



## CITY COUNCIL MEETING MINUTES

COUNCIL CHAMBER, 401 CALIFORNIA AVENUE,  
BOULDER CITY NV 89005

APRIL 23, 2024 - 5:00 PM

### CALL TO ORDER

### CONFIRMATION OF POSTING AND ROLL CALL

**Council members present:** Mayor Joe Hardy, Council Member Cokie Booth, Council Member Matt Fox, Council Member Sherri Jorgensen, Council Member Steve Walton (5)

**Absent:** None (0)

**Also present:** City Clerk Tami McKay, City Attorney Brittany Walker, City Manager Taylour Tedder

City Clerk McKay confirmed the agenda had been posted in accordance with Nevada Open Meeting Law and all members were present.

### INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor Rodolfo Paredes from Boulder City Seventh Day Adventist Church provided the invocation, and Mayor Hardy led the Pledge of Allegiance.

### PUBLIC ANNOUNCEMENTS

### PUBLIC COMMENT

Mayor Hardy opened the public comment period.

Fred Voltz called in and asked that his comments be included verbatim. (attached)

City Clerk McKay read the following written public comments: (attached)

Louis Merkler  
Lonnie Munson  
Mary Ralph  
Ainsworth Hunt

Kai Rasmussen  
Bart Cops  
Kayla Atkinson  
Tara Bertoli  
Jason Bolden  
Jennifer Bolden  
Jason Larsen  
Diane McKay  
Katie Parrish  
Martin Stroh  
Lindsay Stevens  
Valerie Reischman  
Gabriela Woolrich

Stacey Holbrook said she had been a resident of Boulder City for 20 years. She said her family used OHV's and it was a great family activity. She said prior to going off-roading, it was difficult to load up the OHV and take it to a gas station. She said lifting a 5-gallon gas can was heavy and made it challenging. She said her family was not loud and liked to spend time together. She said she believed the former ballot question did not pass because of the age restriction and the parking accessibility downtown. She said setting the age restriction to 16 and up and, not permitting driving downtown would help pass the ballot question.

Eric Corderman thanked the Council for their hard work and believed attacking a council member made that person more diminished. He said this was a community that could consider options to allow OHVs to go from their home to a desert trail. He asked the council to please focus on the residents and allow them the ability to get gas and out on the trails with their families. He said most of the residents were law abiding and wanted to have fun while following the rules put in place by the City Council. He said there could be opportunity to implement a registration process. He said he liked to ride on a weekly basis.

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

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

**Motion:** Approve

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

**Vote:**

**Aye:** Mayor Joe Hardy, Council Member Cokie Booth, Council Member Matt Fox, Council Member Sherri Jorgensen, Council Member Steve Walton (5)

**Nay:** (0)

**Abstain:** (0)

**Absent:** (0)

Motion Passed

City Clerk McKay requested Item No. 12 be moved up and considered after Item No. 5.

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

City Clerk McKay requested Item No. 2 be moved to the Regular Agenda and considered before Item No. 5

**Motion:** Approve

**Moved by:** Council Member Sherri Jorgensen      **Seconded by:** Council Member Matt Fox

**Vote:**

**Aye:** Mayor Joe Hardy, Council Member Cokie Booth, Council Member Matt Fox, Council Member Sherri Jorgensen, Council Member Steve Walton (5)

**Nay:** (0)

**Abstain:** (0)

**Absent:** (0)

Motion Passed

### **CONSENT AGENDA**

1. For possible action: Approval of minutes
  - A. March 19, 2024, Special City Council meeting minutes
  - B. March 28, 2024, Special City Council meeting minutes
  - C. April 1, 2024 City Council Workshop minutes
  - D. April 9, 2024 City Council meeting minutes

A staff report was submitted by City Clerk Tami McKay and included in the April 23, 2024 City Council agenda packet.

2. For possible action: Resolution No. 7784, 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 Boulder City Chamber of Commerce's Spring Jamboree event, May 4-5, 2024

**This item was moved to the regular agenda.**

A staff report was submitted by Economic Development Coordinator Raffi Festekjian and included in the April 23, 2024 City Council agenda packet.

City Manager Tedder provided an overview of the request. He said the special event promotion grant promoted more visitors to the community. He said the grant was on a reimbursement basis and it fit within the guidelines. He said \$14,834.00 in grant funding was still available.

Council members Walton made the following disclosure:

"I would like to disclose pursuant to NRS 281A that my campaign committee is a member of the Boulder City Chamber of Commerce, but I have been advised by the City Attorney that this matter would not impact the judgment of a reasonable person in my position."

Council member Booth made the following disclosure:

"I would like to disclose pursuant to NRS 281A that my business is a member of the Boulder City Chamber of Commerce, but I have been advised by the City Attorney that this matter would not impact the judgment of a reasonable person in my position."

Mayor Hardy made the following disclosures:

"I would like to disclose pursuant to NRS 281A that my campaign committee is a member of the Boulder City Chamber of Commerce, but I have been advised by the City Attorney that this matter would not impact the judgment of a reasonable person in my position."

In response to Council member Walton, City Manager Tedder said the City used an app called Placer AI to track how many people came to the community. He said the app used a third party application from cell phones to track where visitors were from.

Council member Walton said it would be beneficial to the Council and the public to see the tracking report to show the measurable economic benefits the events had on the community.

