



## CITY COUNCIL MEETING MINUTES

COUNCIL CHAMBER, 401 CALIFORNIA AVENUE,  
BOULDER CITY NV 89005

MAY 13, 2025 - 5:00 PM

### CALL TO ORDER

### CONFIRMATION OF POSTING AND ROLL CALL

**Council members present:** Mayor Joe Hardy, Council Member Denise Ashurst, Council Member Cokie Booth, Council Member Sherri Jorgensen (4)

**Absent:** Council Member Steve Walton (1)

**Also present:** City Manager Ned Thomas, City Attorney Brittany Walker, City Clerk Tami McKay

City Clerk McKay confirmed the agenda had been posted in accordance with Nevada Open Meeting Law and that Council member Walton was absent.

### INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor Kurt Hedland for Bethany Baptist Church provided the invocation, and Mayor Hardy led the Pledge of Allegiance.

### PUBLIC ANNOUNCEMENTS

Mayor Hardy announced this week was National Police Week and wanted to recognize it in Boulder City. He noted a new police officer had been sworn into office today. He said it was a great opportunity to celebrate the men and women in blue who were there to help and protect everyone. He said he was grateful to other jurisdictions who respond to incidents in Boulder City. He recognized officers who had given their life to protect others and said he was grateful.

Council member Booth said it was a blessing to live in Boulder City. She said the police officers were our friends and savers when needed. She said she appreciated their kindness and that they were approachable. She said they were very appreciated by her and Boulder City.

Council member Ashurst said when the new officer was sworn in, she mentioned she had read the Bible in the morning and came across the passage 1 Timothy 2:1, “pray to those in authority.” She said she prayed for police officers because they were in a position of authority which could be a difficult job. She said they put their lives on the line and left their families at home to protect the home of others. She said the Council was here to support them and thanked them for their service.

Council member Jorgensen thanked the police officers recognizing two of them who were working at the meeting. She said the police officers were very much appreciated in this city. She said sometimes it might be taken for granted that Boulder City was the safest city in Nevada and a great place to live. She said there was a reason for it and attributed it to the police showing up. She said she had driven past the schools on several occasions and had seen the police interacting with the school kids and parents and said she appreciated it. She said she echoed the comments of the other council members.

Mayor Hardy said the Council wanted to recognize Jackie Mays and her husband, Michael Mays in recognition of his role as Acting City Manager for the second time. He said in recognition of his service, the Council presented dining gift cards as a token of their appreciation and a crystal plaque acknowledging the dates of service for his position as Acting City Manager.

Jackie Mays said Michael loved the city more than almost anything or anyone. She said he was extremely dedicated and that she was extremely proud of his service to the city, and proud to call him her husband.

Michael Mays said the following: “Mayor I have heard you say it many times – we have a great team. And it is through teamwork that we have accomplished so much over the past year. Thank you mayor and council for your support! I want to thank our City Clerk Tami McKay and City Attorney Brittany Walker. I called them “my brain trust” and conferred with them on many occasions as a sounding board and to get feedback. There is an African proverb that goes “if you want to go fast, go alone. If you want to go far, go together”. We could not have accomplished so much without the hard work and dedication of my fellow department heads and division managers – thank you. While wearing multiple hats, I relied on the Community Development Department staff more than ever so I am eternally grateful for their support during the past year. Last but not least, none of us would be successful without our better half. To my wife Jackie, thank you for supporting my 30 years as a public servant. This can be a big ask sometimes as service to the community can mean time away from family. In closing, I just want to say I love what I do serving the great people of Boulder City and I’m looking forward to serving under Mr. Thomas’ leadership moving forward.”

Mayor Hardy said the City was fact finding and trying to be transparent and receive input from the citizens about the downtown parking project. He said staff was in the process of evaluating the project and invited residents to come to the Town Hall on Monday, May 19th at the Elaine K. Smith Building to share their opinions. He said the

public works director and staff laid out a sample parking plan today at 5:00 a.m., but nothing had been decided. He said the Council was appreciative of the staff trying to receive feedback before any decisions were made. He said they were grateful to everyone providing their input.

## **PUBLIC COMMENT**

Mayor Hardy opened the public comment period.

