

ADDITIONAL INFORMATION:

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Staff Report	Cover Memo
<input type="checkbox"/> Resolution No. 6552	Cover Memo
<input type="checkbox"/> Business Impact Statement	Cover Memo
<input type="checkbox"/> Fee Comparison Chart	Cover Memo



City Council Meeting November 8, 2016 Item No. 9

**BOULDER CITY
CITY COUNCIL**

MAYOR
RODNEY WOODBURY

COUNCIL MEMBERS:
PEGGY LEAVITT
DUNCAN MCCOY
RICH SHUMAN
CAM WALKER



MEETING LOCATION:
CITY COUNCIL CHAMBER
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BOULDER CITY, NV 89005

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CITY MANAGER:
J. DAVID FRASER

CITY ATTORNEY:
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CITY CLERK:
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COMMUNITY DEVELOPMENT DIRECTOR:
BROK ARMANTROUT

PUBLIC WORKS DIRECTOR:
SCOTT HANSEN

POLICE CHIEF:
TIM SHEA

FIRE CHIEF:
KEVIN NICHOLSON

FINANCE DIRECTOR:
Hyun Kim

PARKS & RECREATION DIRECTOR
ROGER HALL

Staff Report

TO: J. David Fraser, City Manager

FROM: Scott P. Hansen, P.E., Director of Public Works

DATE: November 8, 2016

SUBJECT: For possible action: Matters pertaining to the fee schedule for water, sewer, and electric installations and connections:

- A. Public hearing regarding the Business Impact Statement for the proposed fee schedule for water, sewer, and electric installations and connections
- B. Resolution No. 6552, a resolution of the City Council of Boulder City, adopting the Business Impact Statement for the proposed fee schedule for water, sewer, and electric installations and connections

Business Impact Statement: These actions may have a significant economic impact on small business and may directly restrict the formation, operation or expansion of a business. The staff has therefore prepared and published the attached Small Business Impact Statements in accordance with NRS 237.090 and the Council has held a public hearing on the statement and this proposed increase.

Action Requested: That the City Council conduct a public hearing regarding the Business Impact Statement for the proposed fee schedule, and approve Resolution No. 6552 adopting the Business Impact Statement.

Overview:

- Per City Code, Council can set fee schedules by resolution following a public hearing.
- Last increase for the water, sewer, and electric installations and connection was in 2006.

- Invitations were sent to Associated General Contractors, Southern Nevada Home Builders Association, Boulder City Chamber of Commerce, Southern Nevada Taxpayers Association, and the Retail Association of Nevada as well as forty-one (41) licensed offices of real estate on record in the Finance Department.
- Notices were published at Boulder City Hall, United States Post Office, Boulder City Senior Center, Boulder City Parks and Recreation, and the Boulder City Website (www.bcnv.org).
- A public workshop was held on October 26, 2016 in the Council Chambers at City Hall and the only attendee was Max Lancaster from the BC Review.
- No written comments were received.

Background Information: Per City Code Title 9, Public Ways and Property, City Council may fix the schedule for electric, water and sewer installation and connection fees by resolution following a public hearing. The last time Council adjusted this schedule by resolution was on January 24, 2006.

Administrative Directive from the City Manager dated March 21, 2006, clarified what charges would be collected for sprinkler systems based off water connection fees and policies adopted by other local government agencies. A separate water line is needed for commercial fire sprinkler systems and the charge for this line will be the same rate the property owner pays for a domestic water connection. A separate line is not needed for a residential sprinkler system that is 2" or smaller. This directive also clarified the fee for increasing the size of the meter for domestic to reflect the difference in price between the existing connection and the new connection. However, if the upgrade is solely for the service to meet code and not for change or expansion, the difference in price will not be charged. This procedure will be included with the proposed updates to the rate resolution.

The current installation and connection fees simply focus on meter cost and installation, and do not charge the developers their proportionate share for capacity. With the increasing cost to maintain our reservoirs, waterlines, valves, treatment plant, effluent channels, electrical substations, electrical lines and other maintenance costs, the City has taken a huge step forward in ensuring everyone is paying their fair share for utility services. Following this trend towards financial sustainability, updating the connection fees at this time will further propel the City towards the Second Goal of our Strategic Plan.

Another update to the installation and connection fee resolution will be the removal of the residential reduction in connection fee with the installation of an Energy Star Rated structure. The 2012 International Energy Conservation Code will require Energy Star electric connections. In addition, the manufacturers and suppliers are trending toward only stocking Energy Star compliant product. Since this is becoming an industry standard, we will no longer offer the reduced connection fee. Fees are being reduced for residential connections, to exactly match commercial connections.

In the Financial Section of this staff report, we have included a comparison of our fees to surrounding and/or similar agencies fees, to give an idea of the difference of cost between the entities. Looking at the commercial sewer connection fee for new restaurant construction in the comparison table below, it is clear how much less the City's current connection charge is. In this comparison, the City charges about \$13,000 less for commercial sewer connection than Henderson and about \$16,000 less than the Clark County Sewer Reclamation. As it is the City's Second Goal of the Strategic Plan to develop and implement long term financial plans and sound budget and fiscal policies, it is imperative our service connection rates are updated.

Financial:

Water Connection Fees - Henderson and the Las Vegas Valley Water District (LVVWD) connection fees consist of their own water system development charges/facilities connection charge as well as the SNWA Regional Connection Charge. Boulder City does not charge the SNWA Regional Connection Charge as funds from the City's Utility Fund cover the City's cost for SNWA projects.

	Boulder City (Proposed)	Henderson			LVVWD		
		Entity Charge	SNWA Charge	Total	Entity Charge	SNWA Charge	Total
¾"	\$6,470	\$1,600	\$4,870	\$6,470	\$2,160	\$4,870	\$7,030
1"	\$12,282	\$2,672	\$9,610	\$12,282	\$3,600	\$9,610	\$13,210
1 ½"	\$24,498	\$5,328	\$19,170	\$24,498	\$7,200	\$19,170	\$26,370
2"	\$72,788	\$8,528	\$64,260	\$72,788	\$11,520	\$64,260	\$75,780
3"	\$256,572	\$18,672	\$237,900	\$256,572	\$23,040	\$237,900	\$260,940
4"	\$500,000	\$33,600	\$353,100	\$386,700	\$36,000	\$353,100	\$389,100
6"	\$2,000,000	\$74,672	*	*	\$72,000	*	*
8"	\$3,000,000	\$128,000	*	*	\$115,200	*	*

* Based on factors other than meter size.

Sewer Connection Fees

Boulder City currently charges the basic sewer installation and connection fee, and for commercial connections, an additional fee dependent on what the connections will be used for. City of Henderson and Clark County Sewer Reclamation calculate their sewer service connection charge based on the number of plumbing fixtures and the type of business. The table below shows the standard connection fee for residential sewer connections.

Boulder City (Proposed)		Henderson	Clark County Sewer Reclamation
4"	\$1,800	\$1,800 (Residential)	\$2,195 (Residential)
6"	\$10,000	See Attachments	See Attachments
More than 6"	\$15,000	See Attachments	See Attachments

The table below shows connection costs of a new restaurant or grocery store construction with a 4” service and 6 fixtures.

