



COMMITTEE ON LOCAL GOVERNMENT FINANCE

Report on the Fiscal Feasibility of the Incorporation of Laughlin

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Report on the Fiscal Feasibility of the Incorporation of Laughlin

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Approved by the Committee on Local Government Finance
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Report on the Fiscal Feasibility of Incorporation of Laughlin

Executive Summary

Senate Bill 262, passed by the 2011 Nevada Legislature, specifies a procedure for the potential incorporation of the Town of Laughlin, Nevada. This bill requires a determination of fiscal feasibility by either the Board of County Commissioners of Clark County or by the Legislative Commission, following submission of a fiscal feasibility report by the Committee on Local Government Finance (the "Committee"), by December 31, 2011. This document summarizes the Committee's report.

Within 90 days following receipt of this report, the County Commission and the Legislative Commission must make a determination as to the fiscal feasibility of incorporation. If either body determines incorporation is fiscally feasible, AB 262 requires the question of incorporation to be presented concurrently with a primary election for the offices of Mayor and City Council. This report is informational only, and does not restrict the determination of either the County Commission or the Legislative Commission.

Senate Bill 262 provides the report is to include the following:

- Revenue impact to Clark County ("the County");
- Revenue impact to the Town of Laughlin compared to potential revenues of the proposed city;
- Expenditures by the County in support of the Town of Laughlin compared to anticipated expenditures of the proposed city; and
- Potential impact to County expenditures in support of the Town of Laughlin as a result of incorporating the proposed city.

The Committee on Local Government Finance (CLGF) and its subcommittee received presentations from the Laughlin Economic Development Corporation (LEDC) and the Nevada Department of Taxation (Department) on the fiscal feasibility of the proposed city. Each of these two presentations represented a different level of public service to be provided; and, accordingly, each offered different estimates of the

revenue re-distribution necessary to fund those public services. The observations herein are based on distribution of revenues now supporting the Town of Laughlin, without tax increases or reductions, and without supplement or diminution of those revenues. Further, it is assumed the County would continue to dedicate the existing level of resources to serving that portion of the present town lying outside the proposed city limits, irrespective of town boundaries.

This report is intended to identify key issues in the determination of fiscal feasibility by the appropriate bodies, based on fiscal scenarios prepared by the LEDC and the Department. SB 262 reserves the actual finding of feasibility for the appropriate elected officials, in this case the Board of County Commissioners of Clark County and the Legislative Commission.

Existing Revenue Distribution and the Role of the Consolidated Tax

Under the existing revenue distribution, the proposed incorporation of the Town of Laughlin is not fiscally feasible because the property taxes and consolidated tax (CTX) currently deposited to the Town of Laughlin fund are only sufficient to fund fire protection for the present town, the area of which is much larger than that of the proposed city. Even if the County were to concede to the proposed city all revenue now deposited to the Town fund, including that supporting the area outside the proposed city, such revenue would not be sufficient to allow the city to offer the current complement of public safety services now provided throughout the existing town. As such, any attempt to make incorporation fiscally feasible would require further redistribution of existing revenue.

CTX is a pool of six taxes distributed to 176 Nevada local entities throughout Nevada, including Clark County and the Town of Laughlin. Current statutes permit CTX to be transferred among local governments under certain conditions, including assumption of functions by one entity from another or formation of a new local entity, either of which might describe the proposed incorporation, and both of which require state approval. A third avenue by which CTX can be transferred is by inter-local agreement among affected entities.¹ Since incorporation would not be feasible under the current revenue distribution, transfer of CTX was a primary focus of the study.

Two scenarios emerged in the analysis, each estimating a different amount of CTX to be transferred, depending on level and cost of public

¹ See: NRS 360.730, reallocation of Consolidated Tax by inter-local agreement; NRS 360.740, reallocation of Consolidated Tax for newly created entities by the Nevada Tax Commission, and NRS 354.598747, assumption of functions and Exhibit 18 of the Department's report.

services, and method by which CTX is apportioned. The figures on which the foregoing observations are based is shown in Table 1, included in this Executive Summary.

Scenario Estimated by the Nevada Department of Taxation

The Department estimated an annual budget of \$11.0 million for operation of the proposed city. In constructing this budget, which assumed outlays for police, fire service, and detention at levels reported by Metro and CCFD, the Department projected that CTX in amounts ranging from \$3.5 to \$3.9 million depending on the scenario, would be transferred from the County to the proposed city.² In general, including pro-forma projected impacts to the County and Metro, the results were as follows:

- The result for the city is an immediate budget deficit, with all revenues and beginning fund balance consumed in less than one year, and a significant negative fund balance at the end of the first year of operation.
- The result for the County is that projected revenues remaining available to the County after the CTX transfer would appear sufficient to continue the existing level of fire service and payments to Metro.
- The Result for Metro is a gain in staffing if the County continues its current payments to Metro, and if Metro staff is redeployed to other areas rather than reduced in proportion to the number of police calls now occurring within the proposed city limits. In addition, if the redeployed Metro staff is not assigned either to McCarran International Airport or to the towns in northern Clark County, which are directly charged to the County, such staff could fall under the cost-sharing arrangement now in place between Clark County and the City of Las Vegas.
- The net effect among all entities is a slight overall cost increase, generally assignable to incremental general administration and judicial costs associated with formation of a city.

Scenario Estimated by Laughlin Economic Development Corporation

The consultant to the LEDC, Economic & Planning Systems (EPS), estimated an annual budget of \$9.7 million for operation of the proposed

² Table A of the Department's report reflects the Department's preferred conclusion of \$3,500,489. A second scenario was developed and resulted in a conclusion of \$3,930,685.

city.³ In constructing this budget, which assumed significantly lower outlays for public safety than provided by the Las Vegas Metropolitan Police Department (Metro) and the Clark County Fire Department (CCFD), LEDC projected that \$5.7 million in CTX would be transferred from the County to the proposed city. In general, including pro-forma projected impacts to the County and Metro, the results were as follows:

- The result for the city is a balanced budget, with 27.9 percent lower outlays for public safety – police, detention and fire services than now reported by Metro and CCFD.
- The result for the County is a significant budget deficit, as the revenue remaining for County use would be less than the continuing cost of fire service to the area of the present town lying outside the proposed city limits.
- The result for Metro is a gain in staffing if the County continues its current payments to Metro, and if Metro staff is redeployed to other areas rather than reduced in proportion to the number of police calls now occurring within the proposed city limits. In addition, if the redeployed Metro staff is not assigned either to McCarran International Airport or to the towns in northern Clark County, which are directly charged to the County, such staff could fall under the cost-sharing arrangement now in place between Clark County and the City of Las Vegas.
- The net effect among all entities is a slight overall cost increase, generally assignable to incremental general administration and judicial costs associated with formation of a city.

Four Areas of Inquiry Required by SB 262

SB 262 requires the report on fiscal feasibility to include the following four areas of inquiry. Based on review of the data submitted, as shown in Table 1, the Committee offers the following observations on the four areas outlined in SB 262.

1. Impact to Clark County

If sufficient CTX revenue remains available to the County to support fire service in the remaining town, and the city's police and fire service budgets are comparable to those now in place, County services might be sustained, but the city's budget would likely be in deficit.

³ Expenditures and transfers to operating reserve in TABLE 1 are \$9.7 million. The same number is derived from Table A by subtracting beginning balance from line 82 column 8.

If, as proposed by LEDC, a greater amount of CTX is transferred from the County to the city, *and* even if police and fire services costs within the city are significantly reduced, funds remaining available to the County would appear to be insufficient to support fire protection for that portion of Laughlin outside the proposed city limits. Projections by LEDC assume transfer of \$5.7 million in CTX from the County to the city, based on proposed cost of services transferred. According to LEDC estimates, County revenue losses would be offset by cost savings to the County. Hypothetically, such might be the case; but only if the reduced police and fire service budgets proposed by LEDC are adopted and Metro staffing is reduced and not redeployed.

2. Tax revenue and other revenues of the Town of Laughlin compared to the potential tax revenue and other revenues of the city after incorporation.

As reflected in Table 1, the present town budget allocates \$9.6 million in revenue deposited directly to the town fund, with additional subsidies in the form of services from Clark County and Metro bringing the estimated total revenue to serve the existing Town of Laughlin to approximately \$21.0 million annually. The preferred scenario calculated by the Department of Taxation estimated \$6.8 million in annual revenue to the proposed city.⁴ The scenario calculated by LEDC estimated \$9.7 million in annual revenue to the proposed city. These figures do not include beginning balances, as those are not a sustainable source for funding ongoing operations.

3. The expenditures made by the Town of Laughlin compared to the anticipated expenditures of the city after incorporation.

As reflected in Table 1, the expenditures budgeted for disbursement directly from the present town budget are \$9.7 million, with subsidizing expenditures by the County and Metro from other funds bringing the estimated total expenditures to serve the existing Town of Laughlin to \$21.1 million annually. The scenario calculated by the Department of Taxation estimated \$11.2 in annual expenditures by the proposed city. The scenario calculated by LEDC estimated \$9.1 million in annual expenditures by the proposed city. These figures do not include ending balances, as those should not be spent but should be retained for cash flow and as reserves against economic downturn.

⁴ As previously noted, the Department prepared a second scenario on the amount of CTX available. If the second scenario is used, the total annual revenue increases to \$7.3 million.

4. The expenditures made by the County for support of the Town of Laughlin that may or may not be impacted by the incorporation of the city.

As reflected in Table 1, current expenditures by the County and by Metro as the County's police services provider for support of the Town of Laughlin, and which would be impacted under any incorporation scenario, total \$11.4 million. When these subsidies are combined with expenditures directly from the existing Town fund, the estimated sum of all expenditures on behalf of the Town of Laughlin is \$21.1 million.

Other Factors Potentially Affecting Fiscal Feasibility

Capital Planning

Nevada Local governments are required to maintain rolling five-year capital plans including all revenues available for projects, bond proceeds, and other sources as well as expenditures over the five-year cycle by project. While LEDC did discuss the capital funding, such discussion was restricted in context to minor amounts of fuel taxes and potential RTC funds, and to the existing Fort Mojave Development Fund, supervised by the Clark County Commission. This balance of this fund, which exceeds \$11.0 million, is shown in LEDC estimates as available in its entirety to the proposed city.

SB 262 allows the Fort Mojave Development Fund to pay costs incurred by the Committee for report preparation, by the County for holding an election, and any other costs associated with incorporation. As the LEDC did not present a comprehensive capital plan, it was not possible to estimate the capital cost of incorporation, which may be substantial, depending on the state of depreciation of the infrastructure within the proposed city limits and the feasibility of transfer of capital assets from the County. Accordingly, it was not possible to estimate the potential impact on the Fort Mojave Development Fund.

Public Utilities

Representatives of the LEDC have indicated intent to maintain service by the Big Bend Water District and the Clark County Water Reclamation District (CCWRD). The proposed city charter provides for acquisition by the city of public utilities under certain circumstances, including condemnation. As part of the public record, the CCWD submitted a paper addressing potential effects on rate determination if incorporation takes place. That document is included in the report by the Department of Taxation.

Future Policy Decisions

As the question of incorporation is undetermined, there is no operating history for the proposed city. Further, a number of acts within the purview of elected bodies and officials including, without limitation, staffing of government services, public safety in particular; determination of land uses within and adjoining the proposed city, disposition of fund balances, including the Fort Mojave Development Fund, annexation and other events are yet, if ever, to occur. Therefore the Committee based its review on current circumstances, and did not speculate on future events.

Table 1
to Executive Summary

	Laughlin Town Before Incorporation				Proposed City of Laughlin After Incorporation - Taxation Estimates					Proposed City of Laughlin After Incorporation - LEDC Estimates				
	Existing Town Budget FY 2012 ¹	County Subsidy ²	Metro Subsidy ³	Total Existing Laughlin Town	City of Laughlin-Taxation Estimates ⁴	Remaining Laughlin Town ⁵	Remaining Metro	Laughlin & Remaining Town of Laughlin	Difference	City of Laughlin-LEDC Estimates ⁴	Remaining Laughlin Town ⁵	Remaining Metro	Total City of Laughlin & Remaining Town of Laughlin	Difference
Revenue and Other Sources														
Property Taxes														
Town Rate	\$ 3,072,183			\$ 3,072,183		\$ 1,542,544		\$ 1,542,544			\$ 1,577,007		\$ 1,577,007	
Metro Rate			\$ 1,022,114	\$ 1,022,114			\$ 478,910	\$ 478,910			\$ 524,670	\$ 524,670	\$ 524,670	
County General Fund Rate		\$ 1,036,233	\$ -	\$ 1,036,233		\$ 1,036,233	\$ -	\$ 1,036,233		\$ 1,036,233	\$ -	\$ 1,036,233	\$ 1,036,233	
City Rate ⁶					\$ 1,529,639			\$ 1,529,639		\$ 1,495,176		\$ 1,495,176	\$ 1,495,176	
City Police (Metro Converted) ⁶					\$ 543,204			\$ 543,204		\$ 497,445		\$ 497,445	\$ 497,445	
Subtotal Property Tax	\$ 3,072,183	\$ 1,036,233	\$ 1,022,114	\$ 5,130,530	\$ 2,072,843	\$ 2,578,777	\$ 478,910	\$ 5,130,530	\$ -	\$ 1,992,621	\$ 2,613,240	\$ 524,670	\$ 5,130,530	\$ -
Licenses and Permits														
Gaming/Other Business	\$ 1,000,000	\$ 778,602	\$ -	\$ 1,778,602	\$ 106,100	\$ 1,672,502	\$ -	\$ 1,778,602	\$ -	\$ 92,100	\$ 1,686,502	\$ -	\$ 1,778,602	\$ -
Franchises					\$ 500,000			\$ 500,000	\$ 500,000	\$ 548,400			\$ 548,400	\$ 548,400
Liquor														
Animal Development					\$ 150,000			\$ 150,000	\$ 150,000	\$ 195,649			\$ 195,649	\$ 195,649
Intergovernmental														
CTX Current ⁷	\$ 5,495,815	\$ 961,004	\$ -	\$ 6,456,819	\$ 2,471,291			\$ 2,471,291		\$ 2,471,291			\$ 2,471,291	
CTX Est. City Portion					\$ 1,029,198			\$ 1,029,198		\$ 977,466			\$ 977,466	
CTX Additional Transfer ⁷								\$ -		\$ 2,297,310			\$ 2,297,310	
CTX Total	\$ 5,495,815	\$ 961,004	\$ -	\$ 6,456,819	\$ 3,500,489	\$ 2,956,330	\$ -	\$ 6,456,819	\$ -	\$ 5,746,067	\$ 710,752	\$ -	\$ 6,456,819	\$ -
Other Intergovernmental								\$ -					\$ -	\$ -
Fuel Tax					\$ 234,318			\$ 234,318	\$ 234,318	\$ 289,047			\$ 289,047	\$ 289,047
RTC								\$ -		\$ 215,859			\$ 215,859	\$ 215,859
Other Intergovernmental								\$ -					\$ -	\$ -
Charges ⁸		\$ 280,965	\$ -	\$ 280,965		\$ 280,965	\$ -	\$ 280,965	\$ -	\$ 280,965	\$ -	\$ -	\$ 280,965	\$ -
Pool Fees ⁸		\$ 7,400		\$ 7,400	\$ 7,400			\$ 7,400	\$ -	\$ 7,400			\$ 7,400	\$ -
EMS Transport					\$ 48,000			\$ 48,000	\$ 48,000	\$ 158,879			\$ 158,879	\$ 158,879
Fines/Forfeitures														
Municipal Court					\$ 200,000	\$ -	\$ -	\$ 200,000	\$ 200,000	\$ 334,300			\$ 334,300	\$ 334,300
Other Revenue														
Interest	\$ 6,000			\$ 6,000	\$ 6,000	\$ -		\$ 6,000	\$ -	\$ 71,852			\$ 71,852	\$ 65,852
Room Tax														
Other	\$ 10,000	\$ 197,221	\$ -	\$ 207,221	\$ 207,221	\$ -		\$ 207,221	\$ -	\$ 207,221	\$ -		\$ 207,221	\$ -
Total Revenue	\$ 9,583,998	\$ 3,261,426	\$ 1,022,114	\$ 13,867,538	\$ 6,825,150	\$ 7,695,796	\$ 478,910	\$ 14,999,856	\$ 1,132,318	\$ 9,652,174	\$ 5,498,681	\$ 524,670	\$ 15,675,524	\$ 1,807,986
Other Financing Sources														
Transfers From County			\$ 7,093,231	\$ 7,093,231		\$ -	\$ 7,093,231	\$ 7,093,231			\$ 7,093,231			
Total Revenue and Other Financing Sources	\$ 9,583,998	\$ 3,261,426	\$ 8,115,345	\$ 20,960,769	\$ 6,825,150	\$ 7,695,796	\$ 7,572,141	\$ 22,093,087	\$ 1,132,318	\$ 9,652,174	\$ 5,498,681	\$ 7,617,900	\$ 22,768,755	\$ 1,807,986
Beginning Fund Balance	\$ 6,816,270			\$ 6,816,270	\$ 2,823,504	\$ 3,992,766		\$ 6,816,270	\$ -	\$ 2,823,504	\$ 3,992,766		\$ 6,816,270	\$ -
Total Available Resources	\$ 16,400,268	\$ 3,261,426	\$ 8,115,345	\$ 27,777,039	\$ 9,648,654	\$ 11,688,562	\$ 7,572,141	\$ 28,909,357	\$ 1,132,318	\$ 12,475,678	\$ 9,491,447	\$ 7,617,900	\$ 29,585,025	\$ 1,807,986
Expenditures and Other Uses														
General Government														
Administration					\$ 900,000			\$ 900,000	\$ 900,000	\$ 897,959			\$ 897,959	\$ 897,959
Facilities- Real Property Management		\$ 300,000		\$ 300,000	\$ 300,000			\$ 300,000	\$ -	\$ 307,330			\$ 307,330	\$ 7,330
Judicial														
Municipal Court					\$ 333,680			\$ 333,680	\$ 333,680	\$ 334,300			\$ 334,300	\$ 334,300
City Attorney					\$ 135,000			\$ 135,000	\$ 135,000	\$ 100,000			\$ 100,000	\$ 100,000
Public Defender		\$ 50,000		\$ 50,000	\$ 50,000			\$ 50,000	\$ -	\$ 50,000			\$ 50,000	\$ -
Public Safety														
Fire	\$ 9,680,551			\$ 9,680,551	\$ 3,294,473	\$ 6,386,078		\$ 9,680,551	\$ -	\$ 2,363,116	\$ 7,317,435		\$ 9,680,551	\$ -
Detention		\$ 1,009,169		\$ 1,009,169	\$ 504,585	\$ 504,585		\$ 1,009,169	\$ -	\$ 264,000	\$ 745,169		\$ 1,009,169	\$ -
Police			\$ 8,115,345	\$ 8,115,345	\$ 3,776,293		\$ 4,339,052	\$ 8,115,345	\$ -	\$ 2,834,039	\$ 5,281,306		\$ 8,115,345	\$ -
Public Works ⁹		\$ 986,667		\$ 986,667	\$ 740,000	\$ 246,667		\$ 986,667	\$ -	\$ 847,500	\$ 139,167		\$ 986,667	\$ -
Comp. Planning		\$ 40,000		\$ 40,000	\$ 40,000			\$ 40,000	\$ -	\$ 61,425			\$ 61,425	\$ 21,425
Development Services ¹⁰		\$ 324,305		\$ 324,305	\$ 324,305			\$ 324,305	\$ -	\$ 230,175	\$ 94,130		\$ 324,305	\$ -
Culture and Recreation - Current ¹¹		\$ 511,285		\$ 511,285	\$ 465,095			\$ 465,095	\$ (46,190)	\$ 722,354			\$ 722,354	\$ 211,069
Culture and Recreation - Heritage Greenway Trail ¹¹					\$ 238,522			\$ 238,522	\$ 238,522				\$ -	\$ -
Health									\$ -				\$ -	\$ -
Animal Control		\$ 40,000		\$ 40,000	\$ 58,500			\$ 58,500	\$ 18,500	\$ 58,500			\$ 58,500	\$ 18,500
Total Expenditures	\$ 9,680,551	\$ 3,261,426	\$ 8,115,345	\$ 21,057,322	\$ 11,160,453	\$ 7,137,330	\$ 4,339,052	\$ 22,636,834	\$ 1,579,512	\$ 9,070,698	\$ 8,295,901	\$ 5,281,306	\$ 22,647,905	\$ 1,590,583
Trans. To Operating Reserve										\$ 581,476			\$ 581,476	\$ 581,476
Other Uses														
Total Expenditures and Uses	\$ 9,680,551	\$ 3,261,426	\$ 8,115,345	\$ 21,057,322	\$ 11,160,453	\$ 7,137,330	\$ 4,339,052	\$ 22,636,834	\$ 1,579,512	\$ 9,652,174	\$ 8,295,901	\$ 5,281,306	\$ 23,229,381	\$ 2,172,059
Difference or Ending Fund Balance	\$ 6,719,717	\$ -	\$ -	\$ 6,719,717	\$ (1,511,799)	\$ 4,551,233	\$ 3,233,089	\$ 6,272,523	\$ (447,194)	\$ 2,823,504	\$ 1,195,546	\$ 2,336,594	\$ 6,355,644	\$ (364,073)

Committee on Local Government Finance
Table 1
to Executive Summary

¹ Clark County Amended Final Budget, July 2, 2011, pages 238 and 239.