City Attorney Walker said the agenda item was for a \$5,000 grant, and noted the Placer AI reports were not public record. She said the City data was for internal use and information could not be shared. She said Placer AI was valuable to the City,



however the agreement stated the information must be kept confidential.

Mayor Hardy said he received numerous comments about the events in Boulder City that attracted neighbors to our city. He said the events allowed people to patronize the restaurants and gas stations.

**Motion:** Approve

**Moved by:** Council Member Steve Walton      **Seconded by:** Council Member Cokie Booth

**Vote:**

**Aye:** Mayor Joe Hardy, Council Member Cokie Booth, Council Member Matt Fox, Council Member Sherri Jorgensen, Council Member Steve Walton (5)

**Nay:** (0)

**Abstain:** (0)

**Absent:** (0)

Motion Passed

3. For possible action: Resolution No. 7785, 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 24-25, 2024

A staff report was submitted by Economic Development Coordinator Raffi Festekjian and included in the April 23, 2024 City Council agenda packet.

4. For possible action: Resolution No. 7786, 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 Boulder City Hospital Foundation's Art in the Park event, October 5-6, 2024

A staff report was submitted by Economic Development Coordinator Raffi Festekjian and included in the April 23, 2024 City Council agenda packet.

## **REGULAR AGENDA**

### **PRESENTATIONS**

5. For possible action: Matters pertaining to Main Street Boulder City:

A. Presentation by Jill Lagan, Chamber of Commerce CEO, regarding

## Main Street Boulder City Enhanced Comprehensive Plan for Years 1-3

### B. City Council appointment of a representative to serve on the Main Street Boulder City Board for a three-year term

A staff report was submitted by City Clerk Tami McKay and included in the April 23, 2024 City Council agenda packet.

Jill Lagan, Chamber of Commerce CEO, said Main Street Boulder City, was a proud affiliate of the National Main Street of America Organization which focused on revitalizing and promoting historic towns. She said Main Street Boulder City, was an initiative ran through the Boulder City Chamber of Commerce. She said Boulder City would serve as a supportive intermediary that amplified city and chamber-led revitalization and tourism development efforts, emphasizing the historical significance of the town. She said Main Street Boulder City was committed to facilitating effective communication and cooperative strategies that enhance Main Street's allure, focusing on event support, marketing, and beautification initiatives. She introduced the Main Street Team, Amber Cunningham, Danielle Stemmer and Michelle Caven and provided background information on each of them. She provided background information of Main Street American and noted Main Street Boulder City was launched in 2024. She said with the esteemed support of the City Council, they aimed to create a program that would make Boulder City proud. She said this was a heartfelt endeavor to build a legacy that would thrive and benefit Boulder City for generations to come.

Amber Cunningham provided an overview of the 6 key points of Main Street Boulder City which was included in the Agenda Packet.

Michelle Cavan provided an overview about enhanced business and community engagement. She said Main Street Boulder City was committed to facilitating effective communication and cooperative strategies that enhanced Main Street's allure, focusing on event support, marketing, and beautification initiatives. She said they begun compiling a comprehensive community event calendar, including each Main Street Boulder City event and other community happenings, complete with planning calendars and strategic plans for each event. She reviewed the first and second half of the first years foundation and engagement.

Mrs. Stemmer discussed year three which was focused on legacy and growth. She thanked City Council for their support of Main Street Boulder City.

Council member Jorgensen thanked the Main Street Boulder City Team and said Boulder City had a unique story to offer. She said cohesive efforts could solidify it and she loved including the kids. She said buy-in to where you live was important and who would continue to tell the story. She said she looked forward to it.

Council member Booth said it was fantastic and important to remind the small businesses how important they were to the community. She said she would love to

serve on the Committee.

**Motion:** Appoint Council member Booth to serve on the Main Street Boulder City Board for a three-year term

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

**Vote:**

**Aye:** Mayor Joe Hardy, Council Member Cokie Booth, Council Member Matt Fox, Council Member Sherri Jorgensen, Council Member Steve Walton (5)

**Nay:** (0)

**Abstain:** (0)

**Absent:** (0)

Motion Passed

## **BILLS**

6. Introduction 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

A staff report was submitted by City Attorney Walker and included in the April 23, 2024 City Council agenda packet.

Council member Booth introduced Bill No. 2030 and waived the reading except for title.

“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”

City Clerk McKay noted Bill No. 2030 would be considered at the May 14, 2024 City Council meeting.

7. For possible action: Matters pertaining to airport ground leases expiring on September 20, 2024:

A. Consideration of Bill No. 2015, an ordinance of the City of Boulder City, Nevada approving Lease Agreement No. 94-306H (TW4-08) amending lease agreement between the City of Boulder City and Robert W. Draney Trust to amend and restate the agreement and extend the term of the agreement for a period of 10 years with one 10-year renewal option

B. Consideration of Bill No. 2016, an ordinance of the City of Boulder City, Nevada approving Lease Agreement No. 94-306C (TW4-10) amending lease agreement between the City of Boulder City and Mike McKee to amend and restate the agreement and extend the term of the agreement for a period of 10 years with one 10-year renewal option

C. Consideration of Bill No. 2017, an ordinance of the City of Boulder City, Nevada approving Lease Agreement No. 94-306B (TW4-14) amending lease agreement between the City of Boulder City and Mark Leseberg to amend and restate the agreement and extend the term of the agreement for a period of 10 years with one 10-year renewal option

