



**CITY COUNCIL
REGULAR MEETING AGENDA**

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

OCTOBER 22, 2019 - 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 ANNOUNCEMENTS

ADMINISTRATION OF OATH OF OFFICE TO FIREFIGHTERS RYAN BODILY, JASON DARDANO, AND CARL FORD

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

CONSENT AGENDA

1. For possible action: Approval of minutes
 - A. September 24, 2019 regular City Council meeting
 - B. October 8, 2019 regular City Council meeting
2. For possible action: Resolution No. 7009, a resolution of the City Council of Boulder City, Nevada approving a Special Event Promotion Grant in the amount of \$2,500 for the Nevada Preservation Foundation's Water Over the Dam: The Catalytic Boulder City event
3. For possible action: Resolution No. 7010, a resolution of the City Council of Boulder City, approving Agreement No. 19-1847 between the City of Boulder City and the Regional Transportation Commission (RTC) to provide project funding for the Neighborhood Rehabilitation Program

2019-20, B.C. Project No. 20-1094-STR, and amending both the revenues and expenditures of the Fiscal Year 2019-2020 capital budget

4. For possible action: Resolution No. 7011, a resolution of the City Council of Boulder City, approving Agreement No. 19-1848 between the City of Boulder City and the Regional Transportation Commission of Southern Nevada to provide project funding for the Railroad Museum Road, B.C. Project No. 20-1095-STR, and amending both the revenues and expenditures of the Fiscal Year 2019-2020 capital budget
5. For Possible Action: Matters relating to Copper Mountain Solar 5 project:

A. Resolution No. 7012, a resolution of the City Council of Boulder City approving easement Agreement No. 19-1849, a non-exclusive easement for Access between the City of Boulder City, Copper Mountain Solar 5, LLC and Copper Mountain Solar 1, LLC

B. Resolution No. 7013, a resolution of the City Council of Boulder City approving easement Agreement No. 19-1850, a non-exclusive easement for Access between the City of Boulder City and Copper Mountain Solar 5, LLC

C. Resolution No. 7014, a resolution of the City Council of Boulder City approving easement Agreement No. 19-1851, a non-exclusive easement for Fencing along Copper Mountain Solar 1 boundary between the City of Boulder City, Copper Mountain Solar 5, LLC and Copper Mountain Solar 1 LLC

D. Resolution No. 7015, a resolution of the City Council of Boulder City approving easement Agreement No. 19-1852, a non-exclusive easement for Fencing along the Copper Mountain Solar 2 boundary between the City of Boulder City, Copper Mountain Solar 5, LLC and Copper Mountain Solar 2, LLC

E. Resolution No. 7016, a resolution of the City Council of Boulder City approving easement Agreement No. 19-1853, a non-exclusive easement for Fencing along the Copper Mountain Solar 4 boundary between the City of Boulder City, Copper Mountain Solar 5, LLC and Copper Mountain Solar 4, LLC

F. Resolution No. 7017, a resolution of the City Council of Boulder City approving easement Agreement No. 19-1854, a non-exclusive easement for Collection of Solar Energy between the City of Boulder City and Copper Mountain Solar 5, LLC

G. Resolution No. 7018, a resolution of the City Council of Boulder City approving easement Agreement No. 19-1855, a non-exclusive easement for access to existing operations/maintenance facility at the Copper Mountain Solar 3 project between the City of Boulder City, Copper Mountain Solar 5, LLC, and Copper Mountain Solar 3, LLC

H. Resolution No. 7019, a resolution of the City Council of Boulder City approving easement Agreement No. 19-1856, a non-exclusive easement for construction of a gen-tie line, communications improvements, paved access road and a water line upon the Copper Mountain Solar 2 project site between the City of Boulder City, Copper Mountain Solar 5, LLC and Copper Mountain Solar 2, LLC

I. Resolution No. 7020, a resolution of the City Council of Boulder City approving easement Agreement No. 19-1857, a non-exclusive easement for construction of electrical collection facilities, communications improvements, temporary water line, improved driveway and related improvements between the City of Boulder City and Copper Mountain Solar 5, LLC

6. For possible action: Matters pertaining to Copper Mountain Solar 5 and NV Energy:

A. Resolution No. 7021, a resolution of the City Council of Boulder City approving easement Agreement No. 19-1858, a non-exclusive easement for construction of electrical transmission and communication facilities upon the Copper Mountain Solar 4 site between the City of Boulder City, Nevada Power Company and Copper Mountain Solar 4, LLC

B. Resolution No. 7022, a resolution of the City Council of Boulder City approving easement Agreement No. 19-1859, a non-exclusive easement for utility facilities between the City of Boulder City and Nevada Power Company