² County figures for estimated Public Defender (assume fee funded), comprehensive planning, development services (fee funded), and animal control cost assignable to Town of Laughlin. Distribution of revenue based on proportion each source bears to total Clark County general fund revenue in FY 2012 amended Final Budget excluding transfers from Fire District and funds other than unincorporated towns, except for Development Services, and pool fees which are accounted for in other funds.

³ Metro Subsidy revenues based on town rate at \$0.8416 extended by \$28.0 cents for police services, plus transfer from Clark County. Metro expenditures per Metro December 7, 2011, including operating capital but not major capital such as buildings or detention centers.

⁴ Expenditures from Feasibility Study Incorporation of Laughlin, Department of Taxation, November 10, 2011 draft. Distribution of revenue based application of \$0.28 Metro rate to existing Town of Laughlin; with the remaining Clark County transfer assigned by source of County general fund revenue in FY 2012 budget, excluding Metro charges for service and McCarran Airport assessment.

⁵ Revenues are residuals of existing sources available to Laughlin Town after allocation of existing revenue to City, absent any other allocations.

⁶ Property tax based on 50.21 percent allocable to Resort Corridor. Expenditures are remainders of existing town costs assignable to reduced town jurisdiction.

⁷ City rate identical to current town rate. In addition city police rate represents \$0.28 applied to estimated assessed value in city.

⁸ Estimates of "CTX Current" are by Department of Taxation, representing City share of CTX based on assessed value and portion of County operating cost assignable to CTX. Note: Metro does not directly receive CTX.

⁹ Sum of Charges and separate pool fees equals pro-rated share of fee revenue base on percentage of county general fund revenue from fees and charges.

¹⁰ Public works cost distribution assumes 75 percent of costs are incurred in the proposed City. Fuel tax and RTC revenue, if any, posted to road or capital projects funds.

¹¹ Development services posted to enterprise fund.

¹² Additional cost to City for trail is taken from County cost estimate based on future completion of improvements, and should not be considered a cost of incorporation.

County General Fund Contribution 2012

Source	Estimated FY 2011 Revenue	Pct. With Other Transfers	Pct. W/O Fire Dist. Transfers	Pct. W/O Fire Dist. Or Town
Property Tax	\$ 274,961,743	23.8%	26.5%	31.8%
Licenses and Permits	\$ 206,600,000	17.9%	19.9%	23.9%
Consolidated Tax	\$ 255,000,000	22.1%	24.6%	29.5%
Other Intergovernmental	\$ 7,294,315	0.6%	0.7%	0.8%
Charges and Fees	\$ 74,553,455	6.5%	7.2%	8.6%
Fines and Forfeits	\$ 25,500,000	2.2%	2.5%	3.0%
Miscellaneous	\$ 19,537,720	1.7%	1.9%	2.3%
Transfers In - Towns	\$ 172,384,140	14.9%	16.6%	
Transfers In - Other	\$ 117,272,000	10.2%		
Total Revenues & Other Financing Sources	\$1,153,103,373	100.0%		
Total Revenue & Other Financing Sources - No Fire District Transfers	\$1,035,831,373		100.0%	
Total Revenue & Other Financing Sources - No Fire District or Town Transfers	\$ 863,447,233			100.0%



P.O. Box 33702
Laughlin, Nevada 89028

December 7, 2011

VIA EMAIL

Nevada Department of Taxation
1550 College Parkway, Suite 115
Carson City, NV 89706

Gentlemen:

This Detailed Feasibility Analysis (“DFA”), prepared by Economic Planning & Systems, Inc. (“EPS”) and dated December 6, 2011, is submitted as an update of the December 10, 2010, Initial Feasibility Analysis (“IFA”). The IFA was the fiscal basis for passage of SB 262 providing the citizens of Laughlin the right to vote on incorporation, subject to a Feasibility Report (“Report”) by the Department of Taxation (“Taxation”) on behalf of, and for consideration by, the Committee on Local Government Finance (“CLGF”). The DFA provides an independent third-party analysis for review and consideration by the public and CLGF, as well as the Legislative Commission and Board of County Commissioners (“BCC”) entrusted to determine the “fiscal feasibility” of the proposed City of Laughlin, as set forth in SB 262.

Those who successfully initiated the SB 262 legislation were motivated by the need to address the management of our local resources and public services, the inefficiencies and high costs inherent in “remote” administration and operations, the lack of growth in our economy over the last decade prior to the current economic collapse, and the need to create an environment attractive to private enterprises that can provide the services and amenities that are believed reasonable for Laughlin’s residents to expect in the future.

Key issues for consideration regarding Taxation’s analytical approach to *fiscal feasibility* have been identified upon review of Taxation’s most recent draft Report, as follows:

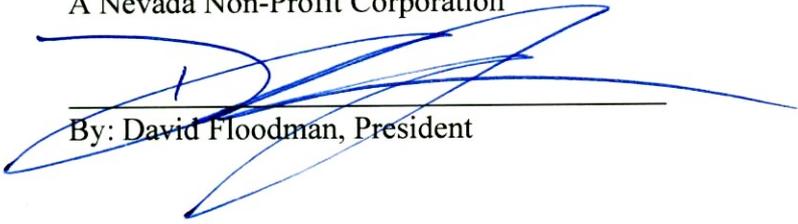
1. **Too much emphasis on the existing costs associated with the County’s current Township operations:** The new City is a small rural community of less than 7,500 people, and *fiscal feasibility* should not be based on the budget model of a large urban population of over 2 million. Systems and procedures necessary to properly meet rural population needs are considerably less costly and sophisticated than those required to meet the needs of larger cities, as demonstrated by successful operational models of communities throughout the State of Nevada which more closely align with Laughlin’s demographics. The County has indicated it would not object to the creation of new City public safety departments, as long as the voters are provided with a full disclosure of such levels of service. Taxation’s Report continues to include more costly existing Metro police and County fire services, as well as a very conservative application of other existing Township departmental costs.
2. **Under-compensation to the new City for the cost of certain services transferred from the County to the new City:** NRS 360.740 establishes an opportunity for a newly created local government (the City) to request an allocation of Consolidated Tax (“CTX”) revenue to offset the cost of services transferred in conjunction with the providing of services that were provided by another local government (the County). NRS 360.740 does not specify

the type, amount or method of such additional CTX allocations. Taxation estimates the cost of selected services transferred at \$5.5 million (the "Costs"), although there are possibly up to \$1.0 million additional eligible services. The DFA assumes an allocation of 59% (\$3.3 million) of the Costs, while Taxation estimates 18% (\$1.0 million). Revision of certain believed Taxation discrepancies would increase its estimate to 30% (\$1.6 million). Assuming all other DFA revenues and expenditures are valid, a 50% additional CTX allocation would produce FY12 breakeven. In any event, a 59% allocation produces a \$2.3 million (41%) annual County windfall savings for services transferred to the new City.

3. **Overlooking new City growth prospects:** The 9,000 acre \$6 billion ENN Solar Project on the horizon is completely overlooked in the Report, although it has been demonstrated likely to result in the creation of a municipality with fiscal soundness unrivalled in our State. The DFA shows related property taxes alone will generate some additional net revenue in the early years of incorporation and become very significant by the third or fourth incorporated year. It's unfortunate that CLGF will not have the benefit of the details of the land purchase and development agreements, since BCC has delayed consideration of approval until after the upcoming CLGF hearing. However, the County does have a study by Applied Analysis presumably concluding that job creation and future economic benefits of ENN's intended development justify the County's sale of the property without an RFP, as required by NRS 244.2815. ENN officials have assured LEDC and select federal and state elected officials of its intent and full commitment to proceed with the project as soon as possible, and of its full support of granting the citizens of Laughlin the right to vote on incorporation, all as demonstrated by ENN's efforts and expenditures of the past year.
4. **Overlooking new City opportunities for initial interim funding:** The Report fails to properly acknowledge that, should there be financial shortfalls after FY14 incorporation and before the ENN Solar Project's benefits are sufficiently realized, there are a number of resources available to the new City. Even if the Solar Project is delayed, increased Mohave Generating Station assessed land values add \$329k property tax, the \$11.3 million balance in the Fort Mohave Development Fund, the new City's \$3.4 million allocation of the Laughlin Fund Balance account, and other available sources and remedies are more than sufficient for a reasonable conclusion that the new City would be fiscally feasible.

As is natural in the evolution of any community, and after careful consideration of the findings of this DFA, Laughlin has arrived at a juncture whereby residents should be allowed to examine their own future, and decide whether or not they should select leaders and a form of government that might better address their needs, as residents determine them locally. The Charter for the proposed City, set forth in SB 262, provides an efficient and effective model that protects the short- and long-term interests of the community. The current economic challenges faced by the Nation present unprecedented opportunity for a new City to recruit the talented administrators and personnel required to assure a successful new City. Residents of Laughlin deserve the right to vote on the matter of incorporation and realize that goal.

Laughlin Economic Development Corporation
A Nevada Non-Profit Corporation



By: David Floodman, President

The Economics of Land Use



Detailed Feasibility Analysis of the Incorporation of Laughlin December 6, 2011

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1. INTRODUCTION

This report indicates that a new City of Laughlin could be financially feasible, assuming that the new City creates its own police and fire departments, and also assumes that CTX is transferred to the new City from the County equal to the County full cost of services transferred.

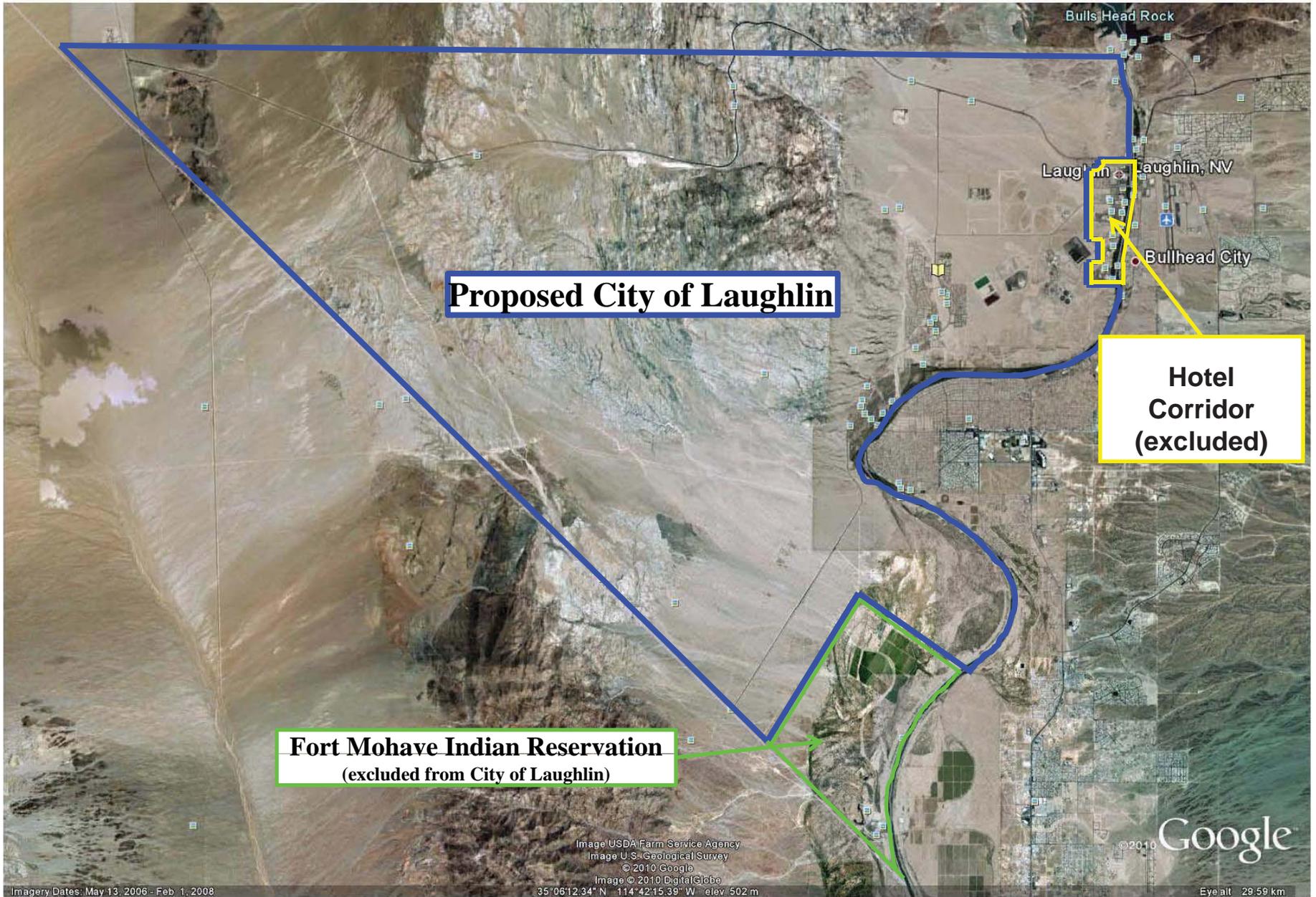
Senate Bill 262, passed by the Nevada Legislature May 30, 2011, allows residents of the unincorporated Town of Laughlin, located within Clark County, the right to vote to become an incorporated city, conditioned upon a determination of the new City's financial feasibility. **Figure 1a** shows the proposed City as including the existing township area less a "Hotel Corridor" and the "Fort Mohave Indian Reservation." The Hotel Corridor, which generally includes the casino core as shown in **Figure 1b**, is not included within the City boundary.

Financial feasibility, in accordance with SB-262, requires a detailed Feasibility Report (the "Report") to be conducted by the Nevada Department of Taxation ("Taxation") on behalf of, and for consideration by, the Committee on Local Government Finance ("CLGF"). At the same time and on behalf of the Laughlin Economic Development Corporation ("LEDC"), Economic Systems & Planning, Inc ("EPS"), an economics and governance consulting firm with extensive experience related to city incorporation studies, updated and expanded its December 9, 2010, *Initial Feasibility Analysis* ("IFA") into this **Detailed Feasibility Analysis** ("DFA"). The IFA was the fiscal basis for passage of SB-262, whereas the DFA is a more detailed analysis and is presented as the fiscal basis for the Laughlin citizen's right to vote on incorporation. By or before December 31, 2011, the final versions of the Taxation's Report and the DFA will go to the Board of County Commissioners ("BCC") and the State Legislative Commission ("Commission") for consideration. Either the BCC or the Commission can determine feasibility by March 31, 2012, and allow the right to vote.

With incorporation as a new City, Laughlin residents would become responsible for public services including land use decisions, code compliance and building safety, police and fire protection, recreation, and maintenance of roads and infrastructure. There are no changes anticipated to services such as sewer and water, regional flood control, schools and federal functions (e.g., mail delivery), and Countywide social services. Incorporation provides increased local control over municipal services responsive to the needs of the community; however, incorporation also incurs financial and management responsibilities.

The DFA presents a proposal which includes new City service provisions, and provides an estimated city budget indicating that the new City can be financially feasible without any increase in tax rates or a material reduction in service levels. It is possible that some County staff currently in Laughlin might continue under some mutually agreed working arrangement. The new City may be able to reduce existing costs by using more locally based staff and contractors, thereby reducing travel and current related County costs due to Laughlin's distance from Las Vegas. Lower City costs means that Clark County can transfer and eliminate financial responsibility for services in the new City without the need to transfer an equal level of revenues to achieve City feasibility. The County's service cost reduction will offset its revenue reduction (see **Table 3**).

Figure 1a
Proposed City of Laughlin Incorporation Area



2

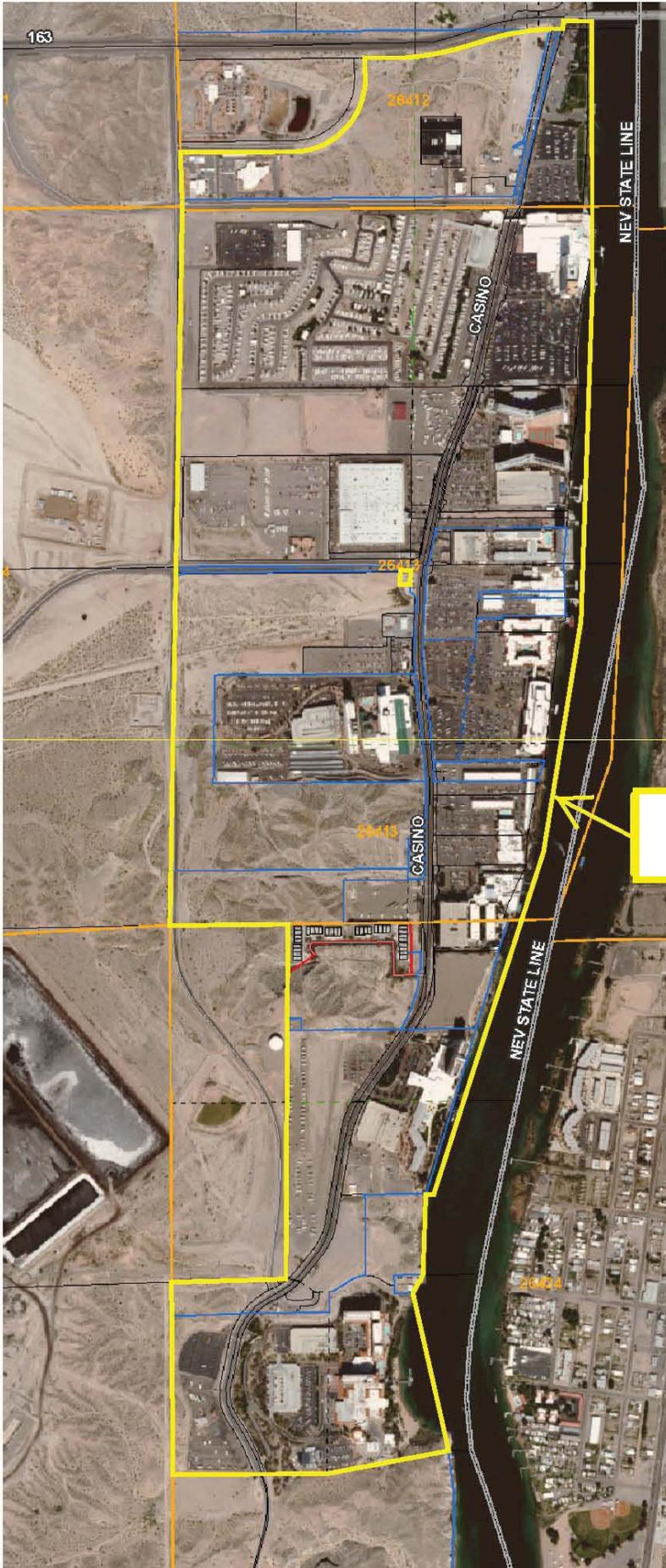


Figure 1b
Proposed City of Laughlin

Hotel Corridor
(excluded)

A 9,000-acre Eco-Development, being planned by ENN Mojave Energy, LLC ("ENN") in the southern portion of the new City, will generate strong economic growth in Laughlin (see **Figure B-1a, Appendix B**). Planning, acquisition and entitlement activities are under way for a 400-acre industrial park, containing a 1 million-square foot solar panel manufacturing facility, and a 6,000-acre solar farm producing 1GW of power annually, resulting in an estimated 4,000 construction workers and 2,000 permanent employees. With an estimated 2012-2013 construction start, the Solar Project is estimated to begin producing property tax revenues and requiring related expanded public works, public safety, and other City services by the FY14 first year of incorporation (see **Table 10**).