D. Consideration of Bill No. 2018, an ordinance of the City of Boulder City, Nevada approving Lease Agreement No. 94-306F (TW4-16) amending lease agreement between the City of Boulder City and Earl F. Leseberg 1998 Irrevocable Trust FBO Mark E. Leseberg to amend and restate the agreement and extend the term of the agreement for a period of 10 years with one 10-year renewal option

E. Consideration of Bill No. 2019, an ordinance of the City of Boulder City, Nevada approving Lease Agreement No. 94-306B (TW4-18) amending lease agreement between the City of Boulder City and Michael Wylie and Patrick John O'Connell to amend and restate the agreement and extend the term of the agreement for a period of 10 years with one 10-year renewal option

F. Consideration of Bill No. 2020, an ordinance of the City of Boulder City, Nevada approving Lease Agreement No. 94-306F (TW4-20) amending lease agreement between the City of Boulder City and Quail Run Properties II, Inc. to amend and restate the agreement and extend the term of the agreement for a period of 10 years with one 10-year renewal option

G. Consideration of Bill No. 2021, an ordinance of the City of Boulder City, Nevada approving Lease Agreement No. 94-306E (TW4-22) amending lease agreement between the City of Boulder City and Savage Family Trust to amend and restate the agreement and extend the term of the agreement for a period of 10 years with one 10-year renewal option

H. Consideration of Bill No. 2022, an ordinance of the City of Boulder City, Nevada approving Lease Agreement No. 94-306F (TW4-24) amending lease agreement between the City of Boulder City and Richard and Richard Carr to

amend and restate the agreement and extend the term of the agreement for a period of 10 years with one 10-year renewal option

I. Consideration of Bill No. 2023, an ordinance of the City of Boulder City, Nevada approving Lease Agreement No. 94-306I (TW4-26) amending lease agreement between the City of Boulder City and Alkonost Consulting LLC to amend and restate the agreement and extend the term of the agreement for a period of 10 years with one 10-year renewal option

J. Consideration of Bill No. 2024, an ordinance of the City of Boulder City, Nevada approving Lease Agreement No. 94-306G (TW4-28) amending lease agreement between the City of Boulder City and Craig Family Trust to amend and restate the agreement and extend the term of the agreement for a period of 10 years with one 10-year renewal option

K. Consideration of Bill No. 2025, an ordinance of the City of Boulder City, Nevada approving Lease Agreement No. 94-306E (TW4-30) amending lease agreement between the City of Boulder City and Rvest Management LLC to amend and restate the agreement and extend the term of the agreement for a period of 10 years with one 10-year renewal option

L. Consideration of Bill No. 2026, an ordinance of the City of Boulder City, Nevada approving Lease Agreement No. 94-306C (TW4-12) amending lease agreement between the City of Boulder City and Ray Russell and Charles Pendleton to extend the term of the agreement for a period of 11-months

A staff report was submitted by Airport Manager Marissa Adou and included in the April 23, 2024 City Council agenda packet.

Airport Manager Adou provided a brief overview of the staff report.

**Motion:** Approve Bill Nos. 2015-2025

**Moved by:** Council Member Matt Fox      **Seconded by:** Council Member Cokie Booth

**Vote:**

**Aye:** Mayor Joe Hardy, Council Member Cokie Booth, Council Member Matt Fox, Council Member Sherri Jorgensen, Council Member Steve Walton (5)

**Nay:** (0)

**Abstain:** (0)

**Absent:** (0)

Motion Passed

**Motion:** Approve Bill No. 2026

**Moved by:** Council Member Matt Fox      **Seconded by:** Council Member Steve Walton

**Vote:**

**Aye:** Mayor Joe Hardy, Council Member Cokie Booth, Council Member Matt Fox, Council Member Sherri Jorgensen, Council Member Steve Walton (5)

**Nay:** (0)

**Abstain:** (0)

**Absent:** (0)

Motion Passed

8. For possible action: Consideration of Bill No. 2027, an ordinance of the City of Boulder City, Nevada approving Lease Agreement No. 93-247E (TW4-21) amending lease agreement between the City of Boulder City and Lisa Lou Yetter and John Altintop Living Trust to amend and restate the agreement and extend the term of the agreement for a period of 10-years with one 10- year renewal option from the original expiration date following the initial 6-month extension

A staff report was submitted by Airport Manager Marissa Adou and included in the April 23, 2024 City Council agenda packet.

Airport Manager Adou provided a brief overview of the staff report.

**Motion:** Approve Bill No. 2027

**Moved by:** Council Member Cokie Booth      **Seconded by:** Council Member Matt Fox

**Vote:**

**Aye:** Mayor Joe Hardy, Council Member Cokie Booth, Council Member Matt Fox, Council Member Sherri Jorgensen, Council Member Steve Walton (5)

**Nay:** (0)

**Abstain:** (0)

**Absent:** (0)

## Motion Passed

9. For possible action: Consideration of Bill No. 2028, an ordinance of the City of Boulder City, Nevada amending Title 1, "Administration", Chapter 9 "Financial Administration", Section 1-9-4 titled "Required Accounts/Funds," to create a Swimming Pool Recreational Facility Construction, Operation and Maintenance Fund

A staff report was submitted by Finance Director Cynthia Sneed and included in the April 23, 2024 City Council agenda packet.

