

### Land Management Plan?

We often get questions from our friends and neighbors in Boulder City asking just what is this “Land Management Plan” that they keep hearing about. These few words should hopefully demystify what it is and what it means to our community.

The Ordinance that created the Land Management Plan process was first adopted in 2001. It was created in response to the many and varied requests by private citizens to either purchase or lease city-owned land, but done without public input. The intent of the new Ordinance (“law”) was to provide a formal public forum to receive public input at several public hearings before the City Council and Planning Commission to determine if the proposed disposition of city-owned land was appropriate. It is also to allow property owners in the vicinity of such proposals to provide valuable input into the process.

What is the process to add parcels to the Plan? Every August, the City advertises in the local paper to solicit proposals for parcels to be entered into the Land Management Plan. The proposals can be submitted by businesses, developers, or private citizens with an idea for the city. The City Council then considers them in October of each

year, and decides which ones they would like to consider further, and which ones to reject. Those that they would like to learn more about are sent to the Planning Commission for their input and recommendation. The Planning Commission notifies property owners within 300 feet and holds a public hearing to discuss the proposal. They then forward their recommendation to the City Council.

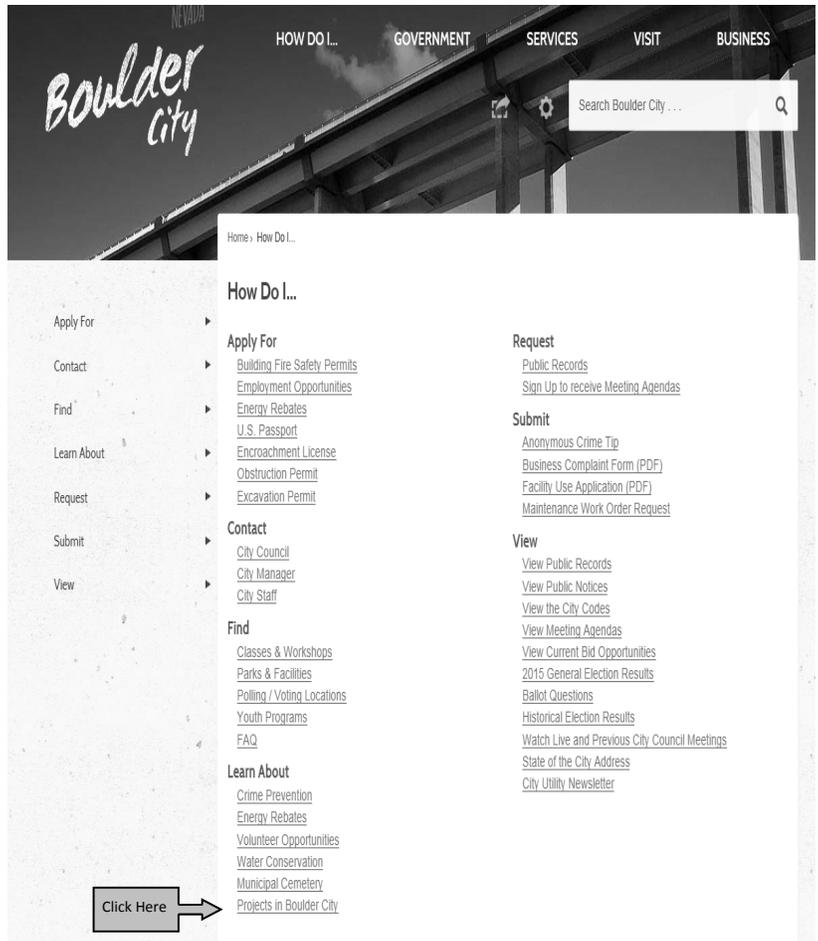
The City Council then typically holds a public hearing in December or January to consider the proposals that were reviewed by the Planning Commission. They can then place the proposal into the Plan for future action, or decline to enter the area into the Plan.

There is no guarantee that a parcel in the Plan will ever be developed, and the City strives to keep the nearby property owners as informed as possible if a development is to occur. Your input is extremely important to the City Council and Planning Commission to ensure that any development is Boulder friendly. The City is developing a web page section dedicated to the Land Management Plan to help make the process and the plan itself more transparent and available to the community.

### Communicating Project Information

In an effort to improve communication on projects within the City, this week we launched a new link on the web page. At [bcnv.org](http://bcnv.org) you can look under the “How Do I...” tab to find a link to, “Projects in Boulder City”.

Our goal is to provide relevant information and contact information for active, high profile projects.



