



# Laughlin Town Advisory Board

May 14, 2019

## MINUTES

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Board Members:      Gina Mackey – Chair                      Nile Smith  
                             Kathy Ochs – Vice Chair                      Kathleen Whitehead  
                             James Maniaci

Secretary:              Tammy Harris, (702) 298-0828 tammy.harris@clarkcountynv.gov

Town Liaison:              Dr. Brian Paulson, (702) 298-0828 bkp@clarkcountynv.gov

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- I.      Call to Order by Gina Mackey, Invocation led by Pastor Doug Westly, Pledge of Allegiance by Kathy Ochs.

The meeting was called to order at 1:30 p.m.

- II.     Public Comment:

Patricia Fisher, a Laughlin resident, spoke concerning the \$800,000 allocation from the Fort Mohave Valley Development Fund (FMVDF) and lending money to private parties.

Her concerns included whether this was the best use for FMVDF money and be a benefit to the community as opposed to private owners. She questioned if the \$800,000 loan amount represented the only loan amount from the FMVDF sought to complete the entire project. Until the loan gets rolled into an SID, does it incur interest and will it have securities on the properties? Additionally, are the property owners committed to accept an SID regardless of how the project prices out? If not, she questioned whether there would be a balloon repayment provision on this loan so the money gets repaid.

- III.    Approval of Minutes for April 9, 2019. (For possible action)

Moved by: Kathleen Whitehead

Action: Approved as written, 4-0. Kathy Ochs abstained due to not attending April's TAB meeting.

IV. Approval of agenda for May 14, 2019, and hold, combine or delete any items (For possible action)

Moved by: James Maniaci

Action: Approved 5-0

Nile Smith asked if item number VI. (1) could be moved to the top of the agenda. Request was denied due to approval of the agenda had already passed.

V. Informational Items

1. Receive a report from Lt. Jeff Hewes with Metro Police regarding activity and statistics during the past month and other area crime concerns. (For discussion only)

Lt. Hewes provided the April report and said April was a slow month despite the River Run.

April 2019 Statistics:

Calls for Service: 370, down 19.57 percent from this time last year

Traffic Citations: 762

DUIs: 16

Battery Domestic Violence Arrests: 12

Bookings: 88

Juvenile Citations: 4

Specifically for the River Run this year, there were 33 arrests, 402 citations which include the Searchlight area, 13 DUI arrests, and no stolen vehicles or motorcycles this year.

Vice Chair Kathy Ochs asked Lt. Hewes if Metro could add another category, breakdown by locations, in his reports. Her request was intended for the Nevada Made Marijuana facility.

Nile Smith inquired about live ammunition at the state park. Chair Mackey called for a point of order to obtain more information. No further discussion on this issue.

2. Receive a report from Nevada Highway Patrol regarding activity and statistics during the last month and other public safety concerns. (For discussion only)

No report

3. Receive a report from Clark County Fire Department regarding calls for service during the past month and other fire prevention issues. (For discussion only)

Fire Captain Guy Powell provided the April 2019 report.

Station 85 calls: 83

Station 76 calls: 186

Total Laughlin calls: 269

Total EMS calls: 117

Other: 18

The annual training with Arizona DPS has been completed.

4. Receive a report from Greg Turner with Clark County Water Reclamation District regarding the status of the wastewater system and water usage. (For discussion only)

Report provided by Greg Turner.

The Laughlin Water Reclamation Facility (LWRF) had an average of 1.89 million gallons per day producing clean water returned to the Colorado River. Flow decreased 140,000 gallons per day from this time last year.

April 2019 Statistics:

Sewer Service Complaints: None

Odor Complaints: None

Call Before You Dig tickets: 22

5. Receive a report from Jordan Bunker with Big Bend Water District regarding the status of the water system. (For discussion only)

Jordan Bunker provided the April report.

Diversions: April 2019: 293 acre feet

2019 total diversion: 1,016 acre feet

2018 total diversion: 1,060 acre feet

No major reports of leaks or complaints.

Vice Chair Ochs inquired about the capital improvements. Jordan Bunker said the new software went smoothly with only a few minor issues. Regarding the emergency well, the biggest capital focus is in the process of getting permitting which is always the biggest hurdle. Drilling will start in June and the process should take a few months to complete, he said.