Finance Director Sneed provided a brief over view of the staff report.

Council member Walton said he appreciated the explanation and the visual graph. He said the ballot question was asking for up to \$9 million and any portion if not used would remain in the voter approved funds.

Council member Jorgensen said she appreciated the fund because it was hard to explain with the money saved in different funds. She said this made it much easier to understand. She said it was important to remember this was a cash only City and did not take out loans to build a pool.

Council member Booth asked if this fund would be available to see on the City's website.

Finance Director Sneed said it would be available and residents could see it in one location. She said there was one exception and that was the budget augmentation. She said that would be brought to Council along with the budget this year. She said the transfers from other funds would be effective in July.

**Motion:** Approve Bill No. 2028

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

**Vote:**

**Aye:** Mayor Joe Hardy, Council Member Cokie Booth, Council Member Matt Fox, Council Member Sherri Jorgensen, Council Member Steve Walton (5)

**Nay:** (0)

**Abstain:** (0)

**Absent:** (0)

Motion Passed

10. For possible action: Matters pertaining to a zoning ordinance text amendment:

A. Public hearing on Bill No. 2029 an ordinance of the City of Boulder City, Nevada, to amend Title 11 of the City Code, Chapter 39 (Subdivision Regulations), to make modifications to the Subdivision regulations that provide consistency with state law, extend construction timelines and clarify text.

B. Consideration of Bill No. 2029 an ordinance of the City of Boulder City, Nevada, to amend Title 11 of the City Code, Chapter 39 (Subdivision Regulations), to make modifications to the Subdivision regulations that provide consistency with state law, extend construction timelines and clarify text. (AM-23-372)

A staff report was submitted by Community Development Director Michael Mays and included in the April 23, 2024 City Council agenda packet.

Community Development Director Mays provided a brief overview of the staff report to clarify language and bring the City into compliance with State law.

Mayor Hardy noted this was the time and place scheduled to conduct a public hearing and asked for public input.

There being no further comments offered, the hearing was declared closed.

**Motion:** Approve Bill No. 2029

**Moved by:** Council Member Steve Walton      **Seconded by:** Council Member Matt Fox

**Vote:**

**Aye:** Mayor Joe Hardy, Council Member Cokie Booth, Council Member Matt Fox, Council Member Sherri Jorgensen, Council Member Steve Walton (5)

**Nay:** (0)

**Abstain:** (0)

**Absent:** (0)

Motion Passed

## **REGULAR BUSINESS**

11. For possible action: Resolution No. 7787, a resolution of the City Council of



Boulder City, Nevada, approving Agreement No. 24-2081 (P150-24-802) between State of Nevada, acting through its Department of Transportation (NDOT) and the City of Boulder City to receive a State of Nevada Aviation Trust Fund Grant in the amount of \$161,019.00 for work pertaining to the Rehabilitate Runway '15-33' and Electrical Improvement Project at the Boulder City Municipal Airport and amend the FY2023-2024 Budget for Revenues and Expenses

A staff report was submitted by Airport Manager Marissa Adou and included in the April 23, 2024 City Council agenda packet.

Airport Manager Adou provided an overview of the Staff report.

Council member Jorgensen said she appreciated staff seeking reimbursement funds. She said the money added up over time and said that was a lot of initiative on her part.

**Motion:** Approve

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

**Vote:**

**Aye:** Mayor Joe Hardy, Council Member Cokie Booth, Council Member Matt Fox, Council Member Sherri Jorgensen, Council Member Steve Walton (5)

**Nay:** (0)

**Abstain:** (0)

**Absent:** (0)

Motion Passed

12. For possible action: Resolution No. 7788, a resolution of the City Council of Boulder City, Nevada, approving Agreement No. 24-2082 between the City of Boulder City and Chandler Asset Management, Inc. for Investment Advisory Services

**This item was considered after Item No. 5**

A staff report was submitted by Finance Director Cynthia Sneed and included in the April 23, 2024 City Council agenda packet.

Finance Director Sneed provided a brief overview of the staff report. She said this matter would pursue an investment management service and explained the RFP process and the review committee recommended awarding the RFP to Chandler

## Asset Management.

Carlos Oblites, Senior Portfolio Strategist, Chandler Asset Management responded to a question asked by Council member Booth about his years of experience in the public sector. He said he has been in the public sector since 1988 and worked in the business for 30 years. He noted the direction of interest rates, the status of the economy, inflation and the performance of regional banks were the items of most concern. He said the goals were safety, followed by liquidity and then return.

In response to a question by Council member Jorgensen, Finance Director Sneed said the City would maintain a certain balance with Local Government Investment Pool (LGIP) because the funds were immediately available. She said a cash flow analysis was the first order of business with the advisor. She said the City would always have a need for the immediate access to the liquid amount in the LGIP. She said Chandler Asset Management would actively manage the account, and it would be an ongoing conversation about the needs of the City.

Council member Jorgensen asked about the risk of the portfolio.

Finance Director Sneed said the City was bound by state statute and would develop its own policy to allow for diversification. She said it would not be longer than a 5-year investment.

Mr. Oblites said the City was limited to purchasing securities in bottom market bond which was the lowest risk. He talked about investments and interest rates. He said the state pool was really good and well-managed; however, it was not the natural order and would revert. He said it would take months to work on the portfolio.