Boulder City (Proposed)	Henderson	Clark County Sewer Reclamation
\$2,040	\$14,364 (Restaurant)	\$17,516.10 (Restaurant)
\$2,040	\$7,020 (Grocery Store)	\$11,384 (Grocery Store)

Electric Connection Fees

The Special Request and Reinstatement of Service section of the Resolution is being updated in an attempt to recover the City’s cost to provide these services. This section also includes language to ensure the City is consistent with the Nevada Administrative Code (NAC) which stipulates, the utility must resume service to an electric customer:

- (1) On the same day that the payment is received by the utility, if the payment is received by the utility on or before 10 a.m.; or
- (2) Within 24 hours after the time when the payment is received by the utility, if the payment is received by the utility after 10 a.m.

The City’s electric system is converting to an automated meter reading program. This program provides for more accurate recording of electric usage, safer field conditions for City staff, and more efficient operations of the City’s utility system. However, to provide flexibility to the customer, a provision is being added to allow customers to opt out of the City’s automated meter reading program, under certain circumstances. Finally, the deposit requirements of the City are being changed to coincide with NAC 704.

All Fees

Beginning July 1 of each fiscal year and continuing indefinitely, connection charges will be increased 2.5% each year. If approved, future City Councils should not have to address the issue of increases for a long time, except a potential need for a major project. This approach to establishing increases will provide long term financial stability to the Utility Fund, which is directly in line with goal two of the strategic plan.

Boulder City Strategic Plan Goal: Goal 2, the City will develop and implement long term financial plans and sound budget and fiscal policies. The Public Works Department ensures compliance with this goal by establishing a new fee schedule for water, sewer, and electric installations and connection.

Department Recommendation: The Public Works Department respectfully requests that the City Council conduct a public hearing regarding the Business Impact Statement for the proposed fee schedule, and approve Resolution No. 6552 adopting the Business Impact Statement.

City Manager Recommendation: The City Manager concurs with the department recommendation for this item.

Attachment:

Resolution No. 6552
Business Impact Statement
Fee Comparison Chart

RESOLUTION NO. 6552

**RESOLUTION OF THE CITY COUNCIL OF BOULDER CITY, NEVADA,
ADOPTING THE SMALL BUSINESS IMPACT STATEMENT FOR THE
IMPLEMENTATION OF THE ADOPTION OF A NEW FEE SCHEDULE FOR
WATER, SEWER, AND ELECTRIC INSTALLATIONS AND CONNECTIONS**

WHEREAS, the Nevada Revised Statutes in Sections 237.030 through 237.150 require local government to analyze all actions to determine their impact upon small business; and

WHEREAS, the Boulder City Public Works Department prepared a Small Business Impact Statement, attached hereto in accordance with the provisions of NRS 237; and

WHEREAS, the Boulder City Public Works Department held a public meeting to answer any questions by the affected industries and businesses on October 26, 2016; and

WHEREAS, the City Council held the requisite public hearing to consider the Small Business Impact Statement on November 8, 2016.

NOW, THEREFORE, BE IT RESOLVED that City Council approves the Small Business Impact Statement for the adoption of a new fee schedule for water, sewer, and electric installations and connections.

DATED and APPROVED this 8th day of November, 2016.

Rodney Woodbury, Mayor

ATTEST:

Lorene Krumm, City Clerk



BUSINESS IMPACT STATEMENT

The following business impact statement was prepared pursuant to NRS 237.090 to address the proposed impact of adopting a new fee schedule for water, sewer, and electric installations and connections.

1. The following constitutes a description of the number of the manner in which comment was solicited from affected businesses, a summary of their response and an explanation of the manner in which other interested persons may obtain a copy of the summary. (List all trade association or owners and officers of businesses likely to be affected by the proposed rule that have been consulted)

The draft fee proposal was mailed to forty-one (41) licensed offices of real estate on record in the Finance Department 401 California Avenue, Boulder City, NV. The draft fee proposal was also mailed to the Associated General Contractors, Southern Nevada Home Builders Association, Boulder City Chamber of Commerce, Nevada Taxpayers Association, . Notice of this Small Business Impact Statement will be published in the local newspaper inviting comment and participation in a public hearing to be conducted by the City Council prior to consideration of the increase resolution.

2. The estimated economic effect of the proposed rule on businesses, including, without limitation, both adverse and beneficial effects, and both direct and indirect effects:

Adverse effects: The connection costs for businesses/customers will increase from approximately \$9,560 to \$10,770 for a standard single family residence new connection, and from approximately \$8,060 to \$18,970 for a standard commercial new connection. Fees will increase by 2.5% per year in an effort to keep up with inflation.

Beneficial effects: The implementation of this increase will provide the Utility Fund with additional funds necessary to meet increasing operating and capital expenses such as maintenance for the City's reservoirs, waterlines, valves, treatment plant, effluent channels, electrical substations, and electrical lines. The beneficial effects support the Second Goal of the City's Strategic Plan, Financial Sustainability.

Direct effects: The passage of this proposed fee schedule increase will directly increase the fees charged for connection to the City's water, sewer, and/or electric service resulting in recovering costs for the developers' share of capacity as well as covering operation and maintenance costs.

Indirect effects: The passing of this proposed fee increase is sure to have indirect effects, however at this time those effects cannot be quantified.

3. The following constitutes a description of the methods the City of Boulder City considered to reduce the impact of the proposed rule on businesses and a statement regarding whether any, and if so which, of these methods were used: (Include whether the following was considered: simplifying the proposed rule; establishing different standards of compliance for a business; and if applicable, modifying a fee or fine set forth in the rule so that a business could pay a lower fee or fine):

It has been proposed by the City to raise the installation and connection fees to the City's utilities to closely match installation and connection fees within the surrounding region. An increase in installation and connection fees is the most reasonable way for the City to cover costs for operation and maintenance. This proposed update to the fees clarified the fee for increasing the size of an existing meter. It also clarified that a separate water line will not be required for a residential sprinkler system that is 2" or smaller, it will use a combination fire and domestic connection and pay the connection fee based on the size of the required connection.

4. The City of Boulder City estimates the annual cost for enforcement of the proposed rule is:

Nominal. City staff will have to update the connection charges in the City's billing software.

5. The proposed rule provides for a new fee or increase in an existing fee and the total amount the local government expects to collect is:

\$148,210 based on 12 new single family resident permits and 1 new business permit per year.

6. The money generated by the new fee or increase in existing fee will be used by the local government for:

Provide the Utility Fund with additional funds necessary to meet increased operating and capital expenses.

7. If applicable, provide the following: The proposed rule includes provisions, which duplicate or are more stringent than federal, state, or local standards regulating the same activity. The following explains why such duplicative or more stringent provisions are necessary:

The proposed fee schedule for water, sewer, and electric installations and connections is not duplicative or more stringent than existing federal, state, or local standards.