Overview of the Laughlin Township

The Town of Laughlin is located in Clark County, Nevada, 90 miles south of Las Vegas on the Colorado River. The population of Laughlin is approximately 7,223 (2010).¹ The number of residential units total 4,008.² The current Town boundaries, within the Hotel Corridor, encompass ten major hotel/casinos totaling nearly 11,000 hotel rooms and 475,000 square feet of casino space, which account for the majority of the approximately 11,000 jobs³ in Laughlin.

The Land Use Plan for Laughlin (2007) indicates approximately 468 acres of land designated for single-family/townhouse densities, which could add another 4,000 units. In addition, another 886 acres are designated for high-density residential uses. Another 10,000 acres are indicated for various future office, commercial, and major development projects. The existing infrastructure is well planned and ready to meet future development needs with little additional cost. Laughlin currently has over \$350 million of facilities in place in the form of storm drainage and flood control structures, street and highway improvements, potable and wastewater facilities, government center, k-12 schools, community and aquatic centers, library, and fire and police protection facilities and equipment.

The new City, excluding the Hotel Corridor, would have over seven miles of river frontage, as well as the Big Bend State Park, within its boundaries. Current projects in various stages of planning and entitlement would develop the vacant capacity within Laughlin when economic conditions improve. In addition, the Mohave Generating Station in central Laughlin was closed several years ago; decommissioning is nearly completed, at which time the 2,500-acre property will be available for private redevelopment. The population and commercial bases are likely to increase significantly as new development comes online, including residential, commercial, and hotel/casino projects. These developments will benefit from existing infrastructure capacity available within the area, as well as the natural amenities of the area.

¹ 2010 Census (Laughlin less 100 estimated Hotel Corridor population).

² Southern Nevada Consensus Population Estimate, July 2009.

³ U.S. Census Bureau, LED OnTheMap Origin-Destination Database, All Jobs, 2008. This number has declined since 2008; however, no current estimate is available.

Methodology

The DFA FY2011-12 budget is the estimated Base Year (see **Table 1a**) for a five-year forecast (see **Table 1b**) which includes the new City's first three incorporated years of FY14-FY16. This allows consideration of additional future property tax revenues resulting from the Assessor's revaluation of the former Mohave Generating Station site and the ENN Solar Project, beginning by or before FY14. The estimated budget is based on a review of other cities (see **Table 1c**) and consideration of the current staffing and cost of County-provided Laughlin services, adjusted for the potential boundaries of the new City. The Hotel Corridor is not included within the City boundaries. It is likely that these costs will be revised as further detailed analysis is conducted, and additional savings may be possible.

FY2011-12 Base Year assumptions are based on several sources, including: 1) FY11 Laughlin Dedicated Budget prepared by Clark County (FY12 Dedicated Budget was not provided); 2) detailed and updated information provided by Clark County for the various Laughlin departments, including meetings with Clark County Fire Department and LV Metro Police; 3) data from budgets of similar cities; 4) discussions with Boulder City finance, police and fire departments; 5) a calculation of estimated property taxes based on current assessments (**Appendix A**); and, 6) a calculation of current County cost of services to be transferred (see **Table 2**), as a basis for a transfer of additional County CTX revenues, per NRS 360.740.

"Normalized" Year revenues and costs are shown. Anticipated one-time, nonrecurring start-up costs would be covered by provided Operating Reserves and initial transition period funding. No material decreases in existing service levels are assumed, and no increase in the cumulative property tax rate paid by property owners is projected. The analysis assumes no new taxes on existing residents or businesses.

The actual new City budget will be prepared by the new City Council prior to the effective date of incorporation, if the BCC or the Commission determine fiscal feasibility by March 31, 2012 and allow the right to vote, and the residents of Laughlin subsequently approve the new City by majority vote.

2. FINDINGS

Financial Feasibility – Table 1a below illustrates that a new City can be financially feasible without adversely affecting Clark County (see Table 3). Additional details and a five-year projection are shown on Table 1b. Net annual positive cash flows will help to establish reserves. In early transition years, these funds can be augmented by a share of existing Town Fund Balances transferred to the new City, as well as Fort Mohave Development Fund for certain capital expenditures. In general, the new City’s revenues and expenditures fall within the range of comparable cities, as illustrated in Table, 1c, Table 6 and Table 7 herein.

Table 1a
Summary of City Revenues and Expenditures (forecast with growth)
Laughlin Incorporation Detailed Feasibility Analysis

Item	Base Yr FY12	Incorporation FY14
REVENUES		
PROPERTY TAXES	\$1,992,621	\$2,321,741
LICENSES AND PERMITS	995,027	1,015,027
INTERGOVERNMENTAL REVENUES	6,250,973	6,376,617
CHARGES FOR SERVICES	7,400	7,549
FINES AND FORFEITURES	334,300	341,019
OTHER REVENUES	<u>71,852</u>	<u>75,465</u>
TOTAL REVENUES (Before ENN)	\$9,652,174	\$10,137,419
EXPENDITURES		
GENERAL GOVERNMENT	\$1,205,289	\$1,229,515
JUDICIAL (Municipal Court)	484,300	494,034
PUBLIC SAFETY	5,461,155	5,570,925
PUBLIC WORKS	847,500	864,535
PLANNING	61,425	62,660
DEVELOPMENT SERVICES	230,175	234,802
CULTURE AND RECREATION	722,354	736,873
HEALTH (Animal Control)	<u>58,500</u>	<u>59,676</u>
SUBTOTAL, Health		
TOTAL EXPENDITURES	\$9,070,698	\$9,253,019
NET TO RESERVES (Revenues - Expenditures) BEFORE ENN	\$581,475	\$884,399
Net Due to the Solar Project (ENN-related City revenues & costs) (Expected start 2012; shown here as delayed to 2013)		\$198,825
NET TO RESERVES (Revenues - Expenditures) AFTER ENN	\$581,475	\$1,083,224
OTHER OPERATING RESERVES		
Share of Current Town Ending Fund Balance (50% FY12 \$6.8 mill.)	approximately	\$3,400,000
CAPITAL RESERVES		
Ft. Mohave Fund (incl. SID 74 interest reserve)	approximately	\$11,300,000

Notes to Table 1a

Costs and revenues assume annual escalation of 1% annually.

Property tax assumes escalation of 0% annually; FY14 includes Assessor’s Mohave Generating Station revaluation.

Tax Revenues and Funding Sources

1. ***No increase in current combined property taxes would occur*** — The Property Tax Rate or tax amount for the residents of the new City will not change as a result of incorporation. However, that portion of the total tax allocated as revenue for the new City is increased to include the 0.28 percent Las Vegas Metropolitan Police Department (“LVMPD”) Supplemental Tax that will terminate upon incorporation; the terminated rate is expected to be replaced by a matching supplemental tax implemented by the new City Council. Property Tax revenues projected for the new City are based on current FY12 information provided by the Assessor’s office. In addition, certain parcels contained in the former Mohave Generating Station site have been re-valued by the Assessor’s office, subject to owner’s appeal, and the increased revenue is included beginning in FY13. Property tax information is summarized in **Appendix A**. Estimated ENN property tax revenue is included on **Table 10** beginning in FY14.

2. ***Transfer of Consolidated Taxes (“CTX”) from County to City is equal to the cost of certain services transferred from County to City*** — County revenues would be transferred to the new City to fund services which become a City responsibility. Most of these are services are currently funded by the County, not the Township; per the separate Township Budget included as Fund 2640 in the County Budget, the Township only funds fire protection. The County cost savings would equal or exceed the revenues shifted from the County to the new City. The revenue shift is primarily in the form of CTX. The County currently uses various revenues (including County CTX), in addition to current Town revenues (property tax, CTX, County General Fund, etc.) to fund Laughlin services, such as Public Safety, Public Works, Planning, Development Services, Culture and Recreation, and Health (see **Table 2** and notes to **Table 1b**, line 18). There are basically two CTX components considered in this DFA; Base Allocation; and Additional Allocation.
 - a. ***“Base Allocation” of CTX revenue is determined by the Department of Taxation by formula*** — CTX revenues come from a consolidated fund of Cigarette Tax, Liquor Tax, Government Services Tax, Real Property Transfer Tax, Basic City County Relief Tax and Supplemental City County Relief Tax. A “Base Year” amount (allocation) is established for the new City and then each year the Base Allocation is adjusted by formula established by NRS 360.680 and NRS 360.690, considering changes in population and assessed property values. The base was determined by the Department to be a proportionate share of the Township’s CTX proportionate to City assessed value relative to Township assessed value.

 - b. ***“Additional Allocation” of CTX revenue is allocated by statute (NRS 354.598747, NRS 360.730 & NRS 360.740) in conjunction with the transfer of services mentioned above*** — NRS 360.680 and 360.690 do not apply to a newly created local government, since the new entity has no prior base year, and therefore those statutes should not be interpreted as providing guidance in establishing the amount of the transfer (only adjustments to a base amount). References to the prior year also do not determine the base year, since the pre-existing local government is the Township, and those Township CTX revenues were already allocated by the Dept. of Taxation between the new city and the remaining hotel corridor in the Base Allocation process above.

- i. NRS 354.598747 does not establish a basis for determining revenue transfer to a new city** — NRS 354.598747 deals with existing entities taking over new services. It refers to a transfer proportionate to costs only in reference to two entities taking over services from a single entity, but does not determine a method in the event only a portion of services are transferred, nor does it refer to transfer to a new entity (as noted above).
 - ii. NRS 360.730 establishes an alternative formula for the distribution of CTX between two or more governing bodies by Cooperative Agreement, but is rejected by the County** — NRS 360.730 is fully discretionary and has no constraints on methods or procedures used to allocate funds. Ideally, the County would be supportive of the transfer of funding equal to the cost of services transferred to the new City. In this instance, the new City is requesting a transfer of revenue that is less than the County's cost for services transferred. However, The County has indicated that it doesn't believe such a transfer of revenue is reasonable, and therefore it is unlikely that the County would enter into such a cooperative agreement.
 - iii. NRS 360.740 establishes an opportunity for a newly created local government to request a CTX allocation in conjunction with the providing of certain services that were provided by another local government** — NRS 360.740 is the new City's only option to request a reasonable transfer of revenue. It allows the new City Council the opportunity to apply to the Department of Taxation for an additional allocation of CTX funding, and does not limit the amount or preclude an amount equal to (or in this case less than) the cost of County services transferred. A legal opinion by the Nevada Legislative Counsel Bureau (**Appendix C**) further substantiates the new City's opportunities to receive additional CTX revenues by stating that "*if the Town incorporates into a city, the City may apply for an allocation of money from the CTX Account pursuant to NRS 360.740.*"
- c. NRS 360.740 does not specify the amount of CTX that may be requested or transferred, nor the manner in which it is to be determined** — NRS 360.740 refers to NRS 360.680 and 360.690 only for the purpose of establishing a Base Year amount and future adjusted distribution year amounts, as indicated above.
- i. The DFA calculates the total additional CTX allocation amount at \$3.3 million based on the net County costs for selected services transferred** — A reasonable basis for the amount of such "additional" CTX allocation is shown on **Table 2**. It is noted that the total CTX amount is anticipated to exceed the current Laughlin Township CTX in order to offset transferred services from County to City; the additional CTX amount is anticipated to come from other (non-Township) County CTX allocations.
 - ii. Department of Taxation calculates the additional allocation amount at \$1.0 million based on a fraction of the net County costs for selected services transferred, but revision of apparent discrepancies in Taxation's proposed methodology would bring their calculation up to \$1.6 million** — Even though the statutes do not specify that CTX (for additional services) should be based on a

fraction of the costs transferred, Taxation's methodology appears to have several discrepancies.

- 1. Taxation calculates the County CTX share of its contributions to Metro for Laughlin costs as a percentage of Metro's total budget, rather than as a percentage of the County's contribution** — Even though it is not possible to tie the County's contributions directly to Laughlin since the contribution goes into Metro's General Fund, the County's required contribution to Metro includes 100 percent of Laughlin's costs; no other source of funding other than the County is responsible for Laughlin costs, therefore the CTX percentage should be the County's 29.9 percent, not Metro's overall 12 percent. This would increase Taxation's combined allocation rates from 18 percent (12 percent Metro and 29.9 percent Other) to a full 29.9 percent of Taxation's calculated cost of services transferred.
 - 2. Metro's budget also includes contributions from the City of Las Vegas, but the Taxation's calculation does not account for any CTX portion of this contribution and share of Metro's budget** — In any case, the future reduction in CTX will only come from the County, not the City of Las Vegas or Metro, therefore the County's 29.9 percent CTX factor should be used.
 - 3. Taxation calculates the base allocation of CTX on FY11 and adjusts for changes to FY12 according to NRS** — However, the new City won't become effective until FY14, and therefore the base calculation should be based on the most current information possible, which shows that the City's share of assessed value is closer to 50 percent of the total, not 45 percent.
- d. The requested Additional Allocation of CTX is not a subsidy to the new City, but rather offsetting revenue to compensate the City for the cost of services transferred from the County** — It is reasonable to transfer County expenses and related equivalent revenues to the new City. The Dept. of Taxation analysis creates a formula for transfer of revenues which is not specified by statute. The Dept. of Taxation analysis would effectively be a windfall to the County, since the County would transfer 100 percent of its service cost and only a fraction (30 percent) of the revenue it spends on those services.
- 3. The County would also transfer responsibility for various other services to be funded by a share of new City revenues** — Additional transferred services include general government, judicial, building inspection, and capital improvements and maintenance. These services would be funded through a share of the City property tax and CTX, as well as other revenues the new City would receive, such as licenses and permits, gas taxes, and capital funds. According to the current projections, no transfer of additional County revenues (besides the additional additional CTX in #2, above) will be necessary.

City Services

4. ***The new City will create new City Departments rather than contracting for more costly services currently provided Clark County, including police and fire*** — The costs for new City departments are based on a review of other cities, including Boulder City and Mesquite. Certain services, including recreation, are assumed to remain at current levels and current costs as funded by the County. Many new City departmental revenues and expenses are based on information provided by the County, as indicated on **Notes to Table 1b**, although it may be possible to achieve additional cost savings upon incorporation.
5. ***Existing Sewer, Water and other “Districts” serving the Laughlin will continue unchanged and independent of the new City, and have no effect on user costs or City budgets*** — Water (Big Bend Water District), sewer (Clark County Water Reclamation District), school, library, flood control and other such Districts will continue to operate as-is and should not be affected by the incorporation of the new City.
6. ***Public Safety services are assumed to be provided by newly established City police and fire departments*** — Based on discussions with LV Metro and County Fire representatives, it appears that contracts for existing public safety services could be more costly than new City Departments. Actual provisions of services will be determined by the future City Council following further discussions and negotiations with Metro and County Fire, and depending on available future City revenues. New City public safety staffing levels will generally be comparable to current levels. However, based on costs in other small cities (e.g., Boulder City), the staff cost will be lowered since an anticipated requirement for future public safety staff will be to live in the Laughlin area, with no inclusion of current “out-of-town” pay.
 - a. ***The County has indicated that it would not object to the creation of City public safety departments, as long as the voters are provided with a full disclosure of such levels of service*** — In an October 24th meeting with LEDC, Metro Police and County Staff, including Fire Department, the County budget and Financial Director made the above statement. Other key attendees in concurrence at the meeting included the Laughlin’s District “A” County Commissioner, County Manager, County Fire Chief and Metro Sheriff.
 - b. ***Laughlin City Police Department assumes 12-14 officers total, or 2-3 officers on duty 24/7, with additional staff possible during priority periods*** — Per **Table 6**, the City budget also provides for 8 additional dispatch and administrative personnel as well as additional part-time officers, as needed. This level of staffing is comparable to other small Nevada cities (e.g., Boulder City), and is proportional to current staffing levels in Laughlin. Detention cost generally assumes a 24 percent share of current \$1 million County costs (plus 10 percent for other related costs), based on a 3-year average arrest record. The DFA’s \$264,000 estimate compares to Boulder City’s \$350,000, while Boulder City has twice the population and nearly ten times the number of arrests (about 1,000 arrests/year vs. 107 Laughlin City area average for 2008-10). Start-up and capital expenditures are discussed in the “Initial City Funding” section below.

- c. Laughlin City Fire Department assumes that the new City will be responsible for Station 85** — Station 76 is in the Hotel Corridor (not in the new City) and responsible for fire protection to the hotel/casino core at current levels of service. The City budget includes four firefighters on duty 24/7, as shown in **Table 7**; this level of service is estimated to require 15 total staff. The staffing and costs are based on comparisons to other Nevada cities with similar demographics, such as Boulder City and Mesquite, and are proportionate to current staffing levels in Laughlin. With these comparisons, estimated costs for fire protection in the new City are anticipated to be significantly lower than current County/Town costs, because the area of the new City is largely residential, requiring less intensive structural and evacuation response capabilities. City firefighting equipment will include at least one engine and one rescue unit (plus at least one reserve engine). The rescue unit will help mitigate and reduce current imbalance of calls served by the station outside the City.

It is expected that the new City will have mutual aid agreements with Station 76, as well as with Bullhead City for rescue and ladder truck assistance, similar to current arrangements other Towns share throughout the State, within Clark County, and with Arizona. Boulder City has similar arrangements with Henderson. Additional specialized and related services, such as EMS, medical, investigation, regulatory, inspection, etc. are provided for as shown in **Notes to Table 7**. Start-up and capital expenditures are discussed in the "Initial City Funding" section below.

Although Boulder City relies partly on reserve firefighters, the costs reflected in this DFA are based on the equivalent Boulder City full-time staffing, plus an allowance for costs associated with reserves. The full-time staffing for Boulder City and Mesquite are both comparable to, and slightly lower than, the new City's staffing on a per capita basis (about 1.4 firefighters/1,000 residents, vs. 1.7 for the new City). Boulder City's ISO rating (a standard measure of fire protection used by the insurance industry, with a "1" being the highest) is a "2."⁴ It is understood that the current ISO rating in Laughlin is "3."