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

## **FOR POSSIBLE ACTION: APPROVAL OF REGULAR AGENDA**

**Motion:** Approve

**Moved by:** Council Member Sherri Jorgensen      **Seconded by:** Council Member Denise Ashurst

**Vote:**

**Aye:** Mayor Joe Hardy, Council Member Denise Ashurst, Council Member Cokie Booth, Council Member Sherri Jorgensen (4)

**Nay:** (0)

**Abstain:** (0)

**Absent:** Council Member Steve Walton (1)

Motion Passed

## **FOR POSSIBLE ACTION: APPROVAL OF CONSENT AGENDA**

**Motion:** Approve

**Moved by:** Council Member Cokie Booth      **Seconded by:** Council Member Sherri Jorgensen

**Vote:**

**Aye:** Mayor Joe Hardy, Council Member Denise Ashurst, Council Member Cokie Booth, Council Member Sherri Jorgensen (4)

**Nay:** (0)

**Abstain:** (0)

**Absent:** Council Member Steve Walton (1)

Motion Passed

## **CONSENT AGENDA**

1. For possible action: Approval of the following minutes:

A. April 15, 2025 Special City Council meeting minutes

B. April 22, 2025 Regular City Council meeting minutes

A staff report was submitted by City Clerk Tami McKay and included in the May 13, 2025 City Council agenda packet.

2. For possible action: Resolution No. 7961, a resolution of the City Council of Boulder City, Nevada, approving a Special Event Promotion Grant in the amount not-to-exceed \$5,000.00, for the Rotary Club of Boulder City's Best Dam BBQ event, May 23-24, 2025

A staff report was submitted by Economic Development Coordinator Raffi Festekjian and included in the May 13, 2025 City Council agenda packet.

3. For possible action: Resolution No. 7962, a resolution of the City Council of Boulder City, Nevada, authorizing disbursement of Redevelopment Agency (RDA) funds to Kent Farrell (Tom Boulder Inn), in the amount not-to-exceed \$2,954.00 approved under RDA Resolution No. 262 for certain eligible improvement costs related to 805 Nevada Way

A staff report was submitted by Economic Development Coordinator Raffi Festekjian and included in the May 13, 2025 City Council agenda packet.

4. For possible action: Matters pertaining to acceptance of easements for utility purposes:

A. Resolution No. 7963, a resolution of the City Council of Boulder City, Nevada accepting and approving a Grant of Easement for utility purposes located at 301 Ridge Road, at the northwest corner of the property next to Ridge Road

B. Resolution No. 7964, a resolution of the City Council of Boulder City, Nevada accepting and approving a Grant of Easement for utility purposes located at 303 Ridge Road, at the northeast corner of the property next to Ridge Road

A staff report was submitted by Utilities Director Joseph Stubitz and included in the May 13, 2025 City Council agenda packet.

5. For possible action: Resolution No. 7965, a resolution of the City Council of Boulder City, Nevada, authorizing the appraisal of land located at 1101 Eldorado Valley Drive within the Sloan Canyon Switchyard for a nonexclusive above-ground transmission easement that is approximately 1,250 feet in

length, fifty feet in width, and consisting of approximately 1.43 acres to determine easement value for the development of transmission facilities

A staff report was submitted by Finance Director Cynthia Sneed and included in the May 13, 2025 City Council agenda packet.

## **REGULAR AGENDA**

### **PRESENTATIONS**

6. Presentation by Ned Thomas, City Manager, on the status of the Boulder City 2025-2030 Strategic Implementation Plan

A staff report was submitted by City Manager Ned Thomas and included in the May 13, 2025 City Council agenda packet.

City Manager Ned Thomas provided an overview of the PowerPoint presentation included in the meeting packet. He said there were 7 goals in total and each one had a strategy. He highlighted the new pool construction progress. He said at this time, a design consultant was needed to develop the plans at 30% . He said from there, it would go out to bid to seek a Construction Manager At Risk (CMAR). He said the completion was still on target for 2028. He continued reviewing the PowerPoint and said he appreciated the Strategic Plan because it was a useful tool for him to use as a guide.

Council member Jorgensen said she appreciated hearing about the progress. She asked when the kV project to upgrade the electrical in the downtown corridor was expected to be finished and was informed it would be completed in June.

Council member Booth said she appreciated hearing about the progress and thanked City Manager Thomas.