Boulder City Connection Charge Comparison Chart

Description	Current Fees	Proposed Fees
Basic Installation and Connection Fee; New Permanent Electric Service (Residential)		
Up to 200 Ampere Service	\$5,000	\$2,500
201 to 400 Ampere Service	\$7,500	\$3,500
401 to 600 Ampere Service	\$10,000	\$5,000
601 to 800 Ampere Service	\$12,500	\$6,500
801 to 1200 Ampere Service	\$15,000	\$7,500
Over 1200 Ampere Service	\$12.50/Ampere	\$6.25/Ampere
Basic Installation and Connection Fee; New Permanent Electric Service (Commercial)		
Up to 200 Ampere Service	\$2,500	\$2,500
201 to 400 Ampere Service	\$3,500	\$3,500
401 to 600 Ampere Service	\$500	\$5,000
601 to 800 Ampere Service	\$6,500	\$6,500
801 to 1200 Ampere Service	\$7,500	\$7,500
Over 1200 Ampere Service	\$6.25/Ampere	\$6.25/Ampere
Electric Installation and Connection Fees: Temporary Service		
Single Phase Service up to 200 Amperes	\$250	\$250
Additional Poles, if required	City Cost plus 15%	City Cost plus 15%
Underground, over 100 feet	City Cost plus 15%	City Cost plus 15%
Basic Water Meter Connection Fees		
3/4" Meter	\$3,560	\$6,470
1" Meter	\$7,030	\$12,282
1 1/2" Meter	\$14,040	\$24,498
2" Meter	\$22,470	\$72,788
3" Meter	\$0	\$256,572
4" Meter	\$500,000	\$500,000
6" Meter	\$2,000,000	\$2,000,000

8" Meter	\$3,000,000	\$3,000,000
Basic Sewer Installation and Connection Fees		
Residential:		
Three-inch or four-inch service installed by customer	\$1,000	\$1,800
Commercial:		
Six-inch service installed by customer	\$2,000	\$10,000
Over six-inch service installed by customer	\$4,000	\$15,000
Fee for Updating Service Size		
Service Upgrade		Difference between new service and existing
Upgrades required to meet code		Exempt from fee for updating service size

R6553 BIS Proposed Cemetery Fee Scheule

SUBJECT:

For possible action: Matters pertaining to the Boulder City Municipal Cemetery:

- A. Public Hearing regarding the Business Impact Statement for the proposed fee schedule for the Boulder City Municipal Cemetery

- B. Resolution No. 6553, a resolution of the City Council of Boulder City, adopting the Business Impact Statement for the proposed fee schedule for the Boulder City Municipal Cemetery

ADDITIONAL INFORMATION:

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Staff Report	Cover Memo
<input type="checkbox"/> Resolution No. 6553	Cover Memo
<input type="checkbox"/> Business Impact Statement	Cover Memo
<input type="checkbox"/> Fee Comparison Chart	Cover Memo



City Council Meeting November 8, 2016 Item No. 10

**BOULDER CITY
CITY COUNCIL**

MAYOR
RODNEY WOODBURY

COUNCIL MEMBERS:
PEGGY LEAVITT
DUNCAN MCCOY
RICH SHUMAN
CAM WALKER



MEETING LOCATION:
CITY COUNCIL CHAMBER
401 CALIFORNIA AVENUE
BOULDER CITY, NV 89005

MAILING ADDRESS:
401 CALIFORNIA AVENUE
BOULDER CITY, NV 89005

WEBPAGE:
WWW.BCNV.ORG



CITY MANAGER:
J. DAVID FRASER

CITY ATTORNEY:
DAVE OLSEN

CITY CLERK:
LORENE KRUMM

COMMUNITY DEVELOPMENT DIRECTOR:
BROK ARMANTROUT

PUBLIC WORKS DIRECTOR:
SCOTT HANSEN

POLICE CHIEF:
TIM SHEA

FIRE CHIEF:
KEVIN NICHOLSON

FINANCE DIRECTOR:
Hyun Kim

PARKS & RECREATION DIRECTOR
ROGER HALL

Staff Report

TO: J. David Fraser, City Manager

FROM: Scott P. Hansen, P.E., Director of Public Works

DATE: November 8, 2016

SUBJECT: For possible action: Matters pertaining to the Boulder City Municipal Cemetery:

- A. Public Hearing regarding the Business Impact Statement for the proposed fee schedule for the Boulder City Municipal Cemetery
- B. Resolution No. 6553, a resolution of the City Council of Boulder City, adopting the Business Impact Statement for the proposed fee schedule for the Boulder City Municipal Cemetery

Business Impact Statement: These actions may have a significant economic impact on small business and may directly restrict the formation, operation or expansion of a business. The staff has therefore prepared and published the attached Small Business Impact Statements in accordance with NRS 237.090 and the Council has held a public hearing on the statement and this proposed increase.

Action Requested: That the City Council conduct a public hearing regarding the Business Impact Statement for the proposed fee schedule, and approve Resolution No. 6553, adopting the Business Impact Statement.

Overview:

- The cemetery was dedicated to the City in 1966.
- Public Works manages all aspects of the Municipal Cemetery including lot sales, interments, setting headstones, maintenance of database, transfer of lots, capital improvement projects, and all maintenance of grounds.
- The last update to the cemetery code and resolution was in 2008.

- Invitations were sent to Associated General Contractors, Southern Nevada Home Builders Association, Boulder City Chamber of Commerce, Southern Nevada Taxpayers Association, and the Retail Association of Nevada as well as four (4) licensed funeral homes and funeral service businesses on record in the Finance Department.
- Notices were published at Boulder City Hall, United States Post Office, Boulder City Senior Center, Boulder City Parks and Recreation, and the Boulder City Website (www.bcnv.org).
- A public workshop was held on October 26, 2016 in the Council Chambers at City Hall and the only attendee was Max Lancaster from the BC Review.
- No written comments were received.

Background Information: Boulder City owns and operates a cemetery at the corner of Utah Street and Adams Boulevard. The cemetery was initiated by an independent association who dedicated the cemetery to the City in 1966. The Public Works Department manages all aspects of the Cemetery for the City. This includes lot sales, interment, setting headstones, maintenance of the database, transfer of lots, capital improvement projects, and all maintenance of the grounds. The Cemetery is set up as its own budget unit within the City budget, similar to an Enterprise Fund that would be self-sustaining.

The total annual expense of the Municipal Cemetery incurred by the Public Works Department is approximately \$122,000. This is comprised of \$14,302 for interment cost, \$72,479 for maintenance, and \$35,037 for water. Total annual revenues are approximately \$74,905. This is comprised of \$34,225 in lot sales, \$29,550 for interment, and \$11,130 in miscellaneous revenues for items such as liners, marker setting, overtime fees, etc. The shortfall from breaking even is \$47,000 annually. When comparing the individual categories, the City cost for materials and services are being recouped. However, the annual cost of water and maintenance of the Cemetery grounds is not adequately being recovered. Per NRS 452.050 cemeteries are required to establish, maintain and operate an endowment care fund that ensures perpetual care. Since Boulder City is a government agency, we are exempt from this statute. However, the concept of an endowment fund is very sound. The City currently has an account entitled, "Perpetual Care", with a balance of \$205,000, but only a small fraction of the funds are deposited in this account annually and the interest revenues are negligible. Assuming an interest rate of 1.75% annually, an endowment care fund would need to contain approximately \$2.7 million to yield the shortfall of \$47,000 annually. Therefore, our fund is short approximately \$2.5 million. To recover this amount with only 630 lots remaining, a fee of \$3,800 per lot would have to be charged. Obviously this is not reasonable. It is recommended that a new fee of \$1,200 per full lot be assessed to the remaining 630 full lots to build an endowment fund that will supplement perpetual care at some point in the future. It is further recommended that the City announce the endowment fund as an opportunity for people to bequest funds, as contemplated in NRS 452.110. When the City makes the decision to expand the cemetery, the endowment fund fee associated with the lot sales can be revised at that time, depending on the type of expansion that is selected.