C. Resolution No. 7023, a resolution of the City Council of Boulder City amending the easement agreement dated August 30, 2006 between Boulder City, Nevada Solar One LLC, and Nevada Power Company for the expansion of the substation located at the Nevada Solar One project site

REGULAR AGENDA

7. Introduction of Bill 1864, an Ordinance of the City Council of Boulder City authorizing the issuance by the City of its "Boulder City, Nevada, Utility Revenue Refunding Bonds, Series 2019" in the maximum principal amount of \$26,000,000 for the purpose of refinancing the existing Utility Revenue Refunding Bonds, Series 2006 obligation, providing the form, terms and conditions thereof

8. For possible action: Matters pertaining to the proposed expansion of a mobile home park:

A. Public hearing on a proposed rezoning

B. Consideration of Bill No. 1862, an Ordinance of the City of Boulder City, Nevada to amend the Zoning Map to rezone approximately 0.48 acres within

Gingerwood Mobile Home Park at 1300 Gingerwood Street from S, Study to MP, Mobile Home Park to match the remainder of the park (AM-19-342)

C. Resolution No. 7024, a resolution of the City Council of Boulder City, Nevada awarding 7 residential allotments for Construction Year 2019-20 for Gingerwood Mobile Home Park at 1300 Gingerwood Street (AFDA-19-192)

9. For possible action: Matters pertaining to modifying the Master Plan and Map to increase conservation area and update the plan for related and other categories

- A. Public hearing on proposed Master Plan Amendments

- B. Consideration of Resolution No. 7025, a resolution of the City Council of Boulder City, Nevada to amend the Boulder City Master Plan to amend Chapter 4 to add references to the Open Lands-Conservation and Manufacturing-Energy categories, along with minor updates to the chapter for consistency (MPA-19-037)

- C. Consideration of Resolution No. 7026, 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 approximately 1,986 acres in the Eldorado Valley Transfer Area from Open Lands to Open Lands-Conservation (MPA-19-038)

10. For possible action: Matters pertaining to modifying the Master Plan and Zoning Maps to increase area for solar development

- A. Public hearing on a proposed Master Plan Amendment and a proposed rezoning

- B. Consideration of Resolution No. 7027, 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 approximately 143.4 acres west of U.S. 95 within the Boulder City Townsite from Open Lands to Manufacturing-Energy (MPA-19-039)

- C. Consideration of Bill No. 1863, an Ordinance of the City of Boulder City, Nevada to amend the Zoning Map to rezone approximately 143.4 acres west of U.S. 95 within the Boulder City Townsite from GO, Government Open Space and S, Study to ER, Energy Resource (AM-19-343)

11. For Possible Action: Resolution No. 7028 a resolution of the City Council of Boulder City, Nevada, to the Clark Board of Commissioners expressing opposition to the approval of the waiver of development standards for the Pro Gun Club Sign located at 12801 S. Highway 95

12. For Possible Action: Consideration of proposed changes to the 2020 Land Management Process List

13. For possible action: Intent to take corrective action for Open Meeting Law violation which occurred at the October 8, 2019 City Council meeting, Item No. 13 - Review of draft Request for Proposals and

possible staff directive regarding land sale (Tract 350) around the Boulder Creek Golf Course

14. For Possible Action: Review of draft Request for Proposals and possible staff directive regarding land sale (Tract 350) around the Boulder Creek Golf Course
15. For possible action: Temporary suspension of Section No. 3.1 of the City Council's Rules of Procedure to vacate the November 26, 2019 regularly scheduled City Council meeting
16. City Manager's Report:
 - A. Claims Paid List, September 2019
 - B. Financial Report, September 2019

17. For possible action: Review and possible adjustment or repeal of utility rate increases scheduled to begin in January 2020 (as requested by Mayor McManus)
18. For possible action: Discussion and possible staff directive regarding retention of a special counsel by the City City Council to review and advise on the following issues: (as requested by Mayor McManus)

- A) Nevada Open Meeting Law standards and requirements
- B) Employment contracts of Municipal Officers including the City Manager, City Clerk, City Attorney, and Municipal Judge
- C) Other issues as determined by a majority of City Council

19. For possible action: Discussion and possible staff directive regarding the recommendation from the Parks and Recreation Committee to construct new soccer fields (as requested by Mayor McManus)

20. Public Comments

Each person has up to five minutes to speak at the discretion of the Mayor/Chair. Comments made during the Public Comment period of the agenda may be on any subject. All remarks shall be addressed to the City Council/Board as a whole, not to any individual member of the Council/Board, of the audience, or of the City staff. 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.

21. 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/>