Mayor Hardy stated the City's Finance Director had the power to tell the investment firm how to manage the funds.

Mr. Oblites said they were bound by NRS regulations and would develop a strategy for the City. He said within the scope, direction by the Finance Team may be given discretion while following NRS.

Council member Walton asked if the City could expect Chandler Asset Management to generate additional investment income for the City.

Mr. Oblites said that was what Chandler Asset Management would strive to achieve.

**Motion:** Approve

**Moved by:** Council Member Steve Walton      **Seconded by:** Council Member Matt Fox

**Vote:**

**Aye:** Mayor Joe Hardy, Council Member Cokie Booth, Council Member Matt Fox, Council Member Sherri Jorgensen, Council Member Steve Walton (5)

**Nay:** (0)

**Abstain:** (0)

**Absent:** (0)

Motion Passed

13. For possible action: Matters pertaining to the establishment of new title classifications and pay ranges as required by the City of Boulder City Municipal Code 1-5-5
  - A. Discussion and possible direction regarding a Deputy City Manager classification title and pay range E7, \$130,000 - \$182,552
  - B. Discussion and possible direction regarding an Assistant Fire Chief classification title and pay range E3, \$104,097 - \$145,736
  - C. Discussion and possible direction regarding a Parks and Recreation Analyst classification title and pay range E1, \$83,000 - \$116,200
  - D. Resolution No. 7789, a resolution of the City Council of Boulder City, Nevada, repealing and replacing Resolution No. 7637 reapproving the fiscal year 2023-2024 employee classification and salary ranges and establishing new title classifications and salary ranges for a Deputy City Manager, an Assistant Fire Chief, and a Parks and Recreation Analyst

A staff report was submitted by City Manager Taylour Tedder and included in the April 23, 2024 City Council agenda packet.

City Manager Tedder provided an overview of the staff report regarding title classifications and pay ranges required by City Code. He started with the Deputy City Manager position noting the Deputy City Manager would be responsible to take on higher level assignments and may oversee multiple departments and or divisions.

Council member Booth said the City needed to hire a new City Manager prior to approving the classification. She said it may be premature to put in place because it may be eliminated at a later time.

Council member Jorgensen said the Administrative Service Director oversaw IT, Airport and HR and the incoming City Manager may have a different plan.

City Manager Tedder said the division of who reported to who was up to the City Manager, but the Administrative Services Director was placed in the City Code which would need to be changed.

City Attorney Walker said moving forward did not required the position be filled; it allowed the opportunity for an extra person, if needed.

City Manager Tedder said this allowed an opportunity for the new City Manager to determine what was best.

Council member Walton said he was supportive of the position. He said the position was not being filled or suggesting the Administrative Services Director be moved to the Deputy City Manager. He said it was creating a policy that a position would be prudent to. He said he was not sold on the fact someone new would fill it immediately, but allowed the opportunity for potential. He said people did not appreciate the scope of work for one individual such as a City Manager and what they were expected to do. He said City Manager Tedder did a fantastic job, but did not see how it was possible for one person to serve the organization effectively. He said there were a lot of responsibilities to manage department heads, council and the community. He said the position would provide a level of excellence. He said he did not see any downside to having the position available if the new City Manager wanted to fill it. He said he was supportive and believed the council could show support for the amount of work in the City Manager's office.

City Manager Tedder said the funding difference from Administrative Services Director position was approximately \$20K more annually.

Council member Fox said he was in favor of the position, but not at this time.

Council member Jorgensen said there was good reasoning on each side. She said she knew the Council took up a lot of the City Manager's time and she did not know how he did it. She said replacing him may look differently. She said the funding did not change and nothing had to happen until the new City Manager came on board.

Mayor Hardy asked about the plan for the vacant Administrative Services Director position.

City Manager Tedder said the Human Resource Manager would be compensated in the interim. He said IT was self sufficient, and Airport Manager Adou was currently managed by the City Manager.

Mayor Hardy said this new plan would allow someone with administrative experience to apply for the City Manager position. He said it allowed people an opportunity to advance.

City Manager Tedder discussed the Assistant Fire Chief noting it would provide an

opportunity for internal advancement to the Deputy Fire Chief position in an effort to support succession planning.

Council member Walton said essentially the City would be eliminating the fire analyst position and take the funding and applying it to the new position. He said there would be an increase to the City because the public safety PERS contribution cost more than regular PERS.

City Manager Tedder said a plan to repurpose funds in the Fire Department budget and it could be accommodated in their budget to offset costs. He said this position would allow the opportunity for a fire captain to be promoted to this position.

Council member Walton said succession planning in a small community was a challenge. He said it replaced a current position and allowed greater responsibility with the opportunity for succession planning. He said there was a strong justification for the position.

Council member Jorgensen said it may promote someone to stay in Boulder City instead of looking for advancement opportunities outside of the city. She said she did not mind the idea of the position.

City Manager Tedder talked about analyst position to cover the needs of the vacant Parks and Recreation Manager.

Council member Walton asked about advancement opportunity if the manager position was eliminated.

City Manager Tedder said the analyst position could be upgraded in the future if the employee gains the experience.

City Attorney Walker said there was one motion because it was one agenda item for employee classification and salary adjustment.

Council member Jorgensen said Item A, Deputy City Manager, would be important so the incoming City Manager had the option.