To address future major project needs, it is recommended to establish a new fee of \$400 per full lot to be set aside in a separate fund. This fund balance would reach \$230,000 after 575 lot sales, which is in line with the timing of an expansion project.

Public Works is also proposing a change in the manner in which we discount fees for residents. The historic system of a discounted lot price is problematic, as many people move throughout their lives. This results in a situation of short term Boulder City residents owning lots purchased at a discount price. The transfer of discounted lots to other individuals becomes a complicated process. The proposed method will provide free interment for all Boulder City residents, based upon their most recent permanent residence.

Financial:

New Fees	Full Lot	Cremaains Lot
Endowment Care	\$1,200	\$600
Capital Improvement	\$400	\$200

Beginning July 1 of each fiscal year and continuing indefinitely, the Municipal Cemetery rates will be increased by 2.5% each year. This approach to establishing increases will provide long-term financial stability, which is directly in line with goal two of the strategic plan.

The City’s Financial Management Policies approved via Resolution No. 6087 state, “The City Council shall determine the appropriate cost recovery level and established fees. Where feasible and desirable, the City shall seek to recover full direct and indirect costs.”

Boulder City Strategic Plan Goal: With the implementation of the proposed fee structure, the City will be working toward a Cemetery that is a self-supporting enterprise, thereby achieving Strategic Plan Goal number two, financial sustainability.

Department Recommendation: The Public Works Department respectfully requests that the City Council conduct a public hearing regarding the Business Impact Statement for the proposed fee schedule, and approve Resolution No. 6553, adopting the Business Impact Statement.

City Manager Recommendation: The City Manager concurs with the department recommendation for this item.

Attachment:

- Resolution No. 6553
- Business Impact Statement
- Fee Comparison Chart

RESOLUTION NO. 6553

**RESOLUTION OF THE CITY COUNCIL OF BOULDER CITY, NEVADA,
ADOPTING THE SMALL BUSINESS IMPACT STATEMENT FOR THE
IMPLEMENTATION OF THE ADOPTION OF A NEW FEE SCHEDULE FOR
THE BOULDER CITY MUNICIPAL CEMETERY**

WHEREAS, the Nevada Revised Statutes in Sections 237.030 through 237.150 require local government to analyze all actions to determine their impact upon small business; and

WHEREAS, the Boulder City Public Works Department prepared a Small Business Impact Statement, attached hereto in accordance with the provisions of NRS 237; and

WHEREAS, the Boulder City Public Works Department held a public meeting to answer any questions by the affected industries and businesses on October 26, 2016; and

WHEREAS, the City Council held the requisite public hearing to consider the Small Business Impact Statement on November 8, 2016.

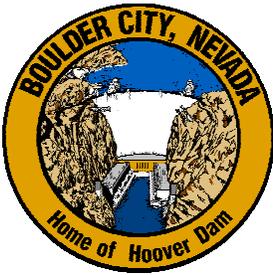
NOW, THEREFORE, BE IT RESOLVED that City Council approves the Small Business Impact Statement for the adoption of a new fee schedule for the Boulder City Municipal Cemetery.

DATED and APPROVED this 8th day of November, 2016.

Rodney Woodbury, Mayor

ATTEST:

Lorene Krumm, City Clerk



BUSINESS IMPACT STATEMENT

The following business impact statement was prepared pursuant to NRS 237.090 to address the proposed impact of adopting a new fee schedule for the Municipal Cemetery.

1. The following constitutes a description of the number of the manner in which comment was solicited from affected businesses, a summary of their response and an explanation of the manner in which other interested persons may obtain a copy of the summary. (List all trade association or owners and officers of businesses likely to be affected by the proposed rule that have been consulted)

The draft fee proposal was mailed to four (4) licensed funeral homes and funeral services businesses on record in the Finance Department 401 California Avenue, Boulder City, NV. Notice of this Small Business Impact Statement was published on September 29, 2016, in the local newspaper inviting comment and participation in a public hearing to be conducted by the City Council prior to consideration of the increase resolution.

2. The estimated economic effect of the proposed rule on businesses, including, without limitation, both adverse and beneficial effects, and both direct and indirect effects:

Adverse effects: The Municipal Cemetery fee schedule will increase to help fund perpetual care costs and to ensure non-resident fees are comparable to Clark County. Fees will increase by 2.5% annually thereafter.

Beneficial effects: The implementation of this increase will support an endowment fund for perpetual care costs and major project fund. The beneficial effects support the Second Goal of the City's Strategic Plan, Financial Sustainability.

Direct effects: The passage of this proposed fee schedule increase will directly increase the fees charged for resident and non-resident lot purchase, liner costs, interment fee labor costs, and disinterment fees.

Indirect effects: Indirect effect of the fee schedule increase may dissuade customers from using a Boulder City mortuary business to schedule interment in the Boulder City Municipal Cemetery because our prices are comparable to surrounding Clark County leading customer to choose a different mortuary

business and place of interment. Non-resident lot purchases will be subject to this indirect effect.

3. The following constitutes a description of the methods the City of Boulder City considered to reduce the impact of the proposed rule on businesses and a statement regarding whether any, and if so which, of these methods were used: (Include whether the following was considered: simplifying the proposed rule; establishing different standards of compliance for a business; and if applicable, modifying a fee or fine set forth in the rule so that a business could pay a lower fee or fine):

Upon a financial review of the existing municipal cemetery, the total annual expense incurred by the City is approximately \$122,000. This figure is comprised of \$14,302 for interment costs, \$72,470 for maintenance, and \$34,037 for water. The total revenues are approximately \$74,905. This figure is comprised of \$34,225 in lot sales, \$29,550 for interments, and \$11,130 in miscellaneous revenues. The shortfall from breaking even is \$47,000 annually. Annual costs for water and maintenance of the cemetery grounds are not adequately being recovered. An endowment care fund would need to contain approximately \$2.7 million to recover the shortfall of \$47,000 annually. City staff recommends a new fee of \$1,200 per lot be assessed to the remaining lots to build the endowment fund to supplement perpetual care costs and a new fee of \$400 per lot for Capital Projects.

4. The City of Boulder City estimates the annual cost for enforcement of the proposed rule is:

Nominal. City staff will have to refer to the updated fee schedule for invoicing purposes.

5. The proposed rule provides for a new fee or increase in an existing fee and the total amount the local government expects to collect is:

Approximately \$78,400 annually based on the average of 49 full lot sales per year. In addition, the change in the resident discount program will generate approximately \$60,000 per year.