6. Receive a report from Will Douglas with University of Nevada Cooperative Extension regarding the status of programs and upcoming activities. (For discussion only)

Will Douglas provided the report which included the following highlights:

- 4-H has concluded this year's after-school programming for the kids 3<sup>rd</sup> through 12<sup>th</sup> grade. The year went well and received good responses from the kids.
- There is an interest of eight kids for summer camp, which is good but the cost has gone up to \$450 per youth. The American Legion is donating a lot of the money but still in need of additional funds to send the kids to summer camp.
- There will be a mini camp for the Searchlight kids this summer, which will include gardening.
- At the Laughlin Community Garden, all 12 beds were allocated. The garden will be assessed to find out if more beds are needed.

Nile Smith initiated a challenge whereby he would pay for one child to go to camp if Mr. Douglas could get someone else here today to commit and donate the funds for another child. Two people in the audience committed to donate.

7. Receive a report from Jackie Mazzeo with Laughlin Chamber of Commerce regarding current and upcoming business activities in Laughlin. (For discussion only)

Barbara Kistner from the Laughlin Chamber attended in place of Jackie Mazzeo.

A networking breakfast is held the last Friday of each month. The turnout has been good.

The 32<sup>nd</sup> Annual Chef's Food Fest will be held Thursday, June 6<sup>th</sup>, at 5:30 p.m. with proceeds benefitting River Fund, Inc. Tickets are almost sold out with only 35 tickets left. The secret ingredient this year is passion fruit.

Rockets over the River will be held June 29<sup>th</sup> and July 4<sup>th</sup>.

Chair Mackey asked if there were any new Nevada Chamber members. Ms. Kistner said no, but the Chamber has been out to talk with local businesses.

8. Receive a report from Richard deClercq with Parks & Recreation regarding the status of programs and upcoming activities. (For discussion only)

April 2019 Statistics:

Programs: 47

Participants: 623

Visits: 25,287

Laughlin Egg Run had 200 kids participate with three egg runs

Senior Game Night – four teams of four participated playing Pictionary, Scattagories and Taboo.

Upcoming special events:

May 15<sup>th</sup> will be the Second Annual Laughlin Lane Buster Wii Bowling Tournament. Ten teams compete in a bracket style tournament to see which senior center has the best Wii bowling team. The event will be held 10:00 a.m. – 2:00 p.m. and has reached the max enrollment.

Summer Programing at the Senior Center:

- Senior Survivor held two days a week for eight weeks
- Indoor Bocce Ball
- Indoor Ladder Ball

Contact Info: Richard deClercq, Program Supervisor, (702) 298-3413

9. Receive a report from Laughlin school system regarding the status of programs and upcoming activities. (For discussion only)

No report

10. Receive a report from Tanya Brown-Wirth with Laughlin Library regarding current and upcoming activities. (For discussion only)

No report

11. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

James Maniaci commented on Public Works replacing the town's streetlights. He said they are being replaced with LED lights which are much brighter.

Kathleen Whitehead said this Saturday at Spirit Mountain will be Fun in the Sun from 10:00 a.m. until 2:00 p.m. Sponsored by the American Legion and the Elks, everyone is welcome to attend which will include food and fun for the kids.

Dr. Brian Paulson announced the Spring 2019 Off-Highway Vehicle VIN Inspection & Registration Event to be held Wednesday, May 14<sup>th</sup>, from 8:00 – 10:00 a.m. at the Laughlin Regional Government Center.

## VI. Planning & Zoning:

1. **CP-19-900180:** That the Laughlin Town Advisory Board consider proposed changes to the Transportation Element of the Clark County Comprehensive Master Plan, and after conducting a public hearing, take appropriate action. (For possible action) To the PC 06/04/2019

Chair Mackey read the following letter:

*RE: Changes to the Transportation Element of the Clark County Comprehensive Master Plan*

*Dr. Paulson --*

*As Real Estate Advisor to, and on behalf of, various owners of the Emerald River Project in Laughlin, the purpose of this correspondence is to respectfully request that the Laughlin Town Advisory Board NOT take action on the May 14<sup>th</sup> Transportation Element Agenda Item VI.1 submitted by Comprehensive Planning. As highlighted herein, the background and planning information provided is totally inadequate for reasonable understanding and decision-making regarding the Transportation Element changes requested by Clark County Public Works. In that context, it would seem appropriate for the Town Board to request that Comprehensive Planning and/or Public Works present more detailed information at a future public meeting, to allow full understanding before any action is taken. In my absence, I ask that this correspondence be read and submitted into the record of the May 14<sup>th</sup> Town Board Meeting.*