Council member Booth said it could come back, but creating the position was adding on to the budget. She said she was not saying the position was not needed.

Council member Jorgensen asked if this position was created could both the Deputy City Manager and Administrative Service Director not exist with the current budget.

City Attorney Walker said the item would have to come back to Council to hire both positions.

Council member Walton said it was not cart blank to a new City Manager, but said

there was value in creating the position. He said the Administrative Service Director was not traditional and the Deputy City Manager was in alignment with municipal government. He said someone looking at the current position would understand the opportunities available.

Council member Fox asked if he could change his second.

City Clerk McKay explained a second was not a position in favor or denying it rather an opportunity for discussion.

In response to Council member Jorgensen, City Manager Tedder said the position was recommended to be eliminated.

City Attorney Walker said the class and compensation list showed what would be struck.

Mayor Hardy said he liked the opportunity for the new City Manager to have options and was in favor of all 3.

Mayor Hardy called for a recess at 7:15 p.m.

Mayor Hardy called the meeting back to order at 7:35 p.m.

**Motion:** Approve Resolution No. 7789 with the creation of the Assistant Fire Chief and removal of the Fire Analyst position and the creation of the Parks and Recreation Analyst position with the removal of the Parks and Recreation Manager position

**Moved by:** Council Member Cokie Booth      **Seconded by:** Council Member Matt Fox

**Vote:**

**Aye:** Council Member Cokie Booth (1)

**Nay:** Mayor Joe Hardy, Council Member Matt Fox, Council Member Sherri Jorgensen, Council Member Steve Walton (4)

**Abstain:** (0)

**Absent:** (0)

Motion Failed

**Motion:** Approve Resolution No. 7789

**Moved by:** Council Member Steve Walton      **Seconded by:** Council Member Sherri Jorgensen

**Vote:**

**Aye:** Mayor Joe Hardy, Council Member Cokie Booth, Council Member Matt Fox, Council Member Sherri Jorgensen, Council Member Steve Walton (5)

**Nay:** (0)

**Abstain:** (0)

**Absent:** (0)

Motion Passed

14. For possible action: Presentation, discussion and staff directive regarding the FY 2024-2025 General Fund, Other Governmental Funds and Proprietary Funds Budgets for Operations and Capital Projects

A staff report was submitted by Finance Director Cynthia Sneed and included in the April 23, 2024 City Council agenda packet.

Budget Manager Manninen provided an overview of the budget with Staff recommendations. She provided an overview of PowerPoint included in the Agenda Packet. She provided an overview of the CIP changes since the Council's tentative approval at the January 9, 2024 meeting.

Council member Booth asked if a commitment letter would be required for the lineman apprenticeship program were approved.

Budget Manager Manninen said the Plan had not been completed, but a letter of commitment would be part of the Plan.

Council member Walton provided the following disclosure:

"I would like to disclose pursuant to NRS 281A that my son Nigel Walton is a Fire Captain for the Boulder City Fire Department and this matter seeks direction regarding the Fiscal Year 25 General Fund budget. All salaries and benefits have already been determined by a previously approved collective bargaining agreement, and I have previously abstained on the collective bargaining agreement of which my son is a member. Those matters are not decision points before Council today. There are also three proposed positions for the Fire Department. I have reviewed this carefully with the City Attorney to determine whether a conflict exists, and the City Attorney has advised me that this is not a matter that would impact the judgment of a reasonable person in my position and I may participate and provide direction on this matter. "

Council member Jorgensen said she looked at the second year cost because they

would be on-going costs. She said she would like to hear a short synopsis for the reasoning of the positions.

Parks and Recreation Director Calloway said the position was an effort to take a proactive approach for the new pool facility to have a strong foundation. She said this position would oversee the current employees and monitor day-to-day operations to be used for programming of a new facility. She said they would have an office at the facility, be the point of contact and help during the construction phase so the pool was a success.

Council member Walton asked if the current employees would remain if the specialist came onboard.

Parks and Recreation Director Calloway said the plan was to maintain existing Staff which included two full-time and one part-time position. She said there would be more facility certifications required for the position including Aquatic Facility Operator certification.

In response to Council member Walton, Parks and Recreation Director Calloway said she believed there would be a good pool of candidates to draw from. She said if they did not have the certification, it would be required to achieve it in a minimum amount of time. She said she just attended an aquatic conference and learned about new ideas to bring people to the pool.

Council member Walton said funds went to the general fund and not necessarily back to the department's budget.

Parks and Recreation Director Calloway said revenue generated from future business would be deposited into the new fund specific to the pool.

City Manager Tedder said pools were not typically revenue generating, but they were a public good and asset to the community.

Deputy Fire Chief Chesser said the for additional three Firefighters would be used to potentially reduce the overtime costs and increase the department staff partly due to a reduction in Reserve Firefighters. He said they stopped the academy because it did not offer a return on investment. He explained adding a person to each shift would increase minimum staffing requirements. He said it would greatly reduce the need for overtime.

Council member Walton asked if 8 people and a reserves were on shift, would the department consider adding an additional rescue unit for that day.

Deputy Chief Chesser said concurrent calls were increasing. He said more than 2 rescues at once depleted the available services. He said the intent was to reduce the Engine to 3 persons and add an additional Rescue Unit in service to provide



immediate EMS.