6. The money generated by the new fee or increase in existing fee will be used by the local government for:

To build an Endowment Care Fund and a Capital Fund for the Municipal Cemetery to help recover operating cost, to supplement perpetual care in the future, and to support cemetery capital projects in the future.

7. If applicable, provide the following: The proposed rule includes provisions, which duplicate or are more stringent than federal, state, or local standards

regulating the same activity. The following explains why such duplicative or more stringent provisions are necessary:

The proposed fee schedule for the Municipal Cemetery is not duplicative or more stringent than existing federal, state, or local standards.



Boulder City Municipal Cemetery Fee Comparison Chart

Description	Current Fees	Proposed Fees
Non-Resident Lot Purchase		
One full adult burial lot	\$2,000	\$3,600
One cremains / infant lot	\$1,000	\$2,000
Transfer fee	\$200	\$200
Resident Lot Purchase		
One full adult burial lot	\$550	\$3,600
One cremains / infant lot	\$275	\$2,000
Transfer fee	\$50	\$200
(Plus difference in price of lot if transfer is to a non-resident)		
Liner Costs		
One full burial	Previously with interment	City Cost plus 10%
One cremains / infant lot	Previously with interment	City Cost plus 10%
Non-Resident Interment Fee		
Full Burial	\$825	\$700
Cremains	\$650	\$600
Infant	\$650	\$600
Resident Interment Fee		
Full Burial	\$825	\$0
Cremains	\$650	\$0
Infant	\$650	\$0
Monument Setting		
Single marker setting in concrete (12" x 24" x 3")	\$110	\$110
Combined urn / marker in concrete	\$110	\$110
Double marker setting in concrete (12" x 24" x 3")	\$170	\$170
City Marker	NA	\$110
Brass vase	\$50	City Cost plus 10%
Standard vase	\$10	City Cost plus 10%

Interments After Regular Working Hours (for an additional fee)		
All interments on a Saturday, Sunday, Holiday or after 3:00 PM on Monday through Friday	\$200	\$200
Disinterment Fee		
Full burial	\$700	\$1,700
Cremaains	\$550	\$550
Infant	\$550	\$1,300

R6554 BIS PW Proposed Fee Schedule

SUBJECT:

For possible action: Matters pertaining to the Public Works Department Development Service Fees for Boulder City:

A. Public hearing regarding the Business Impact Statement for Public Works Department Development Service fees

B. Resolution No. 6554, adopting the Business Impact Statement for the implementation of the Public Works Department Development Service fees

ADDITIONAL INFORMATION:

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Staff Report	Cover Memo
<input type="checkbox"/> Resolution No. 6554	Cover Memo
<input type="checkbox"/> Small Business Impact Statement	Cover Memo
<input type="checkbox"/> City of Henderson Comparison Chart	Cover Memo
<input type="checkbox"/> Public Works Department Development Service Fee Comparison Chart	Cover Memo
<input type="checkbox"/> Definition of Terms	Cover Memo



City Council Meeting November 8, 2016 Item No. 11

**BOULDER CITY
CITY COUNCIL**

**MAYOR
RODNEY WOODBURY**

COUNCIL MEMBERS:
PEGGY LEAVITT
DUNCAN MCCOY
RICH SHUMAN
CAM WALKER



MEETING LOCATION:
CITY COUNCIL CHAMBER
401 CALIFORNIA AVENUE
BOULDER CITY, NV 89005

MAILING ADDRESS:
401 CALIFORNIA AVENUE
BOULDER CITY, NV 89005

WEBPAGE:
WWW.BCNV.ORG



CITY MANAGER:
J. DAVID FRASER

CITY ATTORNEY:
DAVE OLSEN

CITY CLERK:
LORENE KRUMM

COMMUNITY DEVELOPMENT DIRECTOR:
BROK ARMANTROUT

PUBLIC WORKS DIRECTOR:
SCOTT HANSEN

POLICE CHIEF OF ADMINISTRATION:
BILL CONGER

FIRE CHIEF:
KEVIN NICHOLSON

FINANCE DIRECTOR:
Hyun Kim

PARKS & RECREATION DIRECTOR
ROGER HALL

Staff Report

TO: Mayor and City Council

FROM: Scott P. Hansen, P.E., Director of Public Works

DATE: November 8, 2016

SUBJECT: For possible action: Matters pertaining to the Public Works Department Development Service fees for Boulder City:

- A. Public hearing regarding the Business Impact Statement for Public Works Department Development Service fees
- B. Resolution No. 6554, adopting the Business Impact Statement for the implementation of the Public Works Department Development Service fees

Business Impact Statement: These actions may have a significant economic impact on small business and may directly restrict the formation, operation or expansion of a business. The staff has therefore prepared and published the attached Small Business Impact Statements in accordance with NRS 237.090 and the Council has held a public hearing on the statement and this proposed increase.

Action Requested: That the City Council conduct a public hearing regarding the Business Impact Statement for the proposed fee schedule, and approve Resolution No. 6554 adopting the Business Impact Statement.

Overview:

- The Public Works Department Development Service Fees have not been updated since February 2010.
- New fees proposed – Application for Deviation From Design Standards, Utility Investigation, Permit Violation, Residential and Commercial Electric Service Permit.
- New fees for permit violation proposed – Excavation: Failure to comply, Failure to obtain permit; Traffic Control: Noncompliance

with plan, Failure to obtain a permit; and Encroachment: Failure to comply, Failure to obtain a license.

- Invitations were sent to Associated General Contractors, Southern Nevada Home Builders Association, Boulder City Chamber of Commerce, Southern Nevada Taxpayers Association, and the Retail Association of Nevada.
- Notices were published at Boulder City Hall, United States Post Office, Boulder City Senior Center, Boulder City Parks and Recreation, and the Boulder City Website (www.bcnv.org).
- A public workshop was held on October 26, 2016 in the Council Chambers at City Hall and the only attendee was Max Lancaster from the BC Review.
- No written comments were received.

Background Information: On August 27, 2013, the City Council approved Resolution No. 6087 approving Financial Policies for the City of Boulder City. These fees are being updated in accordance with the Financial Policy. Some of the existing fees are not adequate to cover the staff time spent associated with processing permits and performing inspections.

Under the current fee schedule, Boulder City does not collect fees for large development utility investigations (like new subdivisions, large commercial, large industrial), Application for Deviation from Design Standards, or any type of permit violation.

The number of requests for utility investigations is growing. This research is meticulous and takes a significant amount of time to accomplish. This new fee will help recover the cost for the research and could total \$1,000 per year.

In the past there have been a few designers that have asked to not design according to Construction Standards and City Code. This occurs a few times a year. A form was developed to streamline the process for them. The new fee to recover staff time costs could total \$750 per year.

In recent years contractors have increasingly not followed City Code and have chosen to not apply for permits for working in the Public Rights-of-Way. This has caused traffic concerns along public streets, unsafe travel conditions, improper street patches, sub-standard construction, and damage to City assets. The addition of these fees would help stress the importance of applying for a permit and following standards. The addition of the permit violation fees could total \$2,500 per year.