In response to Council member Ashurst, City Manager Thomas provided an explanation of diverse housing which created a range of single family residences in a community to meet the needs and preferences. He said it included a range of single-family homes from a smaller, first home purchase to a executive home to create a balance for the community.

Council member Ashurst said she was so appreciative of the planning review process between City staff and applicants noting it was very beneficial. She said kudos to making ADA improvements for the community. She thanked City Manager Thomas for his service.

Mayor Hardy said City Manager Thomas hit the ground running and was very appreciative of him.

### **BILLS**

7. Introduction of Bill No. 2079, an ordinance of the City of Boulder City, Nevada amending Title 7, Police Regulations, Chapter 5, Public Land Use of the Boulder City Municipal Code to prohibit camping, sleeping, and storing personal property in a public place

A staff report was submitted by City Attorney Brittany Walker and included in the May 13, 2025 City Council agenda packet.

Council member Jorgensen introduced Bill No. 2079 and waived the reading except for title.

“An ordinance of the City of Boulder City, Nevada amending Title 7, Police Regulations, Chapter 5, Public Land Use of the Boulder City Municipal Code to prohibit camping, sleeping, and storing personal property in a public place”

City Clerk McKay noted Bill No. 2079 would be considered at the May 27, 2025 City Council meeting.

### **REGULAR BUSINESS**

8. For possible action: Presentation, discussion and staff directive regarding the FY 2025-2026 General Fund, Other Governmental Funds and Proprietary Funds Budgets

A staff report was submitted by Finance Director Cynthia Sneed and included in the May 13, 2025 City Council agenda packet.

Budget Manager Angela Manninen provided an overview of the PowerPoint presentation noting there were no financial changes to the budget since the April 15, 2025 Special City Council meeting. She said the Parks and Recreation department removed one of their existing part time employee positions so the headcount for full time employees has changed to 224.4.

In response to Council member Jorgensen, Budget Manager Manninen said there were no cost savings realized in the budget from the removal of a part time position.

Budget Manager Manninen said the public hearing and final approval of the budget would take place at the May 27, 2025 City Council meeting.

Mayor Hardy commented the City was demonstrating strong fiscal responsibility.

Council member Booth said the Special Revenue Booklet was very informative and encouraged everyone to review it.

In response to Council member Ashurst, Budget Manager Manninen said a utility rate study was typically conducted every 3-5 years.

In response to Council member Jorgensen, Budget Manager Mannenin explained the determining factors for head count numbers of part time employees versus employees who received PERS retirement benefits. She said the Fleet Manager position funding source was 75% from the General Fund and 25% from the Utility Fund.

Council member Jorgensen said she appreciated the balanced budget and the explanations and expressed the importance of caring for and keeping existing employees.

9. For possible action: Discussion, update, and possible direction regarding bills introduced during the Nevada 2025 legislative session

A staff report was submitted by City Attorney Brittany Walker and included in the May 13, 2025 City Council agenda packet.

City Attorney Walker provided an overview of the legislative bills being tracked by the City. She said most of the amendments to the bills had resolved the concerns of the City.

Council member Booth expressed concern about AB241.

City Attorney Walker said the bill proposed to allow residential building use in a commercial district which would take away the City's zoning power. She said concern had been expressed and they were working on an amendment. She said she was hopeful the concerns to the City would be resolved by the end of session.

Council member Booth said she was also concerned about the bill to change the time zone which would be detrimental to summer activities.

In response to Council member Booth, City Attorney Walker clarified the bill she was referring to was AB81 which would adopt standard time making it darker earlier in the summer. She said the bill made it to the Senate, but it has since received a lot of opposition. She said she was not anticipating it would move forward and said if it did not go to a hearing by Friday, it would not move forward.

Mayor Hardy said the bill was extremely problematic for northern Nevada cities such as Elko and Ely because they travel to Salt Lake frequently for many of their needs including medical. He said the time change would be a difference of two hours between Nevada and Utah.

10. For possible action: City Council Appointments:
  - A. Southern Nevada Health District (SNHD) Board of Health
  - B. Southern Nevada Health District Public Health Advisory Board (PHAB)

A staff report was submitted by City Clerk Tami McKay and included in the May 13,



2025 City Council agenda packet.

City Clerk McKay explained that Mayor Hardy had been appointed by Council in December to serve on the SNHD Board of Directors; however, SNHD was governed by NRS 439.362 which required a reorganization at their July meeting. She said Mayor Hardy was interested in continuing his appointment and resident Paul Klouse was seeking reappointment to serve on the Public Health Advisory Board.