- d. The Department of Taxation Feasibility Report includes \$2.1 million additional Las Vegas Metro and County Fire service costs, in spite of County's concurrence with lower City Department costs** — Instead of recognizing the lower estimated new City public safety department costs, the Department of Taxation Report Table A rejects the concept of forming new City public safety departments: "the Department has determined to leave fire, detention and police service amounts (received from County) intact, as we believe they provide a more realistic estimate," resulting in \$2.1 million costs over and above the comparable City Departments estimated in this DFA.

⁴ <http://www.bcnv.org/firedepartment/index.asp>.

7. **The new City will be responsible for the creation and operation of other new City Departments, in addition to the above public safety services** — New City Departments will include:
- a. **Municipal Court and City Clerk** — The municipal court costs are expected to be offset by fines, forfeitures, and administrative charges. The municipal court will hear violations of City ordinances and misdemeanors. The existing Justice Court will continue to function and will hear felony charges, which may be referred to a State District Court for trial, if necessary. The impact on current caseloads and fine revenues has not been determined. The current Justice Court judge has indicated an interest and willingness to assist with municipal court responsibilities.
 - b. **Administrative Services** — These costs include property and liability insurance, employment insurance, employee retirement costs (PERS), financial audits, and building operations and maintenance. Approximately seven administrative employees are assumed, as shown in **Table 4**, including a city manager, City Clerk, Human Resources, Finance Director, City Attorney, Information Technology (IT), and clerical staff. Some of these services may be fulfilled by contract services (e.g., City Attorney services). Base salaries include a 35 percent additional factor for payroll taxes, benefits, and retirement, in anticipation of forthcoming increases in current PERS contributions. Multiple positions may be filled by a single employee; for example, the City Clerk responsibilities are assumed to be part-time, and that employee may also serve as Assistant to the City Manager for the balance of his/her hours.
 - c. **Information Technology** — Expenditures are included in the City budget for computer and network equipment, as well as software (see **Table 4**). It is likely that ongoing advances in Internet “cloud” computing are likely to reduce future capital costs for information technologies, for both private and public sectors, which the new City may take advantage of as it establishes its systems.
 - d. **Parks and Recreation** — These services would continue to be provided by the new City in the same manner as the current Town. The budget (see **Table 8**) assumes that the Aquatics Center and the Spirit Mountain Activity Center would be transferred to City responsibility. The expenses are based on the County’s Dedicated Laughlin Budget FY11. Additional savings may be possible with the use of contract services.
 - e. **Public Works, Planning and Development Services** — These include a Public Works Director with various capital improvement, maintenance responsibilities various public works services. The projected Laughlin budget assumes that these costs, which are likely to vary year-to-year, would initially be provided by a contract with a private company and funded through a combination of gas taxes and development fees and charges (see **Table 5**). If necessary, expenditures that may be required for initial equipment acquisition and additional services could be funded as discussed in the “Initial City Funding” section below. Major regional drainage facilities would continue to be maintained by the Regional Flood Control District, which is funded by a 0.25 percent Countywide sales tax. Building Inspection services will likely be provided via a contract with a private firm. This arrangement will enable the new City to vary its level of services and costs based on development activity, until the ENN Solar Project comes on line and a

full department or additional contract services will be required. It is noted that using a contract model may provide additional future flexibility and avoid unnecessary costs and PERS liability.

- 8. The projected new City's budget includes Net to Reserves for operations, equipment, and capital** — As shown on **Table 1a**, the "Net to Reserves" amount (Revenues less Expenditures) is approximately \$884,000 in the FY14 first year of incorporation to cover a range of administrative and operating contingencies and costs. The "Other Operating Reserves" amount represents the current Laughlin Township Fund Balance portion allocated to the new City upon incorporation, estimated at \$3.4 million, available for start-up and operating costs in initial years. The "Capital Reserves" amount represents the approximate current \$11.3 million in the Fort Mohave Development Fund (FMDF), which is available for Fort Mohave Valley (including areas within the new City) development and capital improvement planning, design and construction; this would include potential initial equipment acquisition and funding for road improvements (in addition to gas taxes). NRS 278, 427, SB-262 and **Appendix B** provide additional information regarding allowable uses for FMDF funds

Facilities and Capital Improvements

- 9. The new City would take responsibility for public facilities within City boundaries** — Facilities within the community include the Aquatics Center and the Spirit Mountain Activity Center, in addition to Fire Station #85. It is anticipated that the Activity Center can provide office and meeting space to serve as a "Town Hall," as it appears to have adequate space for the levels of staffing described previously. Costs are budgeted for building operations and maintenance (see **Table 9**) and the operation of recreation are included in the projected new City budget. Fire facilities-related maintenance costs are included in the average costs per firefighter.
- 10. Fort Mohave Development Fund would provide additional funding for other new community facilities and needed capital improvements** — The Fort Mohave Development Fund ("FMDF") was established when the State of Nevada transferred responsibility for lands held by the State to Clark County, including funds from prior sales of certain designated land. The funds from sale of those lands are required to be used for the purpose of developing the Fort Mohave Valley and any jurisdiction whose lands are wholly or partly within the Valley, including the construction of public facility capital improvements and infrastructure. In addition, SB-262 (Section 2.2(c)) allows for certain costs incurred by the County and City in conjunction with the incorporation of the City of Laughlin to be funded from the FMDF, as further described in the "Initial City Funding" section below.

To date, the Fund has paid for a number of facilities serving the community, including the Spirit Mountain Activity Center, the County Regional Government Center, and facilities and equipment for the Clark County Fire Department. The Fund is shown as a resource to the new City to help fund additional infrastructure that may be required to facilitate development of the community. The current amount in the Fund is estimated at approximately \$11.3 million, including funds transferred from Special Improvement District 74 (SID 74). Additional information is provided in **Appendix B**.

11. Other capital funds would be available—Other sources of funding include impact fees generated by new development (such as the ENN Solar Project), and/or facilities required to be constructed as a condition of new development. The new City can also apply for various State and federal grants.

Initial City Funding

12. Initial new City operations and start-up costs could be funded through a variety of sources — The initial transition years will require the new City to hire staff, establish departments, purchase equipment, transition from County control, and incur other initial one-time costs for start-up. In addition, possible delays in receipt of tax and other revenues can create cash flow difficulties. While it is anticipated that the ENN Solar Project and subsequent related development within the new City will generate substantial revenues, this revenue may not be available in early years. The ENN project is anticipated to start in 2012; however, it is shown beginning in 2013 to illustrate effects of potential delay. There are a number of ways the new City can address interim cash flow issues, including:

- Operating Reserves (revenues less expenditures) estimated at \$884,000 in the first year of incorporation FY14 (see **Table 1a**), can be utilized as contingency funding as needed.
- Current Laughlin Township Fund Balance portion allocated to the new City upon incorporation, currently estimated at \$3.4 million, can be utilized for start-up and operating costs in initial years.
- Fort Mohave Development Fund (FMDF), approximately at \$11.3 million (see **Table 1a**), can be utilized for: i) capital expenditures allowed by current Fort Mohave Development Law (see **Appendix B** for details); and, ii) any other costs incurred by the County or City of Laughlin associated with the incorporation of the City of Laughlin, to the extent that gifts, grants or donations are not available to pay for the expenses (SB-262, Section 2.2(c)).
- Local Banks may be willing to extend short-term credit to the new City in anticipation of tax revenues.
- Transfer of Existing Assets, to the new City, which have been paid for with Fort Mohave Development Funds; such as furnishings, fixtures, and equipment currently in County facilities, would occur upon incorporation.
- NRS 354.740 allows for the use of lease-purchase and installment-purchase agreements.
- NRS 354.750 provides an alternative method for local government to borrow money or purchase or lease property, e.g., loans from County, as Trustee for FMDF, for operating expenditures using FMDF as collateral.
- County Transitional Services can be provided by one or more existing County service providers (police, fire, public works, etc) until alternative services are established and sufficient funds are generated.

- *Temporary Staff* may be required for some City Administration positions and functions on a contract, volunteer, future payment, or otherwise until sufficient funds are generated. Professional staff, including the city manager and city attorney, initially may work on a “contingency” basis recognizing that payment will be deferred.

ENN Solar Project

13. ENN Solar Project — ENN Mojave Energy, LLC (ENN) is in the planning and entitlement stages of a proposed 9,000 acre eco-community in the southern portion of the new City (see **Appendix B, Figure B-1a**). Initial plans are under way for a 400-acre industrial park containing a one-million square-foot solar panel manufacturing facility and a 6,000-acre solar farm eventually producing 1GW of power annually. ENN project scheduling and related eco-community project scope, public safety details and timelines are currently uncertain, pending future Board of County Commissioners consideration of ENN development and purchase agreements. The Detailed Feasibility Analysis (DFA) will be updated based on the outcome of such considerations. ENN-related Net Revenue is shown as a single line item at the bottom of **Tables 1a** and **1b**. The initially planned 2012 Project start is shown in the DFA **Appendix A** table titled “**Solar Project Summary**,” based on initial project civil engineering data. However, a 2013 project start (delayed by one year) is currently assumed in the DFA, to reflect the uncertainties described above. **Table 10** shows estimates of ENN Property Tax revenues and a conservative preliminary estimate of additional related City costs resulting from the estimated 4,000 construction workers, 2,000 permanent employees, and additional public service, public works, and other such possibly expanded City services.

Table 1b
Detailed City Revenues and Expenditures (forecast with growth) - BASE CASE 5-Year Forecast
Laughlin Incorporation Detailed Feasibility Analysis

Item	Escalation	Base Yr FY12	FY13	INCORPORATION		
				FY14	FY15	FY16
1 REVENUES						
2 PROPERTY TAXES						
3 <u>City Rate</u>						
4 SUBTOTAL, Property Taxes	0%	\$1,992,621	\$2,321,741	\$2,321,741	\$2,321,741	\$2,321,741
5						
6 LICENSES AND PERMITS						
7 Business Licenses	1%	92,100	93,021	93,951	94,891	95,840
8 Franchise Fees	1%	548,400	553,884	559,423	565,017	570,667
9 Liquor License Fees <i>(included in Business Licenses)</i>	1%					
10 Gaming License Fees <i>(included in Business Licenses)</i>	1%					
11 Other Fees (EMS Transport)	1%	158,879	160,467	162,072	163,693	165,330
12 Building & Zoning Fees	1%	<u>195,649</u>	<u>197,605</u>	<u>199,581</u>	<u>201,577</u>	<u>203,593</u>
13 SUBTOTAL, Licenses and Permits		995,027	1,004,978	1,015,027	1,025,178	1,035,429
14						
15 INTERGOVERNMENTAL REVENUES						
16 Base Allocation of CTX (Dept. of Taxation)	1%	2,471,291	2,496,004	2,520,964	2,546,174	2,571,635
17 CTX per NRS 354.598747	1%					
18 CTX for transfer of County services (NRS 360.740)	1%	<u>3,274,776</u>	<u>3,307,524</u>	<u>3,340,599</u>	<u>3,374,005</u>	<u>3,407,745</u>
19 SUBTOTAL, CTX		5,746,067	5,803,528	5,861,563	5,920,179	5,979,381
20 Motor Fuel Taxes	1%	289,047	291,937	294,857	297,805	300,783
21 RTC Road Revenues	1%	<u>215,859</u>	<u>218,017</u>	<u>220,197</u>	<u>222,399</u>	<u>224,623</u>
22 SUBTOTAL, Intergovernmental		6,250,973	6,313,483	6,376,617	6,440,384	6,504,788
23						
24 CHARGES FOR SERVICES						
25 Parks and Recreation Fees	1%	<u>7,400</u>	<u>7,474</u>	<u>7,549</u>	<u>7,624</u>	<u>7,700</u>
26 SUBTOTAL, Charges for Services		7,400	7,474	7,549	7,624	7,700
27						
28 FINES AND FORFEITURES						
29 Municipal Court Revenues	1%	<u>334,300</u>	<u>337,643</u>	<u>341,019</u>	<u>344,430</u>	<u>347,874</u>
30 SUBTOTAL, Fines and Forfeitures		334,300	337,643	341,019	344,430	347,874
31						
32 OTHER REVENUES						
33 Interest Income (based on other revenues, before ENN)		71,852	74,890	75,465	76,045	76,631
34 Other (inc. room taxes) <i>included in Business Licenses</i>	1%					
35 SUBTOTAL, Other Revenues		71,852	74,890	75,465	76,045	76,631
36						
37 TOTAL REVENUES		\$9,652,174	\$10,060,208	\$10,137,419	\$10,215,401	\$10,294,164

Table 1b (cont'd)
Detailed City Revenues and Expenditures (forecast with growth) - BASE CASE 5-Year Forecast
Laughlin Incorporation Detailed Feasibility Analysis

Item	Escalation	Base Yr	FY13	INCORPORATION		
		FY12		FY14	FY15	FY16
38 EXPENDITURES						
39 GENERAL GOVERNMENT						
40 Administration and Internal Services	1%	\$897,959	\$906,938	\$916,008	\$925,168	\$934,419
41 Facilities	1%	<u>307,330</u>	<u>310,403</u>	<u>313,507</u>	<u>316,642</u>	<u>319,809</u>
42 Subtotal		1,205,289	1,217,342	1,229,515	1,241,810	1,254,228
43						
44 JUDICIAL						
45 Municipal Court	1%	334,300	337,643	341,019	344,430	347,874
46 City Attorney	1%	100,000	101,000	102,010	103,030	104,060
47 Public Defender	1%	<u>50,000</u>	<u>50,500</u>	<u>51,005</u>	<u>51,515</u>	<u>52,030</u>
45 Subtotal	1%	484,300	489,143	494,034	498,975	503,965
46						
47 PUBLIC SAFETY						
48 Fire	1%	2,363,116	2,386,747	2,410,615	2,434,721	2,459,068
49 Police						
50 Enforcement	1%	2,834,039	2,862,380	2,891,003	2,919,914	2,949,113
51 Detention	1%	<u>264,000</u>	<u>266,640</u>	<u>269,306</u>	<u>271,999</u>	<u>274,719</u>
52 Subtotal, Police		<u>3,098,039</u>	<u>3,129,020</u>	<u>3,160,310</u>	<u>3,191,913</u>	<u>3,223,832</u>
53 SUBTOTAL, Public Safety		5,461,155	5,515,767	5,570,925	5,626,634	5,682,900
54						
55 PUBLIC WORKS						
56 Administration	1%	94,500	95,445	96,399	97,363	98,337
57 Maintenance and Vector Control	1%	205,000	207,050	209,121	211,212	213,324
58 Road Maintenance (restricted)	1%	535,000	540,350	545,754	551,211	556,723
59 Flood Control	1%	<u>13,000</u>	<u>13,130</u>	<u>13,261</u>	<u>13,394</u>	<u>13,528</u>
60 SUBTOTAL, Public Works		847,500	855,975	864,535	873,180	881,912
61						
62 PLANNING						
63 Comprehensive Planning	1%	61,425	62,039	62,660	63,286	63,919
64						
65 DEVELOPMENT SERVICES	1%	230,175	232,477	234,802	237,150	239,521
66						
67 CULTURE AND RECREATION						
68 Subtotal	1%	722,354	729,578	736,873	744,242	751,684
69						
70 HEALTH						
71 Animal Control						
72 Animal Pick-up	1%	30,600	30,906	31,215	31,527	31,842
73 Vet Services	1%	<u>27,900</u>	<u>28,179</u>	<u>28,461</u>	<u>28,745</u>	<u>29,033</u>
74 SUBTOTAL, Health		58,500	59,085	59,676	60,273	60,875
75						
76 TOTAL EXPENDITURES		\$9,070,698	\$9,161,405	\$9,253,019	\$9,345,549	\$9,439,005
77						
78 NET TO RESERVES (Revenues - Expenditures) Before ENN		\$581,475	\$898,803	\$884,399	\$869,852	\$855,159
79 Net Due to the Solar Project (ENN Revenues minus Additional Related City Costs) *			0	198,825	756,385	4,970,287
80 NET TO RESERVES (Revenues - Expenditures) After ENN		\$581,475	\$898,803	\$1,083,224	\$1,626,237	\$5,825,446

* See Table 10
 Report Approved by CLGF 12-14-11

Notes to Table 1b (Base Year FY12 Assumptions)

The FY12 Base Year assumptions are based on several sources, as noted below: 1) FY11 Laughlin Dedicated Budget prepared by Clark County (FY12 Dedicated Budget was not provided); 2) additional, more detailed and revised information provided by various the results of Clark County departments, including meetings with County Fire and LV Metro Police; 3) data from budgets of similar cities; 4) discussions with Boulder City finance, police and fire departments; 5) a calculation of estimated property taxes based on current assessments (Appendix A); 6) a calculation of current County cost of services to be transferred, as a basis for a transfer of County CTX (NRS 360.740).

- 3 City property tax rate of 1.1216 based on current Town rate (\$0.84) plus LV Metro equivalent rate (\$0.28).
Property taxes based on County assessor data as of 10/27/11, abatements per Treasurer, and centrally assessed from Dept. of Taxation.
- 4 Property taxes beginning in FY13 include increase due to Assessor re-valuation of former Mohave Generating Station, subject to owner appeal. No tax cap abatement applies due to change in use. Values per Clark County Assessor's Office (11/8/11).
- 7 Business license revenue Jeff Share, Clark County, (file: 11-0824 Business License Revised Collections 032511 + LEDC Comments.xls)
Includes liquor and gaming licenses.
- 8 Franchise fee estimate from Jeff Share, Clark County, email 8/3/11:

Electric, natural gas, telecommunications and personal wireless service:	\$482,000
Cable TV, solid waste collection and landfill	<u>\$66,400</u>
	\$548,400
- 9, 10 Liquor and gaming license fees included in "Business Licenses".
- 11 EMS Transport fees based ratio of EMS calls to Boulder City calls and related revenues:

	Boulder City EMS calls	1,498	100% Fees:	\$350,000	100%
	Laughlin EMS calls	680	45%	\$158,879	45%

Note: Mesquite ambulance fees are \$650,000. Boulder City fees \$580-\$730 for emergency (\$250 for non-emergency) transport + \$15/mile.
- 12 Building and zoning fees and other Development Services revenue assume cost recovery of 85%
Current County revenues within new city boundaries per Clark County \$127,207 Jeff Share, email 9/20/11
Total County budget indicates approximately 50% cost recovery from fees.
Note: City may choose to contract with a private firm, which allow the City to adjust contract depending on level of activity.
- 16 Per State Dept. of Taxation (11/28/11) \$2,471,291
- 17 NRS 354.598747 does not apply, since it only deals with the transfer of services between existing entities.
- 18 Add'l County CTX transfer to City based on net costs for transferred services (public safety, roads, and recreation, NRS 360.740)
Amount is reduced by the increased amount of base CTX allocation (vs. Preliminary Draft CFA 9/28/11) per the Dept. of Taxation.
See Table 2 for net County costs of transferred services (excluding Fire, which is covered by Base CTX and other Town revenues).
Dept. of Taxation took 29% of cost of County services, but only 12% of Metro; calculation should use County's 29% CTX/Total Revenues, since the County is 100% responsible for funding of Metro's Laughlin costs. This would increase allocation shown by about \$600,000.
Note: Total CTX allocated to the City may exceed current CTX allocated to Township for fire service, reflecting the additional revenues (including County CTX) utilized by the County to fund other services (e.g., police, recreation, etc.) transferred to City.
- 20,21 See Table 5
- 25 Parks and Rec Fees from Jeff Share, Clark County, email 8/17/11; County did not estimate any future North Reach operating revenues.
- 29 Revenues for other cities can cover 45% (Fallon) to 100% (Mesquite) of municipal court costs, varying each year.
Current County Justice Court revenues exceed County costs; no General Fund support is provided.
Boulder City fines and forfeitures exceed municipal court costs (FY12).
- 33 Interest earnings assume an average of 0.75% of annual revenues.
Amount will vary depending on prevailing interest rates, timing of revenues and expenditures, and fund balances.
- 34 Room taxes (2% tax rate) included in Business Licenses.