Currently electric service installations are handled by an excavation permit. A new form has been created to help streamline the process for contractors wishing to install a new or upgrade an existing electric service. There is no fee increase for this new form. This is not expected to generate additional revenue.

Currently staff sends out large development Traffic and Hydrology studies to a 3rd party for review. The fee collected does not cover the cost for the 3rd party review. The

proposed fee would cover the cost and recover the cost for staff time. The increase in Traffic and Hydrology study fees could total \$500 per year depending on the number of studies reviewed.

Boulder City collects fees for Excavation and Driveway/Sidewalk Permits which total an estimated \$28,500 per year. Excavation permits involve such things as digging a trench for sewer, gas lines, communications, and cable TV; and the digging of any kind of holes within Public Property or Public Right-of-Way (R.O.W.). Excavation Permits totaled 67 for 2015. Boulder City collects fees for Obstruction Permits which total an estimated \$2,000 per year. They involve any item that is temporarily placed on public property rather than stored on private property and is obstructing or inconveniencing the public. An example would be the temporary storage of decorative rock, dirt, sand, concrete pavers and concrete block on the street in front of a residential house. Obstruction Permits totaled 39 in 2015. Boulder City collects fees for Temporary Traffic Control Plans which total an estimated \$4,000 per year. They involve plans showing the temporary closure of street lanes, sidewalks and the rerouting of traffic around a work area. Temporary Traffic Control Permits totaled 66 in 2015. Boulder City collects fees for Encroachment Licenses which total an estimated \$300 per year. They involve private businesses locating movable objects in the public Right-of-Way area like tables and chairs on a sidewalk. New license applications totaled 6 in 2015.

Staff researched similar fees charged by other agencies in Clark County. The proposed fee schedule is very similar to the City of Henderson, with minor changes to fit Boulder City.

Financial: The City's Financial Management Policies approved via Resolution No. 6087 state, "The City Council shall determine the appropriate cost recovery level and established fees. Where feasible and desirable, the City shall seek to recover full direct and indirect costs."

Boulder City Strategic Plan Goal: The Public Works Department plays a significant role in the implementation of the Boulder City Strategic Plan. A part of that role includes the City's infrastructure. Public Works continually monitors contractor work within the public Right-of-Way to protect our investment in utilities and other infrastructure. The Development Service Fees, Permits, and forms are used to inspect, monitor, and regulate public facilities which play a part in accomplishing Goal 3 of the Strategic Plan.

Staff proposes the additional fees would recover the cost of performing plan reviews. This will also recover the cost of inspections at a job site.

Department Recommendation: The Public Works Department Staff respectfully requests that the City Council hold the required public hearing and adopt Resolution No. 6554, Small Business Impact Statement.

Attachment:
Resolution No. 6554

Small Business Impact Statement for the Public Works Development Service fees for
Boulder City, Nevada
City of Henderson Comparison Chart
Public Works Department Development Service Fee Comparison Chart
Definition of Terms

RESOLUTION NO. 6554

**RESOLUTION OF THE CITY COUNCIL OF BOULDER CITY, NEVADA,
ADOPTING THE SMALL BUSINESS IMPACT STATEMENT FOR THE
IMPLEMENTATION OF THE PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE FEES**

WHEREAS, the Nevada Revised Statutes in Sections 237.030 through 237.150 require local government to analyze all actions to determine their impact upon small businesses; and

WHEREAS, the Boulder City Public Works Department prepared a Small Business Impact Statement, attached hereto in accordance with the provisions of NRS 237; and;

WHEREAS, the Boulder City Public Works Department held a public meeting to answer any questions by the affected industries and businesses on October 26, 2016; and

WHEREAS, the City Council held the requisite public hearing to consider the small business impact statement, attached hereto, on November 8, 2016.

NOW, THEREFORE, BE IT RESOLVED that City Council approves the small business impact statement for the implementation of the Public Works Department Development Service Fees.

DATED and APPROVED this 8th day of November, 2016.

Rodney Woodbury, Mayor

ATTEST:

Lorene Krumm, City Clerk



BUSINESS IMPACT STATEMENT

The following business impact statement was prepared pursuant to NRS 237.090 to address revising the Public Works Department Development Services permit, inspection, study and plan review fees.

1. The following constitutes a description of the number and the manner in which comments were solicited from affected businesses, a summary of their response and an explanation of the manner in which other interested persons may obtain a copy of the summary. (List all trade association or owners and officers of businesses likely to be affected by the proposed rule that have been consulted)

The draft fee proposal was mailed to the Associated General Contractors, Southern Nevada Home Builders Association, Boulder City Chamber of Commerce, Southern Nevada Taxpayers Association and the Retail Association of Nevada. Notice of this Small Business Impact Statement was published on September 29, 2016, in the local newspaper inviting comment and participation in a public hearing to be conducted by the City Council prior to consideration of the rate resolution.

2. The estimated economic effect of the proposed rule on businesses, including, without limitation, both adverse and beneficial effects, and both direct and indirect effects:

Adverse effects: Currently Public Works does not collect fees for Permit Violations which could total \$2,500 per year. Under the current fee schedule, Boulder City does not collect fees for large development utility investigations (like new subdivisions, large commercial, large industrial), for the Application for Deviation from Design Standards, or for any type of permit violation. The request for utility investigations are growing. This research is meticulous and takes a significant amount of time to accomplish. This new fee will help recover the cost for the research and could total \$1,000 per year. In the past there have been a few designers that have asked to not design according to Construction Standards and City Code. This occurs a few times a year. A form was developed to streamline the process. However, this still consumes staff time. The new fee to recover staff time costs could total \$750 per year. Currently staff send out Traffic and Hydrology studies to a 3rd party for review. The fee collected does not cover the cost for the 3rd party review. The proposed fee would cover the cost and recover the cost for staff time. Previously,

the City did not recover any costs for staff time involvement. The increase in Traffic and Hydrology study fees could total \$500 per year. We do collect fees for Excavation and Driveway/Sidewalk Permits which total an estimated \$28,500 per year. Excavation permits involve such things as digging a trench for water, sewer, gas lines and cable TV; and the digging of any kind of holes within Public Property or Public Right-of-Way (R.O.W.). Excavation Permits totaled 67 for 2015. Boulder City collects fees for Obstruction Permits which total an estimated \$2,000 per year. They involve any item that is placed on public property rather than stored on private property and is obstructing or inconveniencing the public. An example would be the temporary storage of decorative rock, dirt, sand, concrete pavers and concrete block on the street in front of a residential house. Obstruction Permits totaled 39 in 2015. Boulder City collects fees for Temporary Traffic Control Plans which total an estimated \$4,000 per year. They involve plans showing the temporary closure of street lanes, sidewalks and the rerouting of traffic around a work area. Temporary Traffic Permits totaled 66 in 2015. Boulder City collects fee for Encroachment License which total an estimated \$300 per year. They involve private businesses locating movable objects in the public Right-of-Way area like tables and chairs on a sidewalk. New Encroachment License applications totaled 6 in 2015. Currently no up-front fees are assessed for Residential, Commercial and industrial Plan review. Sometime a developer initiates but does not complete a project. In these situations, staff cost are not recovered. These fees would help overcome this burden and would be a deposit toward the total project fees.