Council member Walton said National Protection Standard required a certain amount of personnel to begin a fire call, so every additional person on staff would be a benefit.

Deputy Chief Chesser said mandatory call-backs required someone come from the Engine which reduced the Engine Service to 2 persons.

Council member Walton said reduced staff increased fatigue and the potential to injury or errors in judgment. He said working overtime did not lend to family balance especially if it was mandatory overtime.

In response to Council member Jorgensen, Deputy Chief Chesser said the reduction in Henderson had been due to retirements and Clark County adding fire stations. He said it made it difficult for Boulder City to compete with the wages offered in the Valley.

Council member Booth said Boulder City had a mature community and wanted EMS services.

Deputy Police Chief Johnson said he supported the Fire Department's request for additional staff. He said their issue was not ability or talent, it was because of the lack of staff. He said dispatching justification for 2 additional dispatchers was needed because of unforeseen activities such as sick leave, vacation, school, etc. He said the graveyard dispatcher had worked by herself for 1 year. He said she responded to police and fire personnel calling on the radio and responding to 911 callers.

Council member Walton said the City had been lean in dispatching for a long time and fell short of what would be great, but this allowed the opportunity for two new persons.

Deputy Police Chief Johnson said it was difficult to recruit.

Council member Walton said moving to a new facility would be helpful, but they still had to respond to all the calls. He said a lot was put on them for accreditation and managed all of the demands to achieve public safety excellence.

Council member Booth said she agreed for the need for additional dispatchers.

Budget Manager Mannenin said it took 5 years to become a lineman and several were slated to retire within the next few years. She said it was cheaper than hiring an outside contractor.

Council member Walton said it was a challenge to find quality lineman. He said creating a position to understand and train on our system was a benefit to the community.

City Manager Tedder provided an overview of the floater position. He said there was

no definite place in the organization but performing the duties assigned by staff with minimal supervision. He said a floater would help digitizing records and reducing the need for temporary services.

City Clerk McKay said she would manage the floater and explained what the position duties included.

City Manager Tedder explained budgeting for mid year, but the whole year was \$98K with benefits.

Budget Manager Manninen said with the CPI increase it would be \$106K per year.

Council member Walton said he appreciated Budget Manager Manninen and the transparency shift of the Finance Department. He said he appreciated the excellence and for managing the investments.

**Motion:** Direct Staff to move forward with final adoption

**Moved by:** Council Member Cokie Booth      **Seconded by:** Council Member Matt Fox

**Vote:**

**Aye:** Mayor Joe Hardy, Council Member Cokie Booth, Council Member Matt Fox, Council Member Sherri Jorgensen, Council Member Steve Walton (5)

**Nay:** (0)

**Abstain:** (0)

**Absent:** (0)

Motion Passed

15. For possible action: Matters pertaining to the appointment of an interim City Manager
  - A. Discussion and possible direction regarding the terms of employment of an interim City Manager
  - B. Discussion regarding potential appointment of Michael Mays as interim City Manager or provide direction for a different process
  - C: Resolution No. 7790, a resolution of the City Council of Boulder City, Nevada, appointing an Interim City Manager

A staff report was submitted by City Manager Taylour Tedder and included in the April 23, 2024 City Council agenda packet.

City Manager Tedder provided an overview of the Staff report. He announced his departure and said his last day was May 8, 2024. He said Community Development Director Michael Mays had served previously as Interim City Manager in the past. He said the salary would be set at the current City Manager's rate, but the benefit package did not change.

Council member Booth said Mr. Mays did a good job in the past and the most likely candidate. She said he understood the departments and was an outstanding fit.

Community Development Director Mays said he would be happy to serve the Council, the employees and the community as the Interim City Manager.

**Motion:** Approve Resolution No. 7790

**Moved by:** Council Member Cokie Booth      **Seconded by:** Council Member Matt Fox

**Vote:**

**Aye:** Mayor Joe Hardy, Council Member Cokie Booth, Council Member Matt Fox, Council Member Sherri Jorgensen, Council Member Steve Walton (5)

**Nay:** (0)

**Abstain:** (0)

**Absent:** (0)

Motion Passed

16. For possible action: Discuss and provide direction regarding a possible text amendment allowing off-highway vehicles (OHV) to reach a private or public area that is open for use by off-highway vehicles as authorized in state law (as requested by Council member Fox)

A staff report was submitted by City Clerk Tami McKay and included in the April 23, 2024 City Council agenda packet.

Council member Fox said we lived in an outdoor recreation area. He said there were many small towns who coexisted with OHV's with regulations in place. He said this would grant access to what was already occurring. He said in regards to the comments about asbestos, this would actually reduce the concern because the OHV would be accessing the desert without the need for a truck to haul it into the desert. He said it would comply with the requirements set by the State. He said golf carts used the roads and said OHV's were much safer.

In response to Council member Walton, City Attorney Walker said jurisdictions could only authorize OHV's to access trails and were limited to a 2 mile radius so the Council could not expand beyond the State law.

Council member Booth said she would like the OHV's to be able to access parking spots downtown and patronize the businesses. She said people used to be against jet skis on the lake and now it was not an issue. She said the sites in the desert were amazing to see. She said it was a new idea and an opportunity to promote tourism and cut down dust.