*On Friday May 10<sup>th</sup> I first became aware of the subject Agenda item for "possible action" at the Tuesday May 14<sup>th</sup> Town Board meeting and, notwithstanding the stated legal posting, it's my understanding that many others in Laughlin had the same short notice. Further, the three pages of background and factual information submitted is limited to brief descriptions of the requested changes, with NO indication of the origin, analysis, justification or implications for the Community and affected private property owners. It is noted that ALL requested changes involve 100' Arterial and/or 80' Collector ROW designations, possibly based on anticipated future traffic flows. Therefore, definitions of those designations and change-specific details of the analysis and conclusions for each Change would be very helpful. It is curious to note that all but one requested*

change maintain or reduce Laughlin planned road ROWs, while the planned access road ROW to the proposed/challenged new bypass bridge is increased.

Notwithstanding the above, Change # 38 directly affects Emerald River and immediately raises the following questions:

1. Why is an "Un-named Road" indicated, when it was dedicated, along with two other interior roads, in 2006 as Emerald River Parkway, Emerald Ranch Parkway and River Vista Circle (Book/Instr. 20060612-0005043)?
2. What is the implication and reasoning for removal of the "Collector" designation?
3. Change # 36, reduces Casino Drive ROW from 100' Arterial to 80' Collector designation from Highway 163 to the southern boundary of Harrah's, presumably to reflect existing road improvements. While the remainder of Casino Drive from Harrah's to Needles Highway is currently an 80' ROW with a 100' Arterial planning designation, does it remain that way?

Thank you for the opportunity to be heard on this matter, and I look forward to becoming more informed in the future.

James Shaw

### **Emerald River Realty**

Antonio Papazian and Jason Allswang of Public Works, together with Garrett TerBerg of Comprehensive Planning, attended the LTAB meeting via teleconferencing. They read through each item on the Transportation Element map change request and answered questions as presented by the LTAB members.

After difficulty hearing each other through the monitor among other technical issues, the board requested to table this item until Public Works could attend in person.

James Maniaci motioned to table this item until Tuesday, May 28, 2019, and request Public Works and Comprehensive Planning attend in person. Motioned passed, 5-0.

**Chair Gina Mackey called a recess at 2:50 p.m. and resumed the meeting at 3:05 p.m.**

2. **AR-19-400054 (UC-18-0293)-HARRAH'S LAUGHLIN, LLC:**  
**USE PERMIT FIRST APPLICATION FOR REVIEW** for deviations as shown per plans on file.  
**DEVIATIONS** for the following: **1)** allow temporary outdoor commercial events for longer than 10 days; **2)** allow live entertainment associated with temporary outdoor commercial events to be conducted beyond daytime hours; **3)** allow accessory uses, including outside dining and drinking, to have primary means of access not from the interior of the resort hotel; and **4)** all other deviations as depicted per plans on file.

**DESIGN REVIEWS** for the following: 1) temporary outdoor commercial events; and 2) miscellaneous accessory structures in conjunction with an existing resort hotel (Harrah's) on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Casino Drive, 200 feet south of Thomas Edison Drive within Laughlin. (For possible action) To the BCC 06/05/2019

Brooke Holmes, representative for Harrah's Hotel and Casino, explained the application review. She stated there were not any complaints to her knowledge from abutting properties or neighbors in conjunction with the hosted events. All events hosted have been very successful.

Chair Gina Mackey opened the meeting to a public hearing. Robert Bilbray, representing RB Properties, said he is the owner of the 12-acre parcel north of Harrah's. Mr. Bilbray provided some background as to why the application was to be reviewed within a year. He asked the board to keep the review on an annual basis. He spoke about extending the river walk.

Kathleen Whitehead asked how late the events run. Ms. Holmes said the events do run late into the evening. She also said she was here for an application review only.

David Lords said he belongs to the group which owns the 42 acres on the south side of Harrah's. Mr. Lords echoed Mr. Bilbray's comments.

Kathy Ochs disclosed she is a business owner with food services inside Harrah's. Ms. Ochs asked Ms. Holmes if she was able or willing to speak for the property owners regarding the annual review. Ms. Holmes said she did not have the authority. She did comment that staff did not have an issue with the request and was recommending approval without any additional review period.

Board members James Maniaci and Nile Smith echoed the concerns with extending the river walk for future foot traffic during these events. Mr. Smith had a concern with security and emergency issues during large events. Ms. Holmes said she appreciated the concerns and will bring it back to the client, but reiterated she was only here for the application review.