Beneficial effects: It is estimated that this increase in fees will add an additional \$10,000 per year to pay the costs of processing permits, conducting related reviews and performing related inspections.

Direct effects: The passage of this proposed fee schedule increase will directly increase the fees charged for all public works permit types and reviews and will result in recovery of costs associated with permit processing and inspections.

Indirect effects: The passing of this proposed fee increase is sure to have indirect effects, however at this time those effects cannot be quantified.

3. The following constitutes a description of the methods the City of Boulder City considered to reduce the impact of the proposed rule on businesses and a statement regarding whether any, and if so which, of these methods were used: (Include whether the following was considered: simplifying the proposed rule; establishing different standards of compliance for a business; and if applicable, modifying a fee or fine set forth in the rule so that a business could pay a lower fee or fine):

Boulder City has considered raising the fees charged for all permits to match the fees in the regional area. Boulder City has chosen to increase the rates by using a fee schedule that resembles the fees charged for activities in the local area for the base year of 2015. At this time, there does not appear to be any other reasonable method to achieve the funding increases that permit processing requires. Public Works has created numerous forms to reduce application processing time. Public Works allows for online submittal of applications, saving applicants materials and printing cost. Public Works provides for online inspection scheduling to streamline construction thereby saving permittees additional cost.

4. The City of Boulder City estimates the annual cost for enforcement of the proposed rule is:

The proposed change in the development services fee schedule presents no significant foreseeable or anticipated cost or decrease in the costs related to collection.

5. The proposed rule provides for a new fee or increase in an existing fee and the total amount the local government expects to collect is:

\$72,000 per year, depending on the amount of development.

6. The money generated by the new fee or increase in existing fee will be used by the local government for:

Partial cost recovery, improving service level, processing permits and performing related reviews and inspections.

7. If applicable, provide the following: The proposed rule includes provisions, which duplicate or are more stringent than federal, state, or local standards regulating the same activity. The following explains why such duplicative or more stringent provisions are necessary:

The proposed change is not duplicative, or more stringent than existing federal, state or local standards.



**City of Boulder City
Public Works Permits, Study and Review Fees
Comparison Chart**

Description	Boulder City	City of Henderson
Permits		
Excavation Permit < 60 linear feet	\$300.00	\$325
Excavation Permit > 60 linear feet	\$300 + \$1 per foot over 60'	\$350
Non-Compliance work with out Permit	Double Calculated Permit Fee	NA
Non-Compliance with Permit	\$170 per occurrence	NA
Driveway/Sidewalk Permit	\$95	\$95
Application for Deviation From Design Standards	\$75	NA
Obstruction Permit	\$50	NA
License		
Encroachment	\$50	NA
Encroachment Violation Fee	\$100 per occurrence	NA
Electric		
Design Plans	Consultant Cost + 10%	NA
Residential Electric Service Permit	\$75 App Fee, \$250 after Permit is approved	NA
Commercial Electric Service Permit	\$75 App Fee, \$250 after Permit is approved	NA
Non-Compliance work with out Permit	Double Permit Fee	NA
Non-Compliance with Permit	\$170 per occurrence	NA
Hydrology		
Hydrology Study <5 Ac	Consultant Cost + 10%	\$750
Hydrology Study 5-320 Ac	Consultant Cost + 10%	\$2,000
Hydrology Study 320-2560 Ac	Consultant Cost + 10%	\$4,000
Hydrology Study >2560 Ac	Consultant Cost + 10%	\$6,000
Hydrology Study 3rd+ Reviews	Consultant Cost + 10%	\$400
Hydrology Study Revision	Consultant Cost + 10%	\$400
Traffic		
Traffic Study <5 Ac	Consultant Cost + 10%	\$500
Traffic Study 5-40 Ac	Consultant Cost + 10%	\$1,000

Traffic Study 40-320 Ac	Consultant Cost + 10%	\$2,000
Traffic Study 320-2560 Ac	Consultant Cost + 10%	\$4,000
Traffic Study >2560 Ac	Consultant Cost + 10%	\$6,000
Traffic Study 3rd+ Reviews	Consultant Cost + 10%	\$250
Traffic Study Update <5 Ac	Consultant Cost + 10%	\$100
Traffic Study Update >5 Ac	Consultant Cost + 10%	\$250
Temporary Traffic Control Plan	\$200 + \$50 per day after the 3rd day	\$200 + \$50 per day after the 3rd day
Temporary Traffic Control Plan Resubmittal	\$200	\$200
Temporary Traffic Control Plan Renewal	\$200	\$200
Non-Compliance work with out Permit	Double Permit Fee	NA
Non-Compliance with Permit	\$170 per occurrence	NA
Civil Improvement		
Residential Plan Review	\$250 + \$50 per acre	NA
Commercial Plan Review	\$250 + \$50 per acre	NA
Industrial Plan Review	\$250 + \$50 per acre	NA
Plan Check (Total Estimated Construction Cost)*	2.25%	2.25%
Plan Reproduction	\$15	\$15
Improvement Agreement	\$50	\$50
Plan Revision	\$380	\$380
Utility Investigation	\$100 App Fee per lot	55\$ per hour admin \$108 per hour professional
Inspection 1st \$25,000 (Total Estimated Construction Cost)	7.50%	7.50%
Inspection next \$75,000 (Total Estimated Construction Cost)	6.50%	6.50%
Inspection over \$100,000 (Total Estimated Construction Cost)	4.30%	4.30%
Re-Inspection	\$85	\$108 per hour (minimum of 1 hour)
Same Day (One hour minimum)	\$85 per hour	NA
Overtime Inspection Fee on Friday (Two hour minimum)	\$85 per hour	\$108 per hour (3 hour minimum)

Bond Replacement	\$500	\$500
Bond Progress Reduction	\$100	\$550
Bond Final Reduction	\$550	NA
Bond Maintenance/Release	Replaced	\$100

* See Bond Calculation Form

** The Public Works Director may waive the requirement for any study or permit depicted above and the associated fee, If in his/her determination it is not applicable for a project.

*** All City of Henderson Items with N/A do not have a directly comparable fee

**** City of Henderson fee schedule can be found at http://www.cityofhenderson.com/docs/default-source/development-services-center-docs/dsc-fee-schedules/fee_schedule.pdf



**City of Boulder City
Development Services Fee Comparison Chart**

Description	Current Fees	Proposed Fees
Permits		
Excavation Permit < 60 linear feet	\$300	\$300
Excavation Permit > 60 linear feet	\$300 + \$1 per foot over 60'	\$300 + \$1 per foot over 60'
Non-Compliance work with out Permit	NA	Double Calculated Permit Fee
Non-Compliance with Permit	NA	\$170 per occurrence
Driveway/Sidewalk Permit	\$95	\$95
Application for Deviation From Design Standards	NA	\$75
Obstruction Permit	\$50	\$50
License		
Encroachment	\$50	\$50
Encroachment Violation Fee	NA	\$100 per occurrence
Electric		
Design Plans	NA	Consultant Cost + 10%
Residential Electric Service Permit	NA	\$75 App Fee, \$250 after Permit is approved
Commercial Electric Service Permit	NA	\$75 App Fee, \$250 after Permit is approved
Non-Compliance work with out Permit	NA	Double Permit Fee
Non-Compliance with Permit	NA	\$170 per occurrence
Hydrology		
Hydrology Study <5 Ac	\$750	Consultant Cost + 10%
Hydrology Study 5-320 Ac	\$2,000	Consultant Cost + 10%
Hydrology Study 320-2560 Ac	\$4,000	Consultant Cost + 10%
Hydrology Study >2560 Ac	\$6,000	Consultant Cost + 10%
Hydrology Study 3rd+ Reviews	\$400	Consultant Cost + 10%
Hydrology Study Revision	\$400	Consultant Cost + 10%
Traffic		
Traffic Study <5 Ac	\$500	Consultant Cost + 10%

