



AUGUST 2008 UTILITY MAILER

Redevelopment Agency Update

The following are some actions that took place at the last Redevelopment Agency (RDA) Meeting.

Lake Mountain Chiropractic, 1252 Wyoming Street, was awarded \$25,187 for fire sprinkling and an alarm system, for ADA improvements, including a new toilet room and for exterior painting and improvements. Total project cost is \$168,377 of which \$83,955 were RDA eligible. The amount awarded was 30% of eligible RDA costs.

All Mountain Cyclery, 1601 Nevada Highway, was awarded \$24,750 for landscaping, wall signs and parking lot improvements. Total project cost is \$450,000 of which \$82,500 were RDA eligible costs. The grant amount awarded was 30% of eligible RDA costs.

The Boulder City Tourism Commission (BCTC) received a \$50,000 grant to continue the promotion of Boulder City. The BCTC has received matching grants from the Las Vegas Convention and Visitors Authority (LVCVA).

The RDA approved \$315,000 in RDA funds to complete the main floor remodel at the police department; funding of \$50,000 annually for crosswalk safety through FY 2010-2011; funding \$100,000 for a new LED Community Sign to be combined with \$100,000 from the LVCVA and \$10,000 from the Nevada Tourism Commission; and \$40,000 annually through FY 2009-2010 for a Strategic Plan Update, which will be combined with funds allocated from the General Fund.

Brok Armantrout, Co-Executive Director of the RDA, reported on how the RDA receives revenue. The agency is funded from a portion of property taxes collected on property located within the RDA area. Taxing entities such as the State of Ne-

vada, the Clark County School District and the Boulder City Library District still have the ability to levy and collect property taxes for debt service (bonding, etc.)

Other taxing entities also receive a portion of their operating tax levy based upon the property values during the base year of 1999, including the City of Boulder City, the Clark County School District and the Boulder City Library District.

When the RDA staff projects future revenue growth, they use a conservative growth factor of 5.54%. Revenue growth over the past four years from the RDA area has averaged nearly 14% annually. When previously tax-exempt properties located in the Redevelopment area are sold for private development, their tax revenue enters the overall revenue pool. Property sales proceeds are not given to the RDA. Proceeds are distributed as required by the City Charter.

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Hours—Boulder City
Pool & Racquetball
Complex: 293-9286

Summer Hours
through August 24,
2008

Mon-Friday 6:30-9 am

Adult Lap Swim

1-5 p.m. Open Swim

5-6 p.m. Family Hour

6:30 a.m.—8 p.m.

Racquetball Courts
Open

Saturday

7-9 a.m.

Adult Lap Swim &
courts

1-5 p.m. Open Swim &
courts

5-6 p.m. Family Hour &
Courts Open

Sunday

1-5 p.m. Open Swim
and Courts Open

Fall/Winter Hours begin
Monday, August 25,
2008

Mon-Friday 6:30-9 a.m.

Adult Lap Swim

5:15 a.m.-7:30 p.m.

Open Swim

6:30 a.m.-8 p.m.

Courts and Office Open

Saturday

7-9 a.m./1-5 p.m. Adult
Lap Swim and Courts
Open

Sunday: Closed after

August 31, 2008

Swimming Pool Safety Recommendations from City Building Official Ron Nybo

Nationally, drowning is a leading cause of death to children under five. The key to preventing these tragedies is to have layers of protection, including placing barriers around your pool to prevent access, using pool alarms, closely supervising your child and being prepared in case of an emergency. The building department offers these tips to prevent drowning:

Fences and walls should be at least five feet high and installed completely around the pool. Fence gates should be self-closing and self-latching. The latch should be out of a small child's reach. If your house forms one side of the barrier to the pool, then doors leading from the house to the pool should be protected with alarms that produce a

sound when a door is unexpectedly opened or a secondary fence at least four feet high around the pool with a self-closing self-latching gate. The latch should be out of a small child's reach. Pool alarms can be used as an added precaution. A power safety cover -- a motor-powered barrier that can be placed over the water area -- can be used when the pool is not in use.

Keep rescue equipment by the pool and be sure a portable phone is poolside with emergency numbers posted. Knowing cardiopulmonary resuscitation (CPR) can be a lifesaver. If a child is missing, always look in the pool first. Seconds count in preventing death or disability.

SOLAR—AN IMPORTANT BENEFIT TO BOULDER CITY

At the July 8 City Council meeting when the Council approved changes to a number of contractual relationships with El Dorado Energy, the City took yet another step toward the solidification of its place as the leader in the creation of a special location dedicated to the production of green energy. El Dorado Energy, which had proposed to build a second gas-fired power plant on a Boulder City parcel denoted as the Energy Expansion Space, reconfigured its request for this area in order to construct a photovoltaic (PV) solar power plant within this space. PV has been identified as an ideal use in the Boulder City Energy Zone because it uses much less water than other solar technology. In order to build this solar plant, it was necessary to amend the original lease to allow the new use. It was also necessary to develop a new lease for the Energy Expansion Space.

El Dorado Energy will pay \$157,995 per year, with Consumer Price Index (CPI) adjustments annually for the 105 acres upon which the PV plant will locate. Should El Dorado Energy exercise an option to build a 400 megawatt, gas-fired peaker plant, they would pay \$394,000 per year for this property. El Dorado will also pay the City a one time Emission Reduction Credit payment of \$450,000 should they be required to do so.

In addition to the PV solar power plant proposed by El Dorado Energy, Nevada Solar One is currently producing electricity, via a solar plant, for one customer only, that is Nevada Power. This plant produces approximately 60+ megawatts of electricity that is part of the state of Nevada's commitment to purchase 5% of its power from green sources.

| | FY 06 | FY 07 | FY 08 |
|---------------------------------|--------------------|--------------------|--------------------|
| El Dorado Energy | | | |
| General Fund | \$ 729,009 | \$789,341 | \$ 836,933 |
| Capital Improvement Fund | \$ 182,252 | \$197,335 | \$ 209,233 |
| El Dorado Admin Fee | \$ 175,000 | \$ 150,000 | \$ 150,000 |
| Total | \$1,086,261 | \$1,136,676 | \$1,196,166 |
| Nevada Solar 1 | | | |
| General Fund | \$ 112,000 | \$ 112,000 | \$ 411,289 |
| Capital Improvement Fund | \$ 28,000 | \$ 28,000 | \$ 102,822 |
| Total | \$ 140,000 | \$ 140,000 | \$ 514,111 |

Boulder City's Energy Zone is the perfect place to situate green energy sources. There is plenty of space, sun and wind. Green energy sources are clean and by definition, green—the perfect fit for Boulder City.

Not only are green energy sources a perfect fit for Boulder City, the current tenants of the Energy Zone bring considerable revenue with minimal impacts on City services. Boulder City's lease policy preserves our most valuable resource, land, and at the same time brings in the funds necessary to continue with the City's existing levels of service.

The figures on the graph above show the lease payments broken down into the dollar amounts going to the City's General Fund and those going to the Capital Improvement Fund.