**Motion:** Approve Mayor Hardy to serve on the SNHD Board and Paul Klouse to serve on the Public Health Advisory Board for a term beginning on July, 2025 and ending June 30, 2027.

**Moved by:** Council Member Sherri Jorgensen      **Seconded by:** Council Member Cokie Booth

**Vote:**

**Aye:** Mayor Joe Hardy, Council Member Denise Ashurst, Council Member Cokie Booth, Council Member Sherri Jorgensen (4)

**Nay:** (0)

**Abstain:** (0)

**Absent:** Council Member Steve Walton (1)

Motion Passed

## **PUBLIC COMMENT**

Mayor Hardy opened the public comment period.

Brandon Smith thanked the Council for their continued support and said he appreciated their responsiveness. He said regarding upgrading the electrical system on Nevada Way, he had noticed a lot of businesses were closed and said it was depressing to look at while driving through the city. He said the business owners should be held accountable for letting their buildings rot. He suggested imposing some type of vacancy fee if businesses weren't maintained. He said the corridor was the golden pathway to the city and said it should be maintained.

Pam Triolo said she understood dogs weren't an issue for everyone, but unleashed dogs were a concern for her. She asked that the leash law be addressed soon so she didn't have to continue talking about it. She commented about the City becoming more ADA accessible. She said she was happy the City was holding a Town Hall about the parking project because she believed there were a lot of misconceptions being discussed by residents.



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

## **CITY COUNCIL'S REPORT**

Council member Jorgensen said she served on the Clark County School District's Facilities Board and discussed their budget. She said it was interesting to learn that the number of students was decreasing because families were having fewer kids. She said they may have to reconfigure a couple of the schools. She thanked everyone who helped with Historic Preservation Day and said it was a terrific event. She said she was sorry to have missed it this year because she was away visiting her daughters and grandchildren for Mother's Day. She said Spring Jam was enjoyed by many of her friends who visit from outside of the city. She said she loved Nevada Way being referred to as the "golden pathway". She said she may start referring to it as the "golden pathway" to the events which made Boulder City special. She said it was always a privilege to hear from the residents and considered herself a representative of the citizens. She noted swim and golf high school students were involved in state championships.

Council member Booth said she attended Bark in the Park and said the former abused and abandoned dog, known as Seven, was crowned the King of Bark in the Park. She said he was a happy dog with a wonderful family. She said he would be in the parade at Christmas time. She said Rotary's Best Dam Barbeque was coming up on Memorial Day weekend and said they did an amazing job. She also thanked Boulder City Sunrise Rotary for sponsoring the All Night Senior party and keeping the kids safe on graduation night.

Council member Ashurst said she was a guest speaker at the Veterans Cemetery Ceremony for unservicable flags and said it was a great experience and well attended. She said she attended the Parks and Recreation Opening Day Ceremony for baseball and said it was fun. She said the team's were all sponsored by different businesses in the community. She said she attended the Heart of the Community Gala honoring Sara Denton which was a beautiful event. She said she had the opportunity to meet the city attorney's mom and the city manager's wife. She thanked everyone who helped with the Historic Preservation Day. She thanked the residents who elected the Council and they were available to help them.

Mayor Hardy said he appreciated everyone. He said he was approached by resident Susan Reams and talked about an initiative to perform acts of kindness. He said he recognized and honored Bill Beedle, his daughter and to others being kind. He said Boulder City was a kind city. He said he went to DMV today to renew his license and it was packed so he stood in the information line and learned he did not need to be there because his license had already been mailed to him. He said he was looking forward to the Town Hall on Monday at the Elaine K. Smith Building at 5:00 p.m. He said there was a silent auction at the Gala and he won a painting which was done by Sara Denton in 1970. He said Sara Denton was a beautiful person inside and out and

talked about all she had done for the community. He said what a wonderful city and thanked everyone for participating. He said he and his wife Jill were tasked to substitute teach for Council member Jorgensen's class. He said he took paper and pens and quickly learned they don't use them. He said it was an electronic world and said he was grateful to them.

Mayor Hardy adjourned the meeting at 6:14 p.m.

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Joe Hardy, Mayor

ATTEST:

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Tami McKay, City Clerk