Traffic Study 5-40 Ac	\$1,000	Consultant Cost + 10%
Traffic Study 40-320 Ac	\$2,000	Consultant Cost + 10%
Traffic Study 320-2560 Ac	\$4,000	Consultant Cost + 10%
Traffic Study >2560 Ac	\$6,000	Consultant Cost + 10%
Traffic Study 3rd+ Reviews	\$250	Consultant Cost + 10%
Traffic Study Update <5 Ac	\$100	Consultant Cost + 10%
Traffic Study Update >5 Ac	\$250	Consultant Cost + 10%
Temporary Traffic Control Plan	\$50	\$200 + \$50 per day after 3rd day
Temporary Traffic Control Plan Resubmittal	\$50	\$200
Temporary Traffic Control Plan Renewal	\$25	\$200
Non-Compliance work with out Permit	NA	Double Permit Fee
Non-Compliance with Permit	NA	\$170 per occurrence
Civil Improvement		
Residential Plan Review	NA	\$250 + \$50 per acre
Commercial Plan Review	NA	\$250 + \$50 per acre
Industrial Plan Review	NA	\$250 + \$50 per acre
Plan Check (Total Estimated Construction Cost)*	2.25%	2.25%
Plan Reproduction (per sheet)	\$15	\$15
Improvement Agreement	\$50	\$50
Plan Revision	\$380	\$380
Utility Investigation	NA	\$100 Application Fee per lot
Inspection 1st \$25,000 (Total Estimated Construction Cost)	7.50%	7.50%
Inspection next \$75,000 (Total Estimated Construction Cost)	6.50%	6.50%
Inspection over \$100,000 (Total Estimated Construction Cost)	4.30%	4.30%
Re-Inspection	\$85	\$85
Same Day (One hour minimum)	\$85 per hour	\$85 per hour
Overtime Inspection Fee on Friday (Two hour minimum)	\$85 per hour	\$85 per hour

Bond Replacement	\$500	\$500
Bond Progress Reduction	\$100	\$550
Bond Final Reduction	\$550	\$550
Bond Maintenance/Release	\$100	Replaced

* See Bond Calculation Form

Excavation Permit – A permit required when performing any type of construction either above or below ground in a Public Right-of-Way. The permit fee represents the City’s cost for staff to review the application and perform field inspections.

Non-Compliance Work Without Permit – Anytime construction activities are being done in a Public Right-of-Way without an approved permit.

Non-Compliance with Permit – Anytime construction activities violate an approved permit.

Driveway/Sidewalk Permit – A specific excavation permit for the construction of a sidewalk or a driveway within a Public Right-of-Way. This does not include an onsite private driveway. The permit fee represents the City’s cost for staff to review the application and perform field inspections.

Application for Deviation from Design Standards – An application requesting to construct facilities within a Public Right-of-Way based on a design conflicting with City Codes or Design Standards. The permit fee represents the City’s cost for staff to review the application.

Obstruction Permit – A permit required when an applicant is requesting to obstruct a Public Right-of-Way. For instance, taking delivery of landscape rock and temporary storing it in the Public Right-of-Way adjacent to their property. The permit fee represents the City’s cost for staff to review the application and perform field inspections.

Encroachment License – A license for a business requesting the placement of movable or immovable objects in the Public Right-of-Way to directly benefit their business. The license fee represents the City’s cost for staff to review the application and perform field inspections.

Encroachment License Violation Fee – Anytime a business violates the terms of the license.

Electric Design Plans – A City hired consultant who generates a set of plans that encompasses new electrical infrastructure to provide power to a new private subdivision, commercial or industrial development. The fee represents the City’s cost to hire a licensed electrical engineer to prepare a set of electric design plans for a private project and City’s staff to review and administer the work.

Residential Electric Service Permit – A permit required when a residential lot is installing a new service, upgrading an existing service or making any kind of repair on an existing service. This permit covers from the point of connection to the service meter. The permit fee represents the City’s cost for staff to review the application and perform field inspections.

Commercial Electric Service Permit - A permit required when a commercial or industrial lot is installing a new service, upgrading an existing service or making a major repair on an existing service. This permit covers from the point of connection to the service meter. The permit fee represents the City’s cost for staff to review the application and perform field inspections.

Hydrology Study - A Hydrology Study or Drainage Study is a report involving the evaluation of existing drainage conditions at a proposed site and vicinity to determine the potential impacts from proposed improvements. The study will include any recommendations to mitigate any impacts from proposed improvements to demonstrate no potential adverse impacts to the existing facilities and surrounding properties. The report will include a written section with maps and data calculations to support the study. The fee represents the City's cost to hire a consultant to review a study prepared by an agent of the applicant.

Traffic Study - A Traffic Study is a detailed examination and analysis of a transportation system supported by data collected. Traffic Studies are prepared by traffic engineers for developers or others wanting to build new or expand real estate developments, such as shopping centers, office parks, subdivisions, industrial plants, schools, hospitals, or other such developments. The purpose of the Traffic Study is to identify traffic impacts of the proposed development. The proposed mitigation measures address congestion or safety concerns. The fee represents the City's cost to hire a consultant to review a study prepared by an agent of the applicant.

Temporary Traffic Control Plan (TTCP) – A permit required when a project requests to alter traffic in a Public Right-of-Way. The Permit fee represents the City's cost for staff to review the application and perform field inspections.

(TTCP) Resubmittal – When the application is either incomplete or not approved.

(TTCP) Renewal – When the contractor requests to extend the permit past the original expiration date.

Grading Permit – A permit required for subdivision site grading. The fee is calculated by total cut added to the total fill cubic yards. Please refer to Table G and H from the 2013 Building Division Administrative Code on how this cost is calculated.

Utility Investigation – An application a developer submits when they request information about connecting to the City's infrastructure. The application fee represents the City's cost for staff to do research for utility connections for the developer's project.

Civil Improvement Fees – Fees associated with the plan review, approval, inspections, and administration paperwork for Residential, Commercial, or Industrial developments. The fees represent the City's cost for staff to review plans and perform field inspections. Please refer to the bonding estimate sheet on how these fees are calculated.

Bonding – Fees associated with the total cost of infrastructure improvements that a developer will be constructing in the Public Right-of-Way. If the developer abandons construction, the money will be used

for Public Works to complete the improvements. If the developer finishes the improvements, the money will be refunded.