Mayor Hardy provided the history of legislation regarding state highways. He said Fairway Drive was considered a state highway, and he believed there was a definition issue. He said he spoke with police officers and had concern about clear access streets. He said he did not believe the matter was ready yet. He said under 16 years of age required a helmet be worn. He said make and models were differed and not designed to be on city streets as far as insurance purposes were concerned. He said who would take on the liability.

Council member Fox said his OHV had liability insurance. He said OHV's could not be driven on state highways but state highways can be used to cross over.

City Manager Tedder said the decision point was whether Staff should bring back additional information for Council consideration.

Council member Jorgensen said she personally owned an OHV and trailered it to the desert for use. She said it was a great way to spend time with the family. She talked about the previous ballot question that was turned down and took into consideration what the community wanted. She said it was an apple to orange comparison noting it was still a fruit. She said the community needed more information to determine ways to access roads legally. She said she did not want to jump too quickly and would like to consider all information so it was an informed decision. She said she did not want the community to be angry.

Council member Booth said there may not be roads to travel and needed access information presented for a real conversation.

Council member Fox said Council member Jorgensen brought up good points and believed the community needed more information.

Council member Walton believed the previous failed ballot question lacked good information to him personally so he voted no on the matter. He said he was not for or against, but would like more information. He said other cities in Nevada manage it while maintaining State law requirements. He said the public comments had been clear about getting from their home to the trails (driveway to desert). He said he was not in favor of people coming to Boulder City to drive around the city. He said he was not in favor of people storing gas at their homes, so he would like staff to define and

identify legal roads to get to the gas station. He said as far as dust, the OHV's were already driving in the desert. He said he did not want tour operators to come to town in a convoy to access points. He said he would like to know if it could be restricted to residents. He asked if a 6-month trial run could be considered.

Council member Fox said he would not like it restricted to residents only. He said if visitors had legally licensed OHV's they should be able to access the trails too.

Council member Booth said there was a lot of dust near the landfill and most of the complaints came from that area. She said Staff could consider that in their research.

Council member Walton suggested the OHV's consider the noise from their exhaust in an attempt to be a good steward. He said it couldn't be legislated, but hoped it would be considered.

**Motion:** Direct Staff to research and bring the item back to a future meeting

**Moved by:** Council Member Matt Fox      **Seconded by:** Council Member Cokie Booth

**Vote:**

**Aye:** Mayor Joe Hardy, Council Member Cokie Booth, Council Member Matt Fox, Council Member Sherri Jorgensen, Council Member Steve Walton (5)

**Nay:** (0)

**Abstain:** (0)

**Absent:** (0)

Motion Passed

#### 17. City Manager's Report Claims Paid Report

A staff report was submitted by Finance Director Cynthia Sneed and included in the April 23, 2024 City Council agenda packet.

City Manager noted there was nothing of note.

#### 18. City Manager's Report Financial Report (unaudited)

A staff report was submitted by Finance Director Cynthia Sneed and included in the April 23, 2024 City Council agenda packet.

City Manager Tedder said the quarterly report was included in the agenda packet.

### **PUBLIC COMMENT**

Mayor Hardy opened the public comment period.

City Manager Tedder said thank you for all the support the Council provided him. He said he joined the City in 2021 and thoroughly enjoyed his time as City Manager. He said it was a demanding job but was rewarding. He said the City had accomplished wonderful projects such as building the dog park, countless surveys, website redesign, and the ARPA spend plan. He said Boulder City had been able to do things other cities have not been able to do. He said the electric vehicle pilot program with the police cars was a unique and different thing the City was able to do. He said the City employees were excellent and did a wonderful job and helped him succeed.

Fred Voltz called in and asked that his comments be included verbatim.

City Clerk McKay read the following written public comments: (attached)

Mary Ralph  
Brynn deLorimier  
Amanda Farrar  
Lonnie Munson  
Michael deLorimier  
Diana McKay  
Jack Ritoli  
Ainsworth Hunt  
Lisa Caravella  
Austin Gold  
Julie Werner

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

## **CITY COUNCIL'S REPORT**

Council member Booth said her adopted dog will attend Bark in the Park on May 4<sup>th</sup>. She said she hoped to see everyone there.

Council member Jorgensen thanked City Manager Tedder and wish him well in his new position. She said they came into the City together and he was graduating. She said she was thankful for his hard work and the way he responded to Council's questions. She said he let her know she was his favorite and wished him good luck.

Council member Walton said no additional reports from LVCVA or SNWA. He said he was appreciative of the Main Street Boulder City presentation. He said the volunteerism in Boulder City and the community involvement in various ways was what helped define Boulder City as one of the best communities. He announced Spring Jamboree coming up and said people knew Boulder City because of the events. He thanked City Manager Tedder for his help. He said he did a lot during his tenure. He said he appreciated his community outreach and his responsiveness to the

community. He said he was an ally instead of an adversary. He said he had done more with the hours in a day as City Manager and was thankful for his energy. He said he was also responsive outside of regular work hours. He thanked him for his friendship and wished he and his family success.

Mayor Hardy said he loved this Council. He said they were unique with different viewpoints and still liked each other. He said he had a napkin in his office that stated he would retain the people and said he had failed this month. He thanked City Manager Tedder for his service.

Mayor Hardy adjourned the meeting at 9:37 p.m.

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Joe Hardy, Mayor

ATTEST:

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Tami McKay, City Clerk