Notes to Table 1b (Base Year FY12 Assumptions) (cont'd)

- 40 Administration detail included on Table 4
Costs include administration, finance, legal, human resources, IT, services, equipment and supplies, and insurance.
Vehicles assumed to be leased, or mileage reimbursements provided to staff. Staff costs include benefits and taxes.
- 41 Facility cost detail included on Table 9 and includes general maintenance, cleaning and security.
Recreation facilities and landscaping included under "Recreation" department.
- 45 Existing Justice Court remains responsibility of the County.
Municipal court in other cities range from \$270k to \$300k (Fallon, Mesquite) up to \$570k (Boulder City).
Costs offset by court fines and forfeitures (Boulder City fines and forfeitures exceed municipal court costs in FY12)
- 48 City fire department costs shown in more detail on Table 7
Budget based on Boulder City, and includes operating and annual equipment costs.
Assumes one engine and one rescue unit with 2 staff each, 24/7 (plus 1 reserve engine).
Staffing assumes mutual aid available from Clark County and Bullhead City.
- 50 City police department costs shown in more detail on Table 6
Budget based on Boulder City, and includes operating and annual equipment costs.
Laughlin budget includes 12 sworn (34% of 35 LVMPD officers currently serving the Town).
Calls for Service to the City boundaries averages approximately 28% of total.
Staffing provides 2 to 3 officers on duty 24/7. Staffing may vary by shift depending on need.
- 51 Detention cost assumes 24% share of current \$1 million cost, based on 3-year avg. arrests.
Additional 10% added for meals/medical/transport. Boulder City spends \$350,000 for detention facilities (population is approximately double Laughlin population; Laughlin calls avg. 107/year, Boulder City approximately 1,000/yr).
- 56, 57 Public Works costs shown in more detail on Table 5
- 58 Road costs shown in more detail on Table 5
Amount shown is total cost before allocation of restricted Road Fund revenues (gas tax, RTC, shown in Revenues).
Additional major roadway improvements assumed funded by Ft. Mohave Fund.
- 59 FY12 Regional Flood Control District budget for Laughlin, as reported in Laughlin Nevada Times, 8/21/11.
- 63 Planning costs shown in more detail on Table 5. Assumes 0.5 FTE planning staff, in addition to Development Services.
- 65 Development Services costs shown in more detail on Table 5
Staff include a director, code enforcement, building inspection and related expenses.
Costs assumed partially offset by fee revenue.
- 67 Parks and Recreation costs shown in more detail on Table 8
Includes Aquatics Center, recreation programs, Spirit Mt. Rec. Center and Mt. View Park, utilities and repair, and parks/landscape maint.
Projected maintenance and facility costs for the North Reach Trail are included.
- 71 Animal Control:
Animal pick-up cost per current contract amount.
Vet Services current contract: \$1,600 per month plus \$6,000 cremation of unadopted animals,
plus related shelter, euthanasia, vaccination, sterilization, quarantine, etc.
Source: Jeff Share, Clark County, email 8/9/11 (current contract with vet in Bullhead City)
Other related costs were \$2,729 in FY11 per Clark County ("10-11 NVAC Monthly Accounting.xls)
- 79 ENN Solar Project estimated property tax revenue from \$6 billion Solar Panel Manufacturing Plant and Solar Farm Project, per "Estimated ENN Timeline, Budget & Property Tax" included in Appendix A. Additional economic impact (new City revenues and expenses) of housing and residency (including sales tax) for 4,000 temporary construction workers and 2,000 permanent Plant employees, plus 2,600 acre Eco-Community with additional employees, housing and residency, to be determined. **Note: in this table, ENN project is shown delayed to 2013 to illustrate conservative assumption.**

See Table 10 for additional detail re: increase in City revenues and costs related to ENN project.

Table 1c
Comparative Analysis: City of Laughlin DFA vs. Mesquite and Boulder City
Laughlin Incorporation Detailed Feasibility Analysis

Item	City of Laughlin		Mesquite		Boulder City	
	FY12 (Base)	per cap	FY12	per cap	FY12	per cap
Population	7,223	residents	20,440	residents	15,023	residents
REVENUES						
PROPERTY TAXES	\$1,992,621	\$276	\$2,975,000	\$146	\$1,210,580	\$81
LICENSES AND PERMITS	995,027	138	2,042,500	100	2,050,000	136
INTERGOVERNMENTAL REVENUES	6,250,973	865	7,939,000	388	8,259,600	550
CHARGES FOR SERVICES	7,400	1	2,530,700	124	4,206,500	280
FINES AND FORFEITURES	334,300	46	350,000	17	850,000	57
OTHER REVENUES	<u>71,852</u>	<u>10</u>	<u>1,928,700</u>	<u>94</u>	<u>9,150,124</u>	<u>609</u>
TOTAL REVENUES	\$9,652,174	\$1,336	\$17,765,900	\$869	\$25,726,804	\$1,712
EXPENDITURES						
GENERAL GOVERNMENT	\$1,205,289	\$167	\$3,595,410	\$176	\$3,460,230	\$230
JUDICIAL (Municipal Court) inc. City Atty	484,300	67	600,250	29	1,159,691	77
PUBLIC SAFETY	5,461,155	756	8,365,300	409	9,330,896	621
PUBLIC WORKS	847,500	117	2,266,880	111	2,345,174	156
PLANNING	61,425	9	176,230	9	130,190	9
DEVELOPMENT SERVICES	230,175	32	446,000	22	368,837	25
CULTURE AND RECREATION	722,354	100	1,476,800	72	6,249,894	416
HEALTH (Animal Control)	<u>58,500</u>	<u>8</u>	<u>197,900</u>	<u>10</u>	<u>235,413</u>	<u>16</u>
TOTAL EXPENDITURES	\$9,070,698	\$1,256	\$17,124,770	\$838	\$23,280,325	\$1,550
NET (Revenues minus Expenditures)	\$581,475		\$641,130		\$2,446,479	

Notes to Table 1c

Boulder City's Charges for Service and Recreation expenditures include a municipal golf course.

Boulder City operates electric, water, wastewater, and garbage enterprises, which require significant IT and admin resources, and City Engineer expenses.

Boulder City "Other Revenues" include leasehold interests.

Boulder City's beginning balances (\$2.1 million) and "Other Appropriations" (\$3.2 million) not shown.

Streets not shown (see Laughlin DFA Table 5 for additional detail). Laughlin costs approximately \$535,000 vs. \$960,000 for Boulder City.

Boulder City's "Net" differs slightly from the amount shown due to exclusions noted above.

Mesquite "Other Revenues" include redevelopment and other intergovernmental (County gaming, flood control, grants).

Charges include sanitation.

Licenses and Permits" include room taxes.

Table 2
CTX Additional Transfer Based on County Services Transferred to New City
Laughlin Incorporation Detailed Feasibility Analysis
Table 1b, line 18

County Expenditure Item	Cost of County Services Transferred	(less) Dedicated Rev.	Net Cost	FY12 CTX Transfer
1 GENERAL GOVERNMENT				
2 Administration	266,972	0	266,972	
3 Internal Services	341,285	0	341,285	
4 Facilities	<u>307,330</u>	<u>0</u>	<u>307,330</u>	
5 SUBTOTAL, Gen'l Gov.	915,587	0	915,587	0
6				
7 JUDICIAL (Municipal Court)	<i>new City service</i>	na	na	
8				
9 PUBLIC SAFETY				
10 Fire (does not include overhead/indirect)	2,966,698	0	2,966,698	
11 Police , including detention	<u>3,046,404</u>		<u>3,046,404</u>	3,046,404
12 SUBTOTAL, Public Safety	6,013,102		6,013,102	
13				
14 PUBLIC WORKS				
15 Administration	82,504	0	82,504	82,504
16 Maintenance and Vector Control	205,000	0	205,000	205,000
17 Road Maint. (restricted) - assumed offset by restricted revenues				
18 Flood Control	<u>13,000</u>	0	<u>13,000</u>	<u>13,000</u>
19 SUBTOTAL, Public Works	300,504		300,504	300,504
20				
21 PLANNING	40,000	0	40,000	
22				
23 DEVELOPMENT SERVICES	233,226	127,207	106,019	
24				
25 CULTURE AND RECREATION	722,354	7,400	714,954	714,954
26				
27 HEALTH (Animal Control)	58,500	0	58,500	
28				
29 TOTAL NET COUNTY COST	8,243,273	134,607	8,108,666	
30				
31				
32 TOTAL NET COUNTY COST FOR SELECTED SERVICES				4,061,862
33				
34 (less) Increase in CTX Base Allocation per Dept. of Taxation 11/28/11 vs. Preliminary DFA (9/28/11)				-787,086
35 NET				3,274,776

Notes to Table 2

Note: NRS 360.740 indicates that new entities that provide public safety, road maintenance and recreation may request transfer of CTX. This tables shows current County costs for those transferred savings (not including indirect costs associated with those services).

Actual County savings for all services transferred is greater than selected items; see also Table 3
 Costs are based on net County costs, which differ in some cases from future City costs.

- 2 Assumes 50% savings of current administrative costs reported in Laughlin Dedicated Budget FY11.
- 3 Assumes 50% savings of current internal services costs reported in Laughlin Dedicated Budget FY11.
- 4 Facility savings equal to costs reported by County for facilities transferred to City; see Table 9
- 10 Fire costs assumed funded through City allocation of existing Town CTX, and other revenues (e.g., property tax) which are currently used to fund Town fire services. See also Table 1b
- 11 Police cost assumes that current 35 officers serving the Town are reduced by the number of City officers equal to: 12

Avg. cost: LVMPD FY12 (inc. indirects):	\$8,115,346	divided by	35	officers serving Town
Equals a cost per current officer of:	\$231,867	for a total cost:	\$2,782,404	cost reduction

Detention savings equal to payment assumed from the new City towards existing detention costs of about \$1 mill./year.
- 14 Public Works savings assumes the following:

County Admin. (\$533,934 Total, Laughlin Dedicated Budget FY11)	\$82,504	90% savings (based on land area)
Maintenance and Vector Control	\$205,000	Equal to costs transferred to new city
Road Maintenance (restricted)	\$0	Assumes offset by dedicated revenue.
Flood Control	<u>13,000</u>	Equal to costs transferred to new city
	\$300,504	
- 21 Current Comprehensive Planning costs per Jeff Share (email, 9/16/11)
- 23 Cost of Development Services transferred is based on 50% reduction in County expenditures per Dedicated Budget FY11, less revenues (revenues per Jeff Share, 9/20/11).
 Note: Existing County Dev. Services expenditures comparable to 3.5 positions at upper end of salary scale plus 35% benefits and other costs. (FTE and salary scale per Jeff Share, 9/20/11)
- 25 Recreation savings equal to costs reported by County for City recreation services and facilities; see Table 8
 Costs include projected operations and facilities maintenance costs for North Reach Trail (under construction).
- 27 Animal Control savings equal to costs reported by County for entire Town. See Table 1b, note 71
- 34 DFA estimates of total required CTX are reduced by the additions to Base made by Dept. of Taxation. Net CTX shown above after adjustments is approximately the same as prior Preliminary DFA.
 Dept. of Taxation base CTX allocation is \$2,471,291 (11/28/11) compared to \$1,684,205 in Preliminary DFA (9/28/11).
Total CTX may exceed current CTX allocated to Township for fire service, reflecting the additional revenues (including County CTX) utilized by the County to support other services transferred to new City.

Table 3
County Impacts: Revenue Losses and Cost Savings to Clark County
Laughlin Incorporation Detailed Feasibility Analysis

Item	FY12 Amount
1 COUNTY REVENUE LOSSES	
2 PROPERTY TAXES (Town)	1,536,951
3	
4 LICENSES AND PERMITS	
5 Business Licenses	92,100
6 Franchise Fees	548,400
7 Building and Zoning	<u>127,207</u>
8 SUBTOTAL, Licenses and Permits	767,707
9	
10 INTERGOVERNMENTAL REVENUES	
11 Current Town Consolidated Tax (CTX)	2,471,291
CTX for transfer of County services (NRS 354.598747)	0
12 CTX for transfer of County services (NRS 360.740)	3,274,776
13 Motor Fuel Taxes	<u>offsets roads</u>
14 SUBTOTAL, Intergovernmental	5,746,067
15	
16 CHARGES FOR SERVICES	7,400
17	
18 FINES AND FORFEITURES	na
19	
20 OTHER REVENUES	
21 Interest Income	71,852
22 Other (inc. room taxes)	<i>included in Business Licenses</i>
23 SUBTOTAL, Other Revenues	71,852
24	
25 TOTAL COUNTY REVENUE LOSSES	8,129,978
26 COUNTY COST SAVINGS	
27 GENERAL GOVERNMENT	
28 Administration	266,972
29 Internal Services	341,285
30 Facilities	<u>307,330</u>
31 SUBTOTAL, General Government	915,587
32	
33 JUDICIAL (Municipal Court)	na
34	
35 PUBLIC SAFETY	
36 Fire	2,966,698
37 Police (LVMPD)	2,782,404
38 Detention	<u>264,000</u>
39 SUBTOTAL, Public Safety	6,013,102
40	
41 PUBLIC WORKS	300,504
42	
43 PLANNING	40,000
44	
45 DEVELOPMENT SERVICES	233,226
46	
47 CULTURE AND RECREATION	722,354
48	
49 HEALTH (animal control)	58,500
50	
51 TOTAL COUNTY COST SAVINGS	8,243,273
52 NET IMPACT ON COUNTY Cost Savings - Revenue Losses*	113,295

* A positive result indicates a net positive impact on the County, i.e., cost savings exceed revenue losses.

Notes to Table 3

- 28 Assumes 50% savings of current administrative costs reported in Laughlin Dedicated Budget FY11.
- 29 Assumes 50% savings of current internal services costs reported in Laughlin Dedicated Budget FY11.
- 30 Facility savings equal to costs reported by County for facilities transferred to City; see Table 9
- 33 Municipal Court is a new service required of the new City.
- 36 County fire cost savings assumes transfer of approximately 30% of existing services and related costs.
Existing fire costs (\$9,680,551) from Clark County Consolidated Final Budget, FY11-12, Fund 2640 Laughlin, pg. 239
- 37 Police savings assumes that current 35 officers serving the Town are reduced by the number of City officers equal to: 12
Average cost per officer based on LVMPD budget (inc. indirects): \$8,115,346 divided by 35 officers serving Town
Equals a cost per current officer of: \$231,867 for a total cost: \$2,782,404 savings
Detention cost savings equal to payment assumed from the new City towards existing detention costs of about \$1 mill./year.
- 41 Public Works savings assumes the following:
- | | | |
|---|---------------|--|
| County Admin. (\$533,934 Total, Laughlin Dedicated Budget FY11) | \$82,504 | 90% savings (based on land area) |
| Maintenance and Vector Control | \$205,000 | Equal to costs transferred to new city |
| Road Maintenance (restricted) | \$0 | Assumes fully offset by dedicated revenues |
| Flood Control | <u>13,000</u> | Equal to costs transferred to new city |
| | \$300,504 | |
- 45 Dev. Services cost savings assumed equal to 50% of current County cost \$466,451, per Laughlin Dedicated Budget FY11)
Cost savings is approximately equal to half of current cost.
- 47 Recreation savings equal to costs reported by County for City recreation services and facilities; see Table 8
Costs include projected operations and facilities maintenance costs for North Reach Trail (under construction).
- 49 Animal Control savings equal to costs reported by County for entire Town.
\$1,600 per month plus \$6,000 cremation of unadopted animals, & related shelter, euthanasia, vaccination, sterilization, quarantine.
Source: Jeff Share, Clark County, email 8/9/11 (current contract with vet in Bullhead City)
Other related costs were \$2,729 in FY11 per Clark County ("10-11 NVAC Monthly Accounting.xls)

Table 4
City Administration Expenditures
Laughlin Incorporation Detailed Feasibility Analysis
Table 1b, line 40

Function/ Service	Salary or Cost	Factor	Total Cost by Position	Total
1 Council				
2 Total Council (Services and Supplies)	\$10,000			\$10,000
3				
4 City Manager				
5 City Manager				1.0
6 Salaries and Benefits	\$140,000	35%	\$189,000	\$189,000
7				
8 Assistant to the City Manager (City Clerk)				0.5
9 Salaries and Benefits	\$60,000	35%	\$81,000	\$40,500
10				
11 Subtotal, City Manager				1.5
12 Total Salaries and Benefits				\$229,500
13 Services and Supplies		5%		<u>\$11,475</u>
14 Subtotal, City Manager Staff & Other Costs				\$240,975
15				
16 Finance				
17 Finance Director/Treasurer				1.0
18 Salaries and Benefits	\$90,000	35%	\$121,500	\$121,500
19				
20 Accountant				0.5
21 Salaries and Benefits	\$58,000	35%	\$78,300	\$39,150
22				
23 Financial Services (audits, etc.)				
24 Services and Supplies (e.g., audits)				\$55,000
25				
26 Subtotal, Finance				1.5
27 Total Salaries and Benefits				215,650
28 Services and Supplies				\$55,000
29 Capital Outlay		3%		<u>\$6,470</u>
30 Subtotal, Finance Staff & Other Costs				\$277,120
31				
32 City Clerk/Administrative Services				
33 City Clerk (Asst. to City Manager)/Admin Services				0.5
34 Salaries and Benefits	\$60,000	35%	\$81,000	\$40,500
35				
36 Office Assistants				1.0
37 Salaries and Benefits	\$30,000	35%	\$40,500	\$40,500
38				
39 Subtotal, City Clerk/Admin. Services				1.5
40 Total Salaries and Benefits				81,000
41 Services and Supplies		14%		\$11,340
42 Capital Outlay		3%		<u>\$2,430</u>
43 Subtotal, City Clerk/Admin. Staff & Other Costs				\$94,770
44				
45 City Attorney/Contract			<i>Included in Judicial</i>	
46 Public Defender			<i>Included in Judicial</i>	
47 Total Salaries and Benefits				
48				
49 Human Resources				
50 HR Coordinator (or contract)				0.5
51 Total Salaries and Benefits	\$64,100	35%	\$86,535	\$43,268
52				
53 Subtotal, Human Resources				0.5
54 Salaries and Benefits				43,268
55 Services and Supplies		10%		\$4,327
56 Subtotal, HR Staff & Other Costs				\$47,594
57				
58 Information Technology				1.0
59 Salaries and Benefits (or contract)	\$50,000	30%	\$65,000	\$65,000
60 Services and Supplies		50%		\$32,500
61 Capital Outlay				<u>\$30,000</u>
62 Subtotal, Staff & Other Costs				\$127,500
63				
64 TOTAL				
65 Salaries and Benefits (and contracts)				\$634,418
66 Services and Supplies				\$124,642
67 Capital Outlay				\$38,900
68 Other Costs				
69 Property and Liability Insurance	\$100,000			<u>\$100,000</u>
70 Total Cost Approved by CLGF 12-14-11	39			\$897,959

Notes to Table 4

- 2 Council costs include memberships, conferences, subscriptions, etc.
- 6 EPS estimate for City Manager. Salary ranges from \$120,000 to \$160,000 in Mesquite. Boulder City ranges from \$138,000 to \$163,000.
- 8 Assumes combined role of Assistant to City Manager (\$45,000 to \$60,000 in Mesquite) and City Clerk (\$62,000 to \$85,000).
- 13 Ranges from 2-3% of salaries for Winnemucca and Mesquite.
- 18 EPS estimate for Finance Director is based on Mesquite salary range \$75,000 to \$110,000. Boulder City ranges from \$114,660 to \$127,400.
- 21 EPS estimate for Accountant based on Mesquite salary range \$48,000 to \$70,000. In Boulder City, Account Clerk is \$44,000 to \$50,000; Chief Accountant starts at \$83,200.
- 24 Based on Winnemucca, per State Dept. of Taxation, 11/19/10.
- 33 Assumes combined role of City Clerk (\$62,000 to \$85,000 in Mesquite) and Assistant to City Manager (\$45,000 to \$60,000).
- 46 Public defender (contract) for indigent offenders; estimate per Clark County, 8/23/11.
- 37 EPS estimate based on Mesquite salary range \$25,000 to \$35,000.
- 47 Assumes contract services; Winnemucca cost was \$93,000. Fallon was \$400,000 but may be partly associated with utility enterprises. Mesquite and Boulder City ranged from \$300,000 to \$400,000 for cities of 16,000 to 20,000 in population.
- 50 Mesquite salaries range from \$40,000 to \$55,000 for HR specialist, \$75,000 to \$110,000 for Personnel Director.
- 59 Full-time IT specialist in Mesquite ranges from \$40,000 to \$55,000; Laughlin budget assumes contract services.
- 60 Services and supplies include software subscriptions.
- 61 Capital outlay for network systems. Subsequent years likely to be lower, but additional ancillary costs may be necessary for related technology including phone systems, wireless, etc.
- 69 Property and liability insurance, based on discussions with the Nev. Public Agency Insurance Pool. Workman's comp costs included in salaries and benefits factors.