# Renovation Projects in the Works

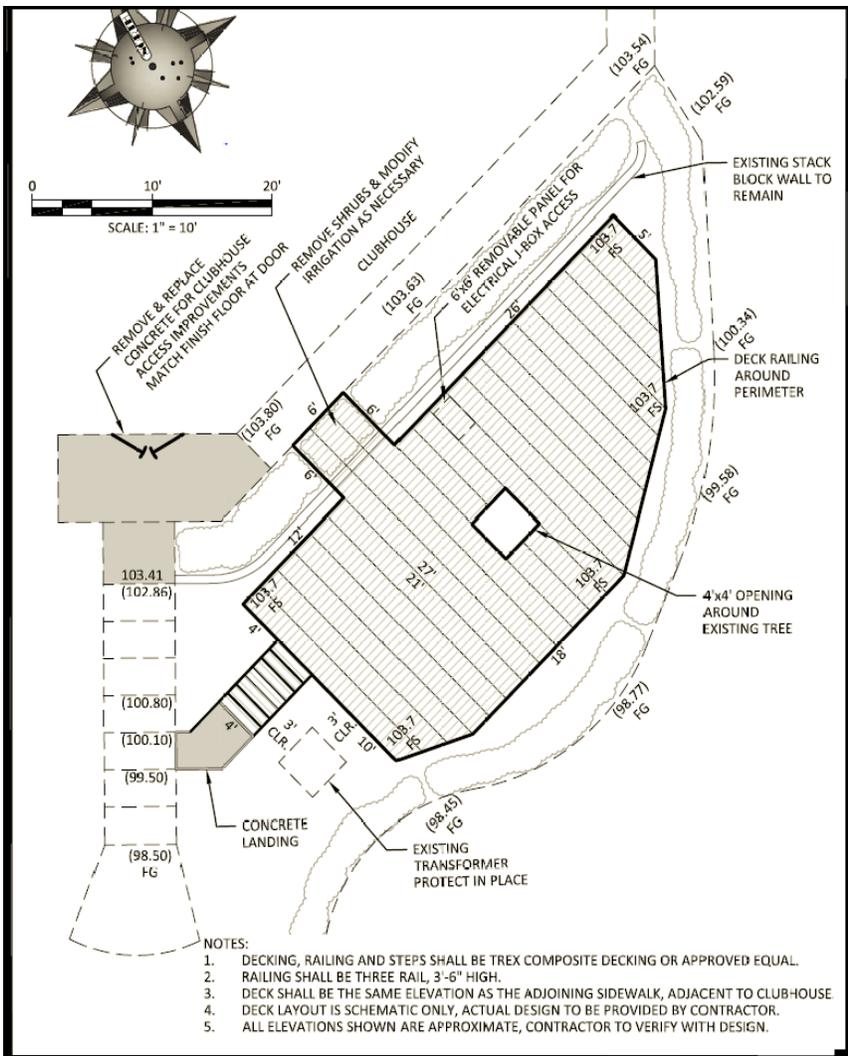
The City of Boulder City recently approved the renovation of the Multi-Use-Building at Broadbent Park and the construction of a new Outside Deck overlooking the driving range and #18 Green at the Municipal Golf Course.

**Multi-Use Building:** The Multi-Use Building project will include the renovation of the kitchen area including new cabinets, sinks and faucets, the replacement of the interior lighting system, renovation and staining the wooden ceiling beams, repair of the kitchen flooring and the repair and painting of the interior and exterior walls.

The Multi-Use-Building will be closed from the end of March to May of 2016 during the construction period.

**Golf Course Deck:** The construction of the new Golf Course Deck is scheduled to begin September 22, 2016 and last approximately 60 days. When complete, the project will include the construction of a 700 square foot Trex Composite deck including handrails and stairs. The handrails will be installed on both sides of the structure. The Trex material was selected as it will best withstand the harsh, dry environment at the course.

New outdoor tables and chairs have also been ordered to finish out this project. The outdoor decking, when complete, will enhance the concession operations at the Municipal Golf Course as patrons can have a bite to eat and drink while observing the #18 Green and watching golfers practice on the driving range.



# Roadway Maintenance

Goal 3 of the City's Strategic Plan is to ensure and protect our investment in the City's assets. The Public Works Department ensures compliance with this goal by utilizing a five year roadway maintenance plan. In order to get the most out of the existing asphalt assets, the Public Works Department has created a pavement database with a condition index for all City maintained streets in our community. Utilizing the database, Public Works has developed a five year plan for road reconstruction and maintenance. Boulder City owns approximately 85 miles of roadways which equates to about 2.1 million square yards of pavement. A typical industry goal is to replace pavement every 20 to 30 years, which equates to an annual cost of approximately \$2.8 million to \$4.2 million. Each year the City is eligible to receive approximately \$860,000 in funding from the Regional Transportation Commission (RTC). Consequently, many roadways will be forced to be in service far longer than desired. With this in mind, the Public Works Department intends to do extensive maintenance projects in the form of slurry seals, which will extend the life of the asphalt roads. Even with this approach, there are insufficient funds to perform all of the maintenance Public Works would like to do each year. The other entities in

Clark County are in the same situation as Boulder City. RTC recognized this shortfall and created the Fuel Revenue Indexing program to help control the growing gap between funding needs and availability. For more information about "Fueling Our Future", visit the web page: <http://www.rtcnv.com/fri/index.html>

On February 23<sup>rd</sup>, City Council awarded a bid to perform over \$500,000 in maintenance work on City streets. The streets included in the maintenance program are depicted in the attached exhibit. A complete list can be found on the City's web page at: <http://bcnv.org/AgendaCenter/ViewFile/Agenda/02232016-145>, under Agenda Item Number 6. Construction should begin in March and last approximately three months. Per the contract documents, the contractor is required to notify homeowners when work will be performed in their area. This is typically done by placing a door hanger on the front door of each home, a day or two prior to the work taking place. Street Parking will be prohibited and access will be limited during construction and while the asphalt emulsion cures. Drivers should obey all traffic control devices to avoid damage to vehicles.