



**BOULDER CITY
CITY COUNCIL**

MAYOR
JOE HARDY

COUNCIL MEMBERS:
COKIE BOOTH
MATT FOX
SHERRI JORGENSEN
STEVE WALTON



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



ACTING CITY MANAGER:
MICHAEL MAYS, AICP

CITY ATTORNEY:
BRITTANY LEE WALKER, ESQ

CITY CLERK:
TAMI MCKAY, MMC, CPO

COMMUNITY DEVELOPMENT DIRECTOR:
MICHAEL MAYS, AICP

ACTING PUBLIC WORKS DIRECTOR:
JIM KEANE, PE

UTILITIES DIRECTOR:
JOSEPH STUBITZ, PE

POLICE CHIEF:
TIM SHEA

ACTING FIRE CHIEF:
GREG CHESSER, CFO

FINANCE DIRECTOR:
CYNTHIA SNEED, CPA, CGFM

PARKS & RECREATION DIRECTOR:
JULIE CALLOWAY, CPRP

City Council Meeting

May 14, 2024

Item No. 9

Staff Report

TO: Mayor and City Council

FROM: Brittany Walker, City Attorney

DATE: May 14, 2024

SUBJECT:

For possible action: Consideration of Bill No. 2030, an ordinance of the City of Boulder City, Nevada approving Land Sale Agreement No. 24-2080 between the City of Boulder City and Toll South LV LLC., for approximately 44.98 acres of land located at or near the southwest corner of Adams Boulevard and Bristlecone Drive in Boulder City commonly known as Tract 350

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 City Council approve the bill approving the land sale agreement between the City of Boulder City and Toll South LV LLC., for approximately 44.98 acres of land located at or near the southwest corner of Adams Boulevard and Bristlecone Drive in Boulder City commonly known as Tract 350.

Overview:

- Tract 350, approximately 44 acres located north and east of Boulder Creek Golf Course was approved by the voters in 2010 for sale for residential development.
- The City Council in 2015 rezoned the property to its current zoning configuration featuring R1-7, R1-10, and R1-15 lots.
- In 2016, the City issued a Request for Proposal resulting in no developer responses.
- On July 1, 2021, the City issued a Request for Proposal to market lands known as Tract 350, approximately 44 acres, to be sold.
- Three developers responded to the RFP.

- On November 30, 2021 the City Council selected Toll Brothers and their proposal #1 through the approval of Res. No. 7368.
- Toll Brothers submitted a new proposal in the summer of 2022. City Council repealed and replaced Res. No. 7368 with the approval of Res. No. 7480 selecting a plan utilizing the existing zoning of the parcel.
- The City had the land appraised and the proposed purchase price is above the appraised value.
- The land sale contract has been finalized and is now ready for City Council consideration.
- The land sale contract will enable the City to begin design and eventual construction of the planned new aquatic center.

Background Information:

The property referred to as Tract 350 which is approximately 44.98 acres and located north and east of Boulder Creek Golf Course was approved by the voters in 2010 for sale for residential development. The City Council in 2015 rezoned the property to its current zoning configuration featuring R1-7, R1-10, and R1-15 lots. A request for proposals (RFP) for Tract 350 was issued in 2016 and resulted in no developer responses.

The City issued a new RFP on July 1, 2021, to market Tract 350. The City held a preproposal conference and site visit on July 29, 2021. Respondents were encouraged to provide multiple proposals for different densities. Respondents were required to provide bid offers that included and excluded the construction of the required stormwater conveyance facilities within Bristlecone/Clubhouse streets.

On November 31, 2021, the City Council heard presentations from three developer responses and selected Toll Brother's Proposal # 1 for consideration. This selection was approved by passage of Resolution No. 7368. Proposal #1 included 185 single-family homes with two zoning districts (R1-5 and R1-7). The proposal also provided for the developer construction of the required stormwater facilities.

Since Toll Brothers selection, the developer held a resident neighborhood meeting on March 31, 2022 to present Proposal # 1 and obtain neighborhood feedback. Based on that feedback, Toll Brothers created a revised plan that is referred to as Proposal #3. Proposal # 3 eliminates the R1-5 lots, reduces the number of homes by 29 and still provides for developer construction of required stormwater facilities. Toll Brothers sent letters to residents that attended the March 31 neighborhood meeting with a copy of Proposal # 3. On July 12, 2022, The City Council approved Toll Brothers to move forward with Proposal # 3 with adoption of Resolution No. 7480. The land was appraised in October 2023 and the proposed purchase price is above appraised value.

The land sale agreement has been prepared and now ready for City Council consideration. The proceeds from the sale of Tract 350 will fund the construction of the new planned aquatic center. Design and eventual construction will commence following the execution of this land sale.

Financial:

\$21,106,000 million over the three-phased purchase of the property. The proceeds from the Tract 350 land sale are to be split 10% for Public Safety infrastructure needs (vehicles, other tech, etc.) and the remainder towards the swimming pool recreation project.

Boulder City Strategic Plan Goal:

Goal A: Achieve Prudent Financial Stewardship

Goal B: Invest in Infrastructure

Goal C: Manage Growth and Development

Department Recommendation: That City Council approve Bill No. 2030 approving Land Sale Agreement No. 24-2080 between the City of Boulder City and Toll South LV LLC., for approximately 44.98 acres of land located at or near the southwest corner of Adams Boulevard and Bristlecone Drive in Boulder City commonly known as Tract 350.

Attachment:

Bill

Agreement

Proposed Development