Table 5
Public Works and Planning Expenditures
Laughlin Incorporation Detailed Feasibility Analysis
Table 1b, line 55

Function/ Service	FTE #	Salary or Cost	Factor	Total Cost by Position	FY12 Total
1 Public Works - Administration					
2 Director	0.5	\$100,000	35%	\$135,000	\$67,500
3 Other Expenses			20%		<u>\$27,000</u>
4 Total					\$94,500
5					
6 Public Works - Other					
7 Road Maintenance					<i>see below</i>
8 Traffic Operations Maintenance					\$130,000
9 Vector Control					<u>\$75,000</u>
10 Total					\$205,000
11					
12 Planning					
13 Planner	0.5	\$65,000	35%	\$87,750	\$43,875
14 Other Expenses			20%		<u>\$17,550</u>
15 Total					\$61,425
16					
17 Development Services					
18 Director	0.5	\$100,000	35%	\$135,000	\$67,500
19 Code Enforcement, Bldg. Inspection	1.5	\$65,000	35%	\$87,750	\$131,625
20 Other Expenses			20%		<u>\$31,050</u>
21 Total					\$230,175
22					
23 ROAD FUND					
24 Expenditures					
25 Road Maintenance					\$535,000
26					
27 Revenues					
26 Gas tax					\$289,047
27 RTC					<u>\$215,859</u>
28 Total					\$504,906
29					
30 Net Road Fund Shortfall or (Surplus to Reserves)					(\$30,094)

Notes to Table 5

- 2 City Development Services Director position and Public Works Director assumed to be one person with multiple responsibilities.
Boulder City Public Works Director position starts at \$114,700 annually.
- 17 Development Services staffing approximately half of current County staffing per Jeff Share (3.5 FTE, email 9/20/11).
City salaries comparable to average County salaries for range of permit staff.
City Development Services Director position and Public Works Director assumed to be one person with multiple responsibilities.
- 25 Road Maintenance per Clark County (Jeff Share, email 9/12/11).
- 26 Gas Tax per Warner Ambrose, Nev. Dept. of Taxation, email 9/21/11.
- 27 RTC revenues based on FY11 receipt \$479,686 (receipts per Clark County, Jeff Share email 8/25/11) times 45% approximate share of new City's a.v. relative to current total Town.

Table 6
City Police Department (comparison to Boulder City)
Laughlin Incorporation Detailed Feasibility Analysis

Table 1b, line 49

	<u>Laughlin</u>	<u>Boulder City</u>
Residents 2010 census (Laughlin less 100 estimated hotel corridor)	7,223	15,023
Direct Jobs	1,245	3,971
Area (sq.miles)	105	207
Calls for Service	2,280	24,238
Arrests	not available	1,003

Function/ Service	Laughlin FTE	Salary or Cost	Factor	Total Cost by Position	FY12 Laughlin Total	FY12 Boulder City
1 Police						
2 Chief	1.0	\$4,900	26	\$127,400	\$127,400	1.0
3 Deputy Chief/Lieutenant	0.0	\$3,724	26	\$96,824	\$0	1.0
4 Secretary/Admin. Assistants	1.0			\$56,636	\$56,636	1.0
5 Sergeants	3.0			\$87,175	\$261,525	5.0
6 Police Officers	8.0			\$75,000	\$600,000	26.0
7 Dispatch	<u>7.0</u>	\$25.71	2,080	\$57,142	<u>\$399,994</u>	<u>7.0</u>
8 Total	20.0				\$1,445,555	41.0
9 Total, Sworn Positions	12.0					33.0
10	14.0	Total, with potential additional "More Cops" funding				
11		(funding from "More Cops" and related costs not assumed)				
12 Salaries and Wages						
13 Regular Salaries					\$1,445,555	\$2,646,469
14 Part-time/Temporary					\$53,442	\$97,839 4%
15 Overtime					\$43,698	\$80,000 3%
16 Total					\$1,542,694	\$2,824,308 of Regular Salaries
17						
18 Benefits						
19 Total					\$910,405	\$1,666,736 59% of Total Salaries
20						
21 Services and Supplies						
22 Maintenance					\$87,395	\$160,000 6%
23 Materials & Supplies					\$22,941	\$42,000 1%
24 Travel and Training					\$13,656	\$25,000 1%
25 Contractual Services (excluding prisoner housing: see below)					\$106,185	\$194,400 7%
26 Other Operating Expenses					<u>\$70,763</u>	<u>\$129,550</u> 5%
27 Total					\$300,940	\$900,950 32%
28						
29 Total Operating Costs					\$2,754,039	\$5,391,994
30						
31 Capital & One-time Costs					\$80,000	\$200,000
32						
33 TOTAL EXPENDITURES					\$2,834,039	\$5,591,994
34 Cost per capita					\$392	\$372
35						
36 DETENTION					\$264,000	350,000
37						

Notes to Table 6

NOTE: Assumes City establishes its own police department.

Based on discussions with LVMPD, it appears that an LVMPD contract could be more costly. Actual provision of services will be determined by the future City council following further discussions and negotiations with LVMPD, and depending on available future City revenues.

1 Salaries based on Boulder City FY12 budget.

9 Laughlin budget includes 12 sworn (34% of 35 LVMPD officers currently serving the Town).

Calls for Service to the City boundaries averages approximately 28% of total.

Staffing provides 2 to 3 officers on duty 24/7. Staffing may vary by shift depending on need.

NOTE: 5 of Boulder City officers are funded by "More Cops" sales tax funding.

10 City may be able to augment base staff level in the future with funding from Clark County "More Cops" program (1/2 cent sales tax for increases in police staff)

14 Budgets include expenditures for additional part-time officers.

19 Benefits assume percentage of total Salaries and Wages comparable to BC.

Boulder City budget amount includes holiday pay (actually included in Central Services budget).

21 Services assume percentage of total Salaries and Wages comparable to BC.

31 Capital and one-time assume 40% of BC (proportionate to sworn officers).

36 Detention cost assumes 24% share of current \$1 million cost, based on 3-year avg. calls for service.

Note: additional 10% added for detainee meals, medical and transport.

Jobs from the US Census Bureau, LED OnTheMap Origin-Destination Database 2008)

Table 7
City Fire Department (comparison to Boulder City)
Laughlin Incorporation Detailed Feasibility Analysis

! Table 1b, line 48

	<u>Laughlin</u>	<u>Boulder City</u>
Residents 2010 census (Laughlin less 100 estimated hotel corridor)	7,223	15,023
Employees	1,245	3,971
Area (sq.miles)	105	207
Calls for Service (inc. "other")	<u>796</u>	<u>1,947</u>
Fire	74	449
EMS	680	1,498

Note: Boulder City has one station with one 2-person engine, and two 2-person rescue units on duty at all times.

Function/ Service	#	Salary or Cost	Factor	Total Cost by Position	FY12 Laughlin Total	FY12 Boulder City
1 Fire						
2 Chief	1.0				\$127,400	1.0
3 Deputy Chief	0.0	\$3,724	26	\$96,824	\$0	0.0
4 Secretary/Billing Clerk	2.0			\$55,269	\$110,538	2.0
5 Fire Captain	2.0			\$83,321	\$166,642	3.0
6 Fire Engineers	2.0			\$75,746	\$151,492	3.0
7 Firefighter/Paramedic	8.0			\$72,083	\$576,664	12.0
8						
9						
10 Total	15.0				\$1,132,736	21.0
11						
12						
13 Salaries and Wages						
14 Regular Salaries					\$1,132,736	\$1,588,634
15 Part-time/Temporary					\$54,903	\$77,000 5%
16 Overtime					<u>\$142,605</u>	<u>\$200,000</u> 13%
17 Total					\$1,330,244	\$1,865,634 of Regular Salaries
18						
19 Benefits						
20 Total					\$672,974	\$943,829 51% of Total Salaries
21						
22 Services and Supplies						
23 Maintenance					\$43,495	\$61,000 3%
24 Materials & Supplies					\$36,578	\$51,300 3%
25 Travel and Training					\$42,782	\$60,000 3%
26 Contractual Services					\$63,344	\$88,839 5%
27 Other Operating Expenses					<u>\$48,700</u>	<u>\$68,300</u> 4%
28 Total					\$234,898	\$329,439 18%
29						
30 Total Operating Costs					\$2,238,116	\$3,138,902
31						
32 Capital & One-time Costs					\$125,000	\$250,000
33						
34 TOTAL EXPENDITURES					\$2,363,116	\$3,388,902
35 Cost per capita					\$327	\$226

Notes to Table 7

NOTE: Assumes City establishes its own fire department.

Based on discussions with County Fire, it appears that a County Fire contract could be more costly.

Actual provision of services will be determined by the future City council following further

discussions and negotiations with County Fire, and depending on available future City revenues.

City department scenario assumes mutual aid with County and Bullhead City.

This is similar to current arrangement between Boulder City and Henderson.

1 Salaries based on Boulder City FY12 budget.

15 Budgets include expenditures for reserves.

20 Benefits assume percentage of total Salaries and Wages comparable to BC.

22 Services assume percentage of total Salaries and Wages comparable to BC.

32 Capital and one-time assume 50% of BC.

Note: Specific services and overhead/indirect costs currently provided by specialized County staff, could be provided as follows (based on Boulder City):

- a. "Regulatory" issues will be addressed by the City Chief, with certain assignments to shift personnel.
- b. Inspector/Plan Review: contract, with fee revenues covering contract costs
- c. Investigation, if necessary, will require request for mutual aid (e.g., Henderson, the County, or Bullhead City)
- d. Medical: contract with medical doctor to oversee ALS, infection control, required annual physicals, etc
- e. Fire prevention: assignments to shift personnel.
- f. Infection Control: Medical Director (contract) will be responsible.
- g. SCBA maintenance - contract for annual flow testing, repairs, and hydrostatic testing (every 3 years)
Technician costs included in "Contractual Services".
- h. EMS: assignments to shift personnel to coordinate training, certification and quality assurance requirements.
Licenses and certification costs included in "Other Operating Expenses".
- i. Vehicle maintenance - included in "Maintenance" budget.

Table 8
Parks and Recreation Expenditures
Laughlin Incorporation Detailed Feasibility Analysis
Table 1b, line 67

Function/ Service	FTE #	Salary or Cost	Factor	Total Cost by Position	FY12 Total
1 Aquatics Center					
2 Pool Maintenance					\$ 62,000
3 Part-Time Staffing (summer)					40,000
4 Operating Costs (summer)					7,000
5 Wastewater					7,342
6 Gas, Water, Electric					<u>92,883</u>
7 Subtotal					\$ 209,225
8					
9 Recreation Programs					
10 Recreation Specialist	1.0	\$ 48,000	35%	\$64,800	\$ 64,800
11					
12 Spirit Mt. Rec. Center/Mt. View Park					
13 Building Maintenance (exterior)					\$ 6,097
14 Spirit Mt. Rec. Center Wastewater					5,572
15 Gas, Water, Electric					<u>38,918</u>
16					\$ 50,587
17					
18 Landscape & Parks Maintenance					
19 Contract					\$ 37,620
20 Full Time Rural Parks Maint. Worker	1.0	\$ 45,000	35%	\$60,750	<u>60,750</u>
21 Subtotal					\$ 98,370
22					
23 Other					
24 FT Skilled Trades Worker	1.0	\$ 45,000	35%	\$60,750	\$ 60,750
25					
26 North Reach Trail					
27 Operations (including utilities)					\$ 143,262
28 Facilities					<u>\$ 95,360</u>
29 Subtotal					\$ 238,622
30					
31 TOTAL					
					\$ 722,354
32					

Notes to Table 8

- 2 Based on three-year avg., Clark County, Jeff Share email 8/18/11
- 3 FY11 operations Clark County, Jeff Share email 8/18/11
- 5 FY11, Clark County, Jeff Share email 8/17/11 (ccwrld costs.xls)
- 6 Annual average FY10, FY11, Clark County, Jeff Share email 8/17/11 (utility bills.xls)
- 10 One FTE: pool in summer, Senior Center and Community Center (salary range \$38k - \$59k/yr) Clark County, Jeff Share email 8/18/11
- 13 Clark County, Jeff Share email 8/17/11
- 14 Clark County, Jeff Share email 8/17/11 (ccwrld costs.xls)
- 15 Annual average FY10, FY11, Clark County, Jeff Share email 8/17/11 (utility bills.xls)
- 19 Clark County, Jeff Share email 8/17/11
- 20 One Full Time assigned to Laughlin (salary range \$35k-\$45k/yr) Clark County, Jeff Share email 8/17/11

Table 9
Facility Maintenance
Laughlin Incorporation Detailed Feasibility Analysis
Table 1b, line 41

Function/ Service	FTE #	Salary or Cost	Factor	Total Cost by Position	FY12 Total
1 <u>General Maintenance</u>					
2 Subtotal					\$ 210,000
3					
4 <u>Housekeeping/Security</u>					
5 FT Custodial	1.0	\$ 35,800	35%	\$48,330	\$ 48,330
6 Contract and Supplies					<u>49,000</u>
7 Subtotal					\$ 97,330
8					
9					
10					
11					
12					
13					
14					
15 TOTAL					\$ 307,330
16					

Notes to Table 9

- 2 FY11, Clark County, Jeff Share email 8/17/11; no further detail or breakdown provided by the County
- 5 One Full Time assigned to Laughlin (salary range \$28k-\$43.6k/yr) Clark County, Jeff Share email 8/17/11
- 6 Contract costs and supplies FY11, Clark County, Jeff Share email 8/17/11
- 7 Staff may be available for services at all facilities, including recreation facilities.

Table 10
Summary of City Revenues and Expenditures (forecast with growth) WITH ENN
Laughlin Incorporation Detailed Feasibility Analysis

Item	Base Yr FY12	FY13	Incorporation				
			FY14	FY15	FY16	FY17	FY18
REVENUES							
PROPERTY TAXES	\$1,992,621	\$2,321,741	\$2,321,741	\$2,321,741	\$2,321,741	\$2,321,741	\$2,321,741
ENN Property Tax Revenues (2013 delayed start)			600,000	2,012,464	7,656,940	18,513,004	23,553,600
LICENSES AND PERMITS	995,027	1,004,978	1,015,027	1,025,178	1,035,429	1,045,784	1,056,241
INTERGOVERNMENTAL REVENUES	6,250,973	6,313,483	6,376,617	6,440,384	6,504,788	6,569,835	6,635,534
CHARGES FOR SERVICES	7,400	7,474	7,549	7,624	7,700	7,777	7,855
FINES AND FORFEITURES	334,300	337,643	341,019	344,430	347,874	351,353	354,866
OTHER REVENUES	<u>71,852</u>	<u>74,890</u>	<u>75,465</u>	76,045	76,631	77,224	77,822
TOTAL REVENUES with ENN	\$9,652,174	\$10,060,208	\$10,737,419	\$12,227,865	\$17,951,104	\$28,886,718	\$34,007,659
EXPENDITURES with ENN (annual increase, except Gen. Gov.)			5%	10%	15%	20%	
cumulative increase (before adding inflation)			5%	15%	30%	50%	50%
GENERAL GOVERNMENT	\$1,205,289	\$1,217,342	\$1,229,515	\$1,241,810	\$1,254,228	\$1,266,771	\$1,279,438
JUDICIAL (Municipal Court)	484,300	489,143	518,736	576,316	669,391	811,302	819,415
PUBLIC SAFETY	5,461,155	5,515,767	5,849,471	6,498,762	7,548,312	7,623,795	7,700,033
PUBLIC WORKS	847,500	855,975	907,761	1,008,523	1,171,399	1,183,113	1,194,945
PLANNING	61,425	62,039	65,793	73,096	84,901	85,750	86,607
DEVELOPMENT SERVICES	230,175	232,477	246,542	273,908	318,144	321,325	324,538
CULTURE AND RECREATION	722,354	729,578	773,717	859,600	998,425	1,008,409	1,018,493
HEALTH (Animal Control)	58,500	59,085	62,660	69,615	80,858	81,666	82,483
SUBTOTAL, Health							
TOTAL EXPENDITURES with ENN	\$9,070,698	\$9,161,405	\$9,654,194	\$10,601,629	\$12,125,658	\$12,382,131	\$12,505,953
NET TO RESERVES (Revenues - Expenditures)	\$581,475	\$898,803	\$1,083,224	\$1,626,236	\$5,825,446	\$16,504,587	\$21,501,707
NET INCREASE DUE TO ENN	\$0	\$0	\$198,825	\$756,385	\$4,970,287	\$15,664,268	\$21,501,707
OTHER OPERATING RESERVES							
Share of Current Town Ending Fund Balance	approximately		\$3,400,000				
CAPITAL RESERVES							
Ft. Mohave Fund (incl. SID 74 interest reserve)	approximately		\$11,300,000				

Notes to Table 10

Net Increase Due to ENN based on the net increase shown in this table compared to Table 1b, line 78

Costs and revenues assume annual escalation of 1% annually, with expenditures (except General Government) increased in proportion to estimated temporary and permanent population growth resulting from the ENN Solar Project.

Property tax assumes escalation of 0% annually, with FY13 increase due to Mohave Generating Station land re-valuation.

ENN project assumed to be delayed until 2014. Expected start is 2012 as shown in Appendix A.



APPENDIX A:

Property Tax Summary

2012 Tax Revenues After Cap – By Area

MGS FY12 & FY13 Tax Analysis (Mohave Generating Station)

Solar Project Summary (\$6.0 Billion Project)

2012 TAX REVENUES SUMMARY -- BY AREA

2012 FINDINGS: Proposed City Area Property Tax Revenues in 2011-12, calculated per below assumptions, are estimated to be **\$1,992,621** -- down 7% (-\$152,153), from estimated 2010-2011 Revenues.