Vice Chair Ochs said she recognizes the benefits for everyone having a 3- or 5-year review that allows Harrah's to make capital expenditure improvements without the concerns of an annual review not approved. Also based on the scope of the development, a 3- or 5-year review would not be that vast of a time span. Ms. Ochs recommended a 3- or 5-year review. Kathleen Whitehead was in agreement with Kathy Ochs for a 3- to 5-year review period.

Mr. Maniaci recommended the BCC approve the four deviations and the two design reviews in the application, along with the condition the applicant continues to keep the trash cleaned off the beach during and after each event, that the applicant return in one year for review in addition for the applicant agreeing to connect for community and safety concerns in building its part of the Laughlin River Walk within that year. Motion was approved by three TAB members, with nay votes by Kathleen Whitehead and Vice Chair Ochs, who called a point of order, stating the board cannot make a motion on an agenda item and add an additional legal requirement. Ms. Ochs said she believes that this should go up to Clark County staff for resolution. No other action was taken on this item.

VII. General Business:

1. Discuss and recommend allocation of \$800,000 in Fort Mohave Valley Development Funds for wet utility (water and sewage) consultant engineering and design costs as a loan to be paid back from private owners after creation of the South Casino Drive Special Improvement District. (For possible action)

James Maniaci said he thought it was a proper use of the funds if the property owners pay it back.

Kathy Ochs said she needed help understanding the request as no background or support docs were provided with the item. She questioned who were the owners and how the SID would be defined south of Harrah's. Also, when will the SID be created? Are they the same property owners as the Marina SID? Who is the consultant engineer? Who is going to be paid from this \$800,000? Ms. Ochs said she has not heard of this type of use and would like more definition.

Chair Mackey asked if anyone could address these questions as a Public Works representative was not present.

Robert Bilbray commented on Ms. Ochs's questions. He said the item was put on the agenda by the request of the Clark County Public Works Department. The 3.96 miles extending from Harrah's to the Needles Highway has been the number one priority for the Laughlin Town Board, according to Mr. Bilbray.

Mr. Bilbray said he is making a public disclosure that \$800,000 is the amount being requested by Clark County Public Works, Water Reclamation, and the Big Bend Water District as to what they will need to bring this to a degree of completion of design. The requested amount will bring the project up to a 70 percent design standard that they can proceed with legally in order to form the district.

Mr. Bilbray said he owns approximately 3,800 feet of the 21,000 feet of the project. He stated currently all his properties have water and sewer available to them and said he has no interest in the request before the board to provide design for additional water and sewer to property owners that don't have available wet utilities.

There will be three elements of the improvement district including a surface element. The sub-structures are already done.

According to Mr. Bilbray, neither he nor the County has received any objection from the property owners.

The Fort Mohave Valley Development Funds started with the sale of property and has been used to help build the town of Laughlin. The new road will have full curbs, gutters, and street lights.

David Lords, one of the property owners who own 42 acres adjacent to Harrah's, said he was in full support of this project.

Martin Knauss, president of the Laughlin Economic Development Corporation, requested the board move forward with the request and that the LEDC is also in full support.



Nile Smith expressed his dissatisfaction with the tele-conference equipment for the poor audio reception, Public Works difficulties in completing various road and SID projects, and recent Clark County legislative testimony in Carson City in regards to the fuel tax for Laughlin.

Nile Smith stated, “Alex Ortiz, until you figure out Laughlin is in fact a border town; you are just not welcome in Laughlin.”

James Maniaci moved that the LTAB recommend the Clark County Board of Commissioners allocate \$800,000 from the Fort Mohave Valley Development Fund for water and sewer consultant engineering and design cost as a loan to be paid back from the private property owners after the formation of the South Casino Drive Special Improvement District. Nile Smith seconded the motion. Motion passed, 5-0.

**Kathleen Whitehead was excused and left the meeting early at 3:55 p.m.**

VIII. Public Comment:

Dr. Paulson said the Laughlin Resource Directories are available; contact the Town Manager’s Office for copies.

IX. Next Meeting Date: June 11, 2019

X. Adjournment: 04:00 p.m.

***These minutes are in draft form and will be formally approved at the June 11, 2019 meeting. Any corrections to these minutes will be reflected in the meeting minutes of the July 9, 2019, meeting.***

To listen to the audio recording of the Laughlin Town Advisory Board go to:

<http://www.clarkcountynv.gov/administrative-services/laughlin/Pages/LaughlinTownAdvisoryBoard.aspx>