Taxable Component Detail >	Total Tax Val = <i>(Assumption "G")</i>	Land Tax Val <i>(Assum "A")</i>	+ Imp Tax Val <i>(Assum "A")</i>	- Exempt <i>(Assum "A")</i>	+ Suppl* <i>(Assum "A"&"B")</i>	+ Pers Prop <i>(Assum "A")</i>
Laughlin City Parcels	\$484,640,004	\$443,275,722	\$342,164,484	\$305,627,424	\$4,700,371	\$126,851
Hotel Corridor Parcels	\$529,414,327	\$89,125,749	\$396,397,967	\$7,677,335	\$0	\$51,567,946
Mohave Reservation Parcels	\$0	\$2,214,471	\$0	\$2,214,471	\$0	\$0
Assessor's Check Total >>>		\$534,615,942	\$738,562,451	\$315,519,230	\$4,700,371	\$51,694,797

LAUGHLIN PARCEL	OWNER MAIL NAME1	SITUS ADDRESS	ACRES**	UNIT VALUE	LAND + IMP - EXEMPT + SUPPL* + PP - BOE = TAXABLE VALUE	COUNTY ASSESSED VALUE @ 35%	COUNTY TAX BEFORE CAP @ 3.3483%	COUNTY TAX CAP ABATEMENT	COUNTY TAX A/CAP ABATEMENT <i>(paid by taxpayer)</i>	LAUGHLIN TAX A/CAP @ 1.1216%
AREA SUMMARY City Parcel Tax Value Sensitivity Key @ 100% , excluding Centrally Assessed.										
				4,365 LAUGHLIN CITY PARCELS	From Page 2 (except last 2 pgs)	65,211	@ \$7.4k/ac =	*\$484,640,004	\$169,624,001	^\$2,144,774
				CENTRALLY ASSESSED VALUE***	<i>(Assumption "E")</i>	Allocation @ 90%	NA	\$44,611,426	\$15,613,999 ***	EPS IFA 2010-11 Val^
				NA	NA	NA	NA	\$529,251,430	\$185,238,001	\$6,202,324
				NA	NA	NA	NA	\$253,773	\$5,948,551	\$1,992,621
				NA	NA	NA	NA	\$433,234	\$5,971,882	@ 1.1216%
				NA	NA	NA	NA	\$687,007	\$11,920,433	@ 0.8416%
				NA	NA	NA	NA	\$12,607,440	\$687,007	\$11,920,433
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
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				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
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				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
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				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
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				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
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				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
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				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,532,576	\$12,607,440
				NA	NA	NA	NA	\$1,075,807,360	\$376,	

MGS FY12 & FY13 TAX ANALYSIS

Mohave Generating Station

FY2012 PROPERTY TAX		MAP KEY	SITUS ADDRESS	FY2011/12	IMP	SUPPLE	LAND + IMP -	LAND	ASSESSED	TOT PROP	LAUGHLIN	
PARCEL	OWNER MAIL NAME1			LAND TAX VAL	TAX VAL							EXEMPT
				TAX VAL	VAL	MENT VALUE	ACRES	FY12 TAX VAL	TAX VAL	@ 35%	@ 3.3483%	@ 1.1216%*
MOHAVE GENERATING STATION												
<u>Current</u>												
264-20-000-002	Southern California Edison Co			64,360	0	0	40.50	@ \$1.6k/ac =	64,360	22,526	754	253
264-20-000-003	Southern California Edison Co			20,560	0	0	12.92	@ \$1.6k/ac =	20,560	7,196	241	81
264-21-101-004	Southern California Edison Co			15,300	0	0	6.40	@ \$2.4k/ac =	15,300	5,355	179	60
264-21-101-005	Southern California Edison Co			571	0	571	0.81	@ \$0.0k/ac =	0	0	0	0
264-21-101-006	Southern California Edison Co			27,871	0	0	11.09	@ \$2.5k/ac =	27,871	9,755	327	109
264-21-501-002	Salt River Project etal	1	1975 Arie Ave	1,321,871	0	0	121.72	@ \$10.9k/ac =	1,321,871	462,655	15,491	5,189
264-21-703-001	Salt River Project etal	2		380,000	0	0	40.69	@ \$9.3k/ac =	380,000	133,000	4,453	1,492
264-22-000-001	Salt River Project etal	3	655 Bruce Woodbury Dr	2,240,000	0	0	326.24	@ \$6.9k/ac =	2,240,000	784,000	26,251	8,793
264-22-000-002	Salt River Project etal	4		1,280,000	0	0	323.33	@ \$4.0k/ac =	1,280,000	448,000	15,000	5,025
264-23-000-001	Salt River Project etal	5	655 Bruce Woodbury Dr	1,280,000	0	0	322.92	@ \$4.0k/ac =	1,280,000	448,000	15,000	5,025
264-23-000-002	Salt River Project etal	6	655 Bruce Woodbury Dr	1,280,000	0	0	325.92	@ \$3.9k/ac =	1,280,000	448,000	15,000	5,025
264-24-101-001	Salt River Project etal	7	2701 S. Casino Dr	518,100	0	0	51.94	@ \$10.0k/ac =	518,100	181,335	6,072	2,034
264-25-401-001	Southern California Edison Co	13		1,260,411	0	0	6.91	@ \$182.4k/ac =	1,260,411	441,144	14,771	4,948
264-26-000-001	Salt River Project etal	9		1,280,000	0	0	310.43	@ \$4.1k/ac =	1,280,000	448,000	15,000	5,025
264-26-000-002	Salt River Project etal	10		1,040,000	0	0	163.08	@ \$6.4k/ac =	1,040,000	364,000	12,188	4,083
264-27-101-001	Southern CA Edison Co etal	12	1575 Cal Edison Dr	2,240,000	0	0	321.09	@ \$7.0k/ac =	2,240,000	784,000	26,251	8,793
264-27-301-001	Salt River Project etal	11		1,040,000	0	0	160.47	@ \$6.5k/ac =	1,040,000	364,000	12,188	4,083
2010/11 MSG TOTAL				2,546.46				@ \$6.0k/ac =	\$15,288,473	\$5,350,966	\$179,166	\$60,016
ILLUSTRATIVE 2012/13 MSG TOTAL WITH CAP @ 6.3% >>>												\$60,016

FY2013 ESTIMATED PROPERTY TAX		MAP KEY	SITUS ADDRESS	FY2011/12	IMP	SUPPLE	LAND + IMP -	LAND	ASSESSED	TOT PROP	LAUGHLIN	
PARCEL	OWNER MAIL NAME1			LAND TAX VAL	TAX VAL							EXEMPT
				TAX VAL	VAL	MENT VALUE	ACRES	FY13 TAX VAL	TAX VAL	@ 35%	@ 3.3483%	@ 1.1216%*
										(FY12 Rate)	(FY12 Rate)	(FY12 Rate)
MOHAVE GENERATING STATION												
264-20-000-002	Southern California Edison Co			64,360	0	0	40.50	@ \$1.6k/ac =	64,360	22,526	754	253
264-20-000-003	Southern California Edison Co			20,560	0	0	12.92	@ \$1.6k/ac =	20,560	7,196	241	81
264-21-101-004	Southern California Edison Co			15,300	0	0	6.40	@ \$2.4k/ac =	15,300	5,355	179	60
264-21-101-005	Southern California Edison Co			571	0	571	0.81	@ \$0.0k/ac =	0	0	0	0
264-21-101-006	Southern California Edison Co			27,871	0	0	11.09	@ \$2.5k/ac =	27,871	9,755	327	109
264-21-501-002	** Salt River Project etal	1	1975 Arie Ave	1,321,871	0	0	121.72	@ \$32.0k/ac =	3,895,040	1,363,264	45,646	15,290
264-21-703-001	** Salt River Project etal	2		380,000	0	0	40.69	@ \$40.0k/ac =	1,627,600	569,660	19,074	6,389
264-22-000-001	** Salt River Project etal	3	655 Bruce Woodbury Dr	2,240,000	0	0	326.24	@ \$40.0k/ac =	13,049,600	4,567,360	152,929	51,228
264-22-000-002	** Salt River Project etal	4		1,280,000	0	0	323.33	@ \$40.0k/ac =	12,933,200	4,526,620	151,565	50,771
264-23-000-001	** Salt River Project etal	5	655 Bruce Woodbury Dr	1,280,000	0	0	322.92	@ \$40.0k/ac =	12,916,800	4,520,880	151,373	50,706
264-23-000-002	** Salt River Project etal	6	655 Bruce Woodbury Dr	1,280,000	0	0	325.92	@ \$40.0k/ac =	13,036,800	4,562,880	152,779	51,177
264-24-101-001	** Salt River Project etal	7	2701 S. Casino Dr	518,100	0	0	51.94	@ \$40.0k/ac =	2,077,600	727,160	24,347	8,156
264-25-401-001	Southern California Edison Co	13		1,260,411	0	0	6.91	@ \$182.4k/ac =	1,260,411	441,144	14,771	4,948
264-26-000-001	** Salt River Project etal	9		1,280,000	0	0	310.43	@ \$40.0k/ac =	12,417,200	4,346,020	145,518	48,745
264-26-000-002	** Salt River Project etal	10		1,040,000	0	0	163.08	@ \$40.0k/ac =	6,523,200	2,283,120	76,446	25,607
264-27-101-001	** Southern CA Edison Co etal	12	1575 Cal Edison Dr	2,240,000	0	0	321.09	@ \$40.0k/ac =	12,843,600	4,495,260	150,515	50,419
264-27-301-001	** Salt River Project etal	11		1,040,000	0	0	160.47	@ \$40.0k/ac =	6,418,800	2,246,580	75,222	25,198
2012/13 MSG TOTAL				2,546.46				@ \$38.9k/ac =	\$99,127,942	\$34,694,780	\$1,161,685	\$389,137
ILLUSTRATIVE 2012/13 MSG TOTAL WITH CAP @ 6.3% >>>												\$63,797

Note: * New City total FY12 Tax Rate, including 0.8416% Laughlin plus 0.28% LVMPD Equivalent.
 ** Parcels revalued, per Assessor, for FY13 Property Taxes @ \$40.0k/ac or \$32.0k/ac (assuming NO applicable Tax Cap, due to land use change)
 (subject to Owner appeal regarding revaluation and land-use change Tax Cap waiver)

ADDITIONAL FY13 CITY PROPERTY TAX WITH NO TAX CAP >>> \$329,120



APPENDIX B:
Background—
Fort Mohave Development Fund

APPENDIX B: BACKGROUND—FORT MOHAVE DEVELOPMENT FUND

The Fort Mohave Valley Development Law (FMVDL) was enacted by the Nevada legislature in 1959 to provide for the purchase and development of land in the Fort Mohave Valley (generally the Laughlin area). The FMVDL authorized the Colorado River Commission (CRC)⁵ to acquire the approximately 15,000-acre Fort Mohave Valley Transfer Area from the federal government. The Transfer Area (aka, Fort Mohave Development Area) bordered the Colorado River and encompassed lands within the Fort Mohave Valley with the exception of certain areas such as the Fort Mohave Indian Reservation, as shown in **Figure B-1a** and **Figure B-1b**.

In 1966, the CRC began the process of purchasing land in the Fort Mohave Valley; the land was sold to the CRC for \$3,055,000 following the preparation and submittal of a plan of development and acquisition to the Secretary of the Interior.⁶ By 1989, the 15,000 acres had been purchased and were partially developed for a major electric power station, hotels, a state park, and residential housing.⁷ Approximately 9,000 acres currently remain unsold, are held in account for the Fort Mohave Development Fund, and are the proposed site for the planned ENN Eco-Community and included Solar Project.

In 2007, legal ownership and responsibility for administering the lands held by the CRC on behalf of Nevada under the FMVDL were transferred to Clark County pursuant to Section 2 of Nevada Revised Statutes (NRS) Chapter 427, the Fort Mohave Valley Development Law.⁸ Funds then held by the CRC that were generated by the sale of land for development purposes in conjunction with the FMVDL were also transferred to the County; a total of \$9,250,545.11 initially was deposited to the County's Laughlin Capital Acquisition Fund. These funds (plus accrued interest) totaling \$9,522,124 were then transferred to the Fort Mohave Valley Development Fund, along with a \$500,000 "receivable" for funds paid for an interest reserve for Special Improvement District (SID) 74 (described below) that is expected to be unneeded and returned. As of October 1, 2010, the Fund balance totaled \$10,849,143 plus the receivable, or approximately \$11.3 million total.

Chapter 427 requires the Board of County Commissioners (BCC) of Clark County to administer the FMVDL for the purpose of developing the Fort Mohave Valley and any general improvement district, special district, town, or city whose territory contains all or a part of the land in the Fort Mohave Valley.⁹

⁵ The CRC is an entity formalized by the Nevada legislature in 1921 to manage the State's interest in uses of the Colorado River.

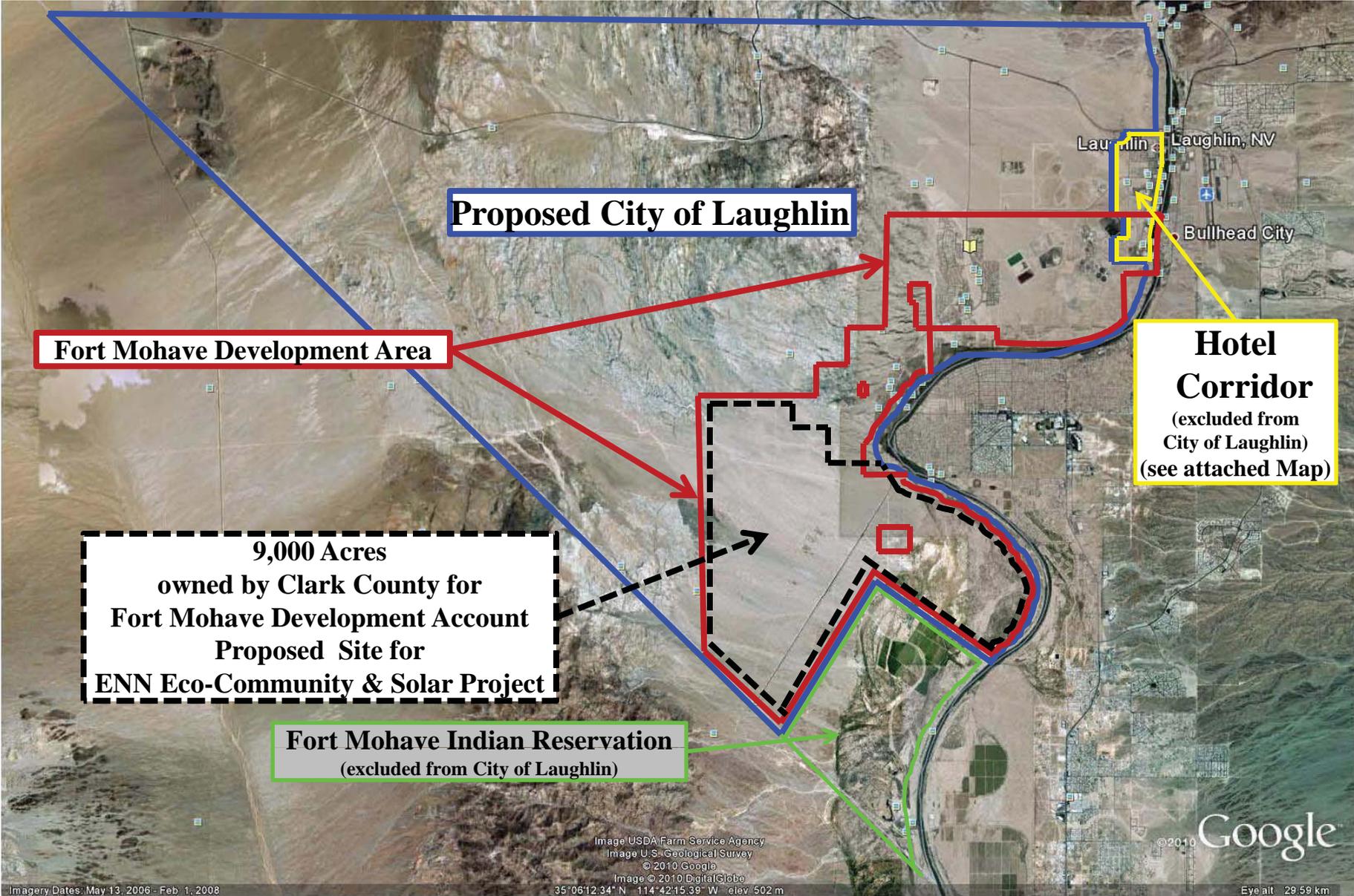
⁶ Contract of Sale Between United States and the State of Nevada Pursuant to Public Law 86-433 (Agreement dated October 26, 1966).

⁷ CRC web site, <http://crc.nv.gov>.

⁸ Chp. 427, Statutes of Nevada 2007.

⁹ Chp. 427, Sec. 2.2(b)(1).

**Figure B-1a Proposed City of Laughlin Incorporation Area
(including Fort Mohave Development Area and 9,000 Acres Owned for Account)**



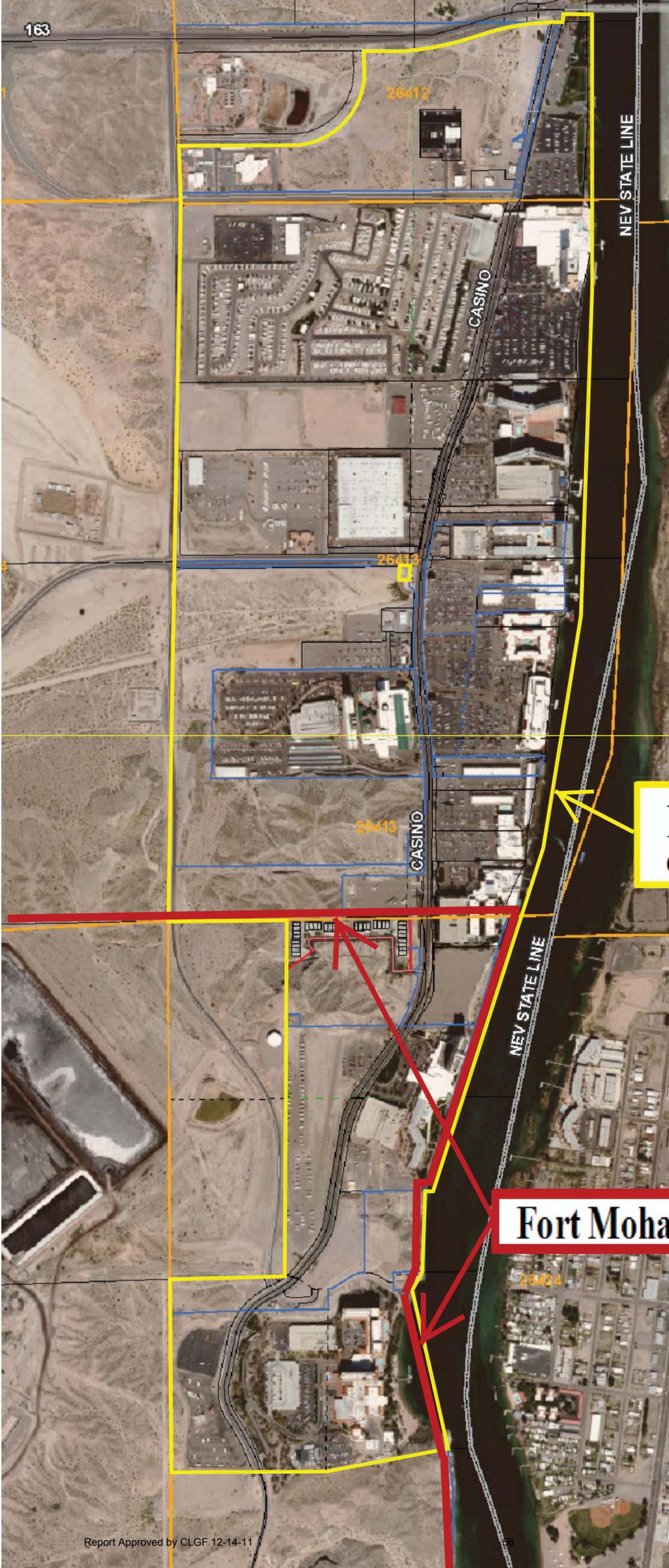


Figure B-1b
City of Laughlin
Incorporation Area
(including Fort Mohave
Development Area)

Hotel Corridor
(excluded from City of Laughlin)

Fort Mohave Development Area

According to the FMVDL, the BCC may use money from the Fort Mohave Valley Development Fund only for the following purposes:

- Purchase lands as authorized by Chapter 427.¹⁰
- Plan, design, and construct capital improvements.¹¹
- Conduct other actions to "...acquire, extend, alter, reconstruct, repair or make other improvements to a project." A "project" means any structure, facility, undertaking, or system which a county, city, town, general improvement district, or special district is authorized to acquire, improve, equip, maintain, or operate, including all kinds of personal and real property, improvements, and fixtures thereon.¹²

However, Section 2.2 Senate Bill 262, passed by the Nevada Legislature May 30, 2011, provides that "the Board of County Commissioners shall use the money in the Fort Mohave Development Fund to pay: ... (c) any other costs incurred by the County or City of Laughlin associated with the incorporation of the City of Laughlin, to the extent that gifts, grants or donations are not available to pay for the expenses."

Proceeds in the Fort Mohave Valley Development Fund have helped to pay for a number of studies and improvements which were necessary for development of lands in the Fort Mohave Valley and Town of Laughlin. In 1986 State law established priorities for the use of money in the Fort Mohave Valley Development Fund and authorized grants from the fund for public facilities; in 1987 approximately \$2 million was allocated for capital improvements in Laughlin.

Funding by the CRC and subsequently by the BCC include, without limitation, contributions toward the following (in addition to other sources of funding):

- 1130 Zone Big Bend Water District Water Reservoir.
- A loan (\$5 million) to the Clark County Sanitation District to initiate the formation of the Big Bend Water District and a new unit of the Clark County Sanitation District for water reclamation.
- Interest reserve (\$500,000) for SID 74 Hiko Springs Detention Basis constructed by the Clark County Regional Flood Control District.
- Laughlin bus facility for the Regional Transportation Commission of Southern Nevada.
- Reid Transportation Center and a fuel depot for the Center (under construction).
- Two fire stations including vehicles and equipment.
- Community Resource Center.

¹⁰ Chp. 427, Sec. 9.1.

¹¹ Chp. 427, Sec. 9.2.

¹² Chp. 427, Sec. 3.1.

- Spirit Mountain Activity Center.
- Spirit Mountain Aquatic Center.
- Regional Government Center which includes Town Hall, administrative offices, justice court, police station, booking and holding facility, and equipment yard.

Since the BCC took responsibility for the funds in 2007, expenditures have also included the following:¹³

- Preliminary title report on the 9,000 acres held in account.
- Two appraisals in preparation of an RFP for a solar energy production lease.
- A feasibility study on a possible 400-acre industrial park to determine infrastructure requirements.

After receiving the land in 2007, the BCC adopted a resolution on the "Policy Establishing Administration and Management of Fort Mohave Valley Lands." The policy named the Laughlin Town Manager's Office to administer the law:

"to establish criteria for, and assist with the development of a list of projects that will be prioritized, eligible and appropriate for the use of Fort Mohave Valley Development funds. The list will be presented to the Laughlin Town Advisory Board for recommendation and to the board of County Commissioners for approval, and will be funded from the FMVD Account on a two-year basis." ¹⁴

It's believed that no such list was ever developed. The policy did not include development of criteria or a priority list related to the sale or lease of lands.¹⁵

¹³ E-mail from Constance J. Brooks, Office of the County Manager, to Assemblyman Joe Hardy 9/4/09.

¹⁴ *ibid.*

¹⁵ *ibid.*

APPENDIX C:

Legislative Counsel Bureau CTX Opinion Letter



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October 14, 2011

Senator Joseph P. Hardy, MD
P.O. Box 60306
Boulder City, NV 89006-0306

Dear Senator Hardy:

You have asked this office if the Township of Laughlin incorporates into the City of Laughlin (City), whether the City will be entitled to apply for an allocation of money distributed from the Local Government Tax Distribution Account (commonly referred to as the CTX Account).

As background, NRS 360.660 creates the CTX Account and provides that the Executive Director of the Department of Taxation administers the CTX Account. The following are deposited in the CTX Account and then distributed to local governments, special districts and enterprise districts in accordance with the formula set out in NRS 360.690: (1) a portion of the proceeds from taxes on hard liquor, cigarettes and transfers of real property; (2) a portion of the proceeds of the governmental services tax; and (3) the proceeds of the city-county relief tax.

Any newly created local government may apply for a distribution of money from the CTX Account pursuant to NRS 360.740, which provides in relevant part:

1. The governing body of a local government or special district that is created after July 1, 1998, and which provides police protection and at least two of the following services:

- (a) Fire protection;
- (b) Construction, maintenance and repair of roads; or
- (c) Parks and recreation,

→ may, by majority vote, request the Nevada Tax Commission to direct the Executive Director [of the Department of Taxation] to allocate money from the Account to the local government or special district pursuant to the provisions of NRS 360.680 and 360.690.

(Emphasis added.) If the Township incorporates, the City will be a newly created government pursuant to NRS 360.740(1). Thus, if the City provides services that meet the requirements of subsection 1 of NRS 360.740, the City Council of the City may apply for a distribution from the CTX Account.

In interpreting the provisions of NRS 360.740, which authorizes a newly created local government such as the City to apply for an allocation from the CTX Account, we must look at several rules of statutory construction established by the Supreme Court. First, as a general rule of statutory construction, a court presumes that the plain meaning of statutory language reflects a full and complete statement of the Legislature's intent. Villanueva v. State, 117 Nev. 664, 669 (2001). Therefore, when the plain meaning of statutory language is clear and unambiguous on its face, a court will generally apply the plain meaning of the statutory language and will not search for any meaning beyond the language of the statute itself. Erwin v. State, 111 Nev. 1535, 1538-39 (1995). This is especially true when the plain meaning of the statutory language is supported by the legislative history of the statute. *See, e.g.,* Gaines v. State, 116 Nev. 359, 366-67 (2000). Under such circumstances, a court will be reluctant to interpret the statutory language in a manner that is contrary to its plain meaning and the legislative history of the statute. Id.

NRS 360.740 was adopted as part of Senate Bill No. 254 of the 69th Session of the Legislature. Section 15 of chapter 660, Statutes of Nevada 1997, at page 3283. S.B. 254 was recommended by members of an interim study of the distribution of tax revenues among local governments. S.C.R. 40, File No. 162, Statutes of Nevada 1995, at page 3034. The members of the interim study included members of the Legislature as well as experts in taxation and local government finance. When considering the passage of the provisions of NRS 360.740, it was explained to the Senate Committee of the Whole by Guy Hobbs, a member of the advisory committee to the interim study, that the provisions of NRS 360.740 "allow for the creation of a new local government" and provide a mechanism for establishing allocations of money from the CTX Account to the new local government if the new local government provides police protection and at least two of the three following services: fire protection; construction, repair and maintenance of roads; and parks and recreation. *See* Senate Journal, 69th Sess., pp 892-894 (1997).

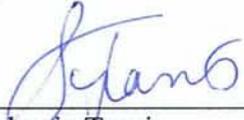
It is the opinion of this office that the legislative history of S.B. 254 supports the plain meaning of the NRS 360.740. Therefore, it is the opinion of this office, that if the Town incorporates into a city, the City may apply for an allocation of money from the CTX Account pursuant to NRS 360.740.

Senator Hardy
October 14, 2011
Page 3

If you have any further questions regarding this matter, please do not hesitate to contact this office.

Very truly yours,

Brenda J. Erdoes
Legislative Counsel

By 
Stephanie Travis
Deputy Legislative Counsel

By 
Heidi Chlarson
Principal Deputy Legislative Counsel

HAC:dtm
Encl.
Ref No. 1108231311
File No. OP_Hardy111005124634



NEVADA DEPARTMENT OF TAXATION

Feasibility Study for the Incorporation of Laughlin

Department of Taxation
Division of Assessment Standards
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Feasibility Study for the Incorporation of Laughlin

Enabling Legislation: Senate Bill 262

Under the Nevada Constitution, Article 8, § 8, the Legislature may provide for the incorporation of a new city by a special act. The 76th Session of the Nevada State Legislature passed Senate Bill 262, which provides a charter for the proposed incorporation of the City of Laughlin. *See Exhibit 1.* SB 262 also provides a process for determining whether the proposed incorporation is financially feasible. The Clark County Board of County Commissioners and the Legislative Commission independently may determine whether incorporation of the City of Laughlin is financially and technically feasible. If either body finds that incorporation is feasible, the question of whether to incorporate will be submitted to the qualified electors of the City of Laughlin in an election to be conducted by the Clark County Board of County Commissioners. The Committee on Local Government Finance, chaired by Marvin Leavitt, is charged with preparing the Feasibility Study to be reviewed by the County Commission and the Legislative Commission. *See Exhibit 2 for Legislative Minutes.*

Pursuant to SB 262, Section 4, the Feasibility Study must include, without limitation, analyses of:

- (1) The tax revenue and other revenues of the County that may be impacted by the incorporation of the City;
- (2) The tax revenue and other revenues of the Township of Laughlin compared to the potential tax revenue and other revenues of the City after incorporation;
- (3) The expenditures made by the Township of Laughlin compared to the anticipated expenditures of the City after incorporation; and
- (4) The expenditures made by the County for support of the Township of Laughlin that may or may not be impacted by the incorporation of the City.

Committee on Local Government Finance

The Committee on Local Government Finance (CLGF) was created by NRS 354.105 and is comprised of eleven members. The Nevada Association of Counties, the Nevada League of Cities, and the Nevada School Trustees Association each appoint three members; and the Nevada State Board of

Accountancy appoints two members. A brief biography of each CLGF member may be obtained from the Department of Taxation website.¹

CLGF appointed a sub-committee to hold meetings and gather information from interested parties. The sub-committee, chaired by Michael Alastuey, met on October 5, 2011 and again on November 1, 2011 to accept testimony and information regarding financial feasibility.

CLGF principally considered the information submitted by the Department of Taxation, Division of Assessment Standards, the Laughlin Economic Development Corporation (LEDC) and Clark County.² LEDC prepared an independent feasibility study for the Legislature, as well as subsequent revisions dated July 28, 2011, September 28, 2011 and subsequently amended. *See LEDC Detailed Fiscal Analysis.* Clark County Finance Department prepared numerous analyses. *See Exhibits 13-15; 20-28; 30-33.*

Demographic Overview of Clark County and Laughlin Area

Clark County

Clark County encompasses approximately 8,091 square miles in area. Approximately 95% of the land in Clark County is managed by the United States Bureau of Land Management, Forest Service, Bureau of Reclamation, National Parks Service, and Fish and Wildlife Service. In addition, approximately 1.6% of Clark County represents Indian land. The population in 2010 was 1,951,269 and the population density was 247.3 persons per square mile. Clark County is, by far, the most populous of the 17 Nevada counties with 72% of Nevadans residing in Clark County.³ The population of Clark County is projected to grow only about 150,000 over the next five years.⁴ *See Exhibit 3, Population Worksheet.*

¹ <http://tax.state.nv.us/DOAS%20CLGF%20New%20Proposed.html>

² The principal contributors from the Department of Taxation were Tom Gransbery, Supervisor, Local Government Finance Section; Warner Ambrose, Budget Analyst II; Penny Hampton, Budget Analyst II; Marian Henderson, Management Analyst II; and Terry Rubald, Chief of the Division of Assessment Standards. The principal contributors from LEDC were Richard Berkson with Economic and Planning Systems; and Bob Bilbray, Jim Shaw, and Dave Floodman, members of the LEDC Board. The principal contributors from Clark County included Jeffrey Share, Senior Financial Analyst, Clark County Finance Department; Yolanda King, County Budget Director; Sabra Smith-Newby, Director of Department of Administrative Services; Richard Hoggan, LVMPD Budget Director; and a variety of other Clark County department heads and staff.

³ Nevada State Demographer and 2010 Census; <http://quickfacts.census.gov/qfd/states/32/3241000.html>

⁴ Nevada State Demographer, Population Projections for Nevada's Counties, 2011-2030, <http://nvdemography.org/wp-content/uploads/2011/09/2011-Projections-Email-attachment-090911.pdf>

Clark County contains five incorporated cities, fourteen unincorporated town advisory boards, and six citizen advisory councils, along with numerous other communities. The county government is responsible for providing regional and municipal services to residents in the unincorporated portion of the county, much as a city or town does.⁵

Figure 1 – Clark County Major Economic Sectors

Economic Sector Information	2009 % of Compensation	2009 % of jobs	2008 % of Compensation	2008 % of jobs
Accommodation and Food Service (NAICS 72)	20.29%	22.21%	20.47%	22.11%
Total government and government enterprises (NAICS 92)	17.74%	10.17%	15.62%	9.72%
Construction (NAICS 23)	10.61%	7.00%	13.37%	9.10%
Health care and social assistance (NAICS 62)	8.09%	6.63%	7.11%	6.10%
Retail Trade (NAICS 44-45)	6.74%	10.07%	6.76%	10.10%
Professional and technical services (NAICS 54)	5.90%	5.09%	5.94%	5.05%
Administrative and support and waste management and remediation (NAICS 56)	4.05%	6.23%	4.22%	6.57%
Finance and insurance (NAICS 52)	3.73%	7.26%	3.66%	6.18%
Real estate and rental and leasing (NAICS 53)	1.90%	6.17%	2.01%	6.02%
Other Sectors (less than 5% each)	20.95%	19.17%	20.84%	19.05%

Source: Bureau of Economic Analysis: www.bea.gov/regional/reis/

The unemployment rate is one of many economic indicators used to measure the strength or weakness of local, state, and national economies. Both the Clark County economy and the Nevada economy have been negatively impacted in the last three years, in part, due to the national recession. However, the long-term employment projection for the Las Vegas area MSA for the period 2008-2018 is estimated to grow about 61,108 jobs, or .6 percent per year.⁶

Laughlin

Laughlin is currently an unincorporated town in Clark County, Nevada, and a port located on the Colorado River. Laughlin is 90 miles south of Las Vegas, located in the far southern tip of Nevada. It is best known for its gaming, entertainment, and water recreation. Across the river from Laughlin is Bullhead City, Arizona.⁷ As of the 2010 census, the population was 7,867. See Exhibit 3. According to the State

⁵ Laughlin Town Manager's Office, "Envision Laughlin," 1-13-2004, http://web.archive.org/web/20070206053819/http://www.co.clark.nv.us/Administrative_services/Laughlin/Pdf/ENVISION%20LAUGHLIN%20DRAFT%20REPORT.pdf

⁶ Research and Analysis Bureau, DETR, <http://www.nevadaworkforce.com/?PAGEID=67&SUBID=202>

⁷http://en.wikipedia.org/wiki/Laughlin,_Nevada

Demographer, the population has declined each year for the past three years. *See Exhibit 4, Population Change 07-08 to 11-12.*

Land area within the Town of Laughlin is approximately 88.1 square miles. The proposed city will include the existing township area less an "Opt-In Area" and the Fort Mohave Indian Reservation. The Opt-in Area consists of the casino core and will not be initially included within the boundaries of the proposed City. The "Opt-In Area" is also known as the Hotel Corridor. The properties in the Opt-In Area will be allowed the option of being part of the city after incorporation; or remaining outside the city as an unincorporated area of Clark County. At some later date, the incorporated city could annex the properties in the Opt-In Area.⁸ The assessed value of all property within the Town of Laughlin has declined each year since 2008, most likely due to the economic conditions in the state and nation generally. *See Exhibit 5 showing assessed valuation changes.*



Hotel Corridor will be part of the Opt-In Area. Photo Courtesy of Las Vegas News Bureau

Laughlin has become a major national tourist destination and gambling resort within the last few decades, attracting some 3 million visitors annually. Today there are nine hotel/casinos and one motel in Laughlin providing over 10,000 rooms, 60 restaurants, two museums, a 34-lane bowling center and a variety of boutiques, spas and salons. Under the proposed incorporation scheme, the tax revenue generated by the properties in the Hotel Corridor will remain with Clark County.

Gaming and related industries in Laughlin, account for approximately 70 percent of the tri-state area's local employment. Housing for approximately 13,000 of these employees is located across the river in Bullhead City, Arizona, with the remaining employees living in Needles, California, Laughlin and other adjacent areas of Arizona.⁹ The resort business supports about 14,000 casino workers.

Currently the unincorporated town is considered to be a subdivision of Clark County and is therefore governed by the Clark County Board of Commissioners. The County Commission receives advice from the appointed Laughlin Town Advisory Board (LTAB). The LTAB does most of its work through five standing committees, each of which is chaired by one LTAB

⁸ LEDC, "Initial Feasibility Analysis of the Incorporation of Laughlin" 12-9-10. *See also SB 262, Sec. 103, Description of Territory.*

⁹ Laughlin Town Manager's Office, "Envision Laughlin," 1-13-2004, http://web.archive.org/web/20070206053819/http://www.co.clark.nv.us/Administrative_services/Laughlin/Pdf/ENVISION%20LAUGHLIN%20DRAFT%20REPORT.pdf

member. The current standing committees are Public Works, Public Safety, Community Development, Social Services and Parks and Recreation.

There is also a Town Manager appointed by and reporting to the County Manager. Laughlin falls under the jurisdiction of the Las Vegas Metropolitan Police Department (LVMPD), and fire protection is provided by the Clark County Fire Department. Under the provisions of the Charter in SB 262, the City Manager would report to the elected City Council.

The Township of Laughlin, which is a judicial district for the purposes of elections, consists of a Justice Court, presided over by a Justice of the Peace (elected for a six year term as a non-partisan official) and a Constable (elected for a four year term as a partisan official).

The Big Bend Water District provides the water supply for Laughlin.

The Clark County Water Reclamation District provides wastewater services to Laughlin. Laughlin Library is operated by the Las Vegas-Clark County Library District and has full access to the district's extensive collection of books, periodicals and videos. The local schools are all located within the town limits and include Bennett Elementary School (K-5), Laughlin Junior High School (6-8) and Laughlin High School (9-12). The Junior High School and High School share the same campus, which has numerous modern facilities including a well equipped auditorium. Mountain View Park includes two softball fields, a playground, exercise trail, tennis courts, basketball courts, a dog run, and a skate park. At the south end of Upper Laughlin there is a town pool.¹⁰



Clark County Regional Government Center

Descriptions of Sources of Revenue

Consolidated Tax "CTX"

"CTX" is an acronym for "Consolidated Taxes." CTX is comprised of revenue from the following:

Cigarette Tax
Liquor Tax

¹⁰ http://en.wikipedia.org/wiki/Laughlin,_Nevada For a complete listing of public facilities in Laughlin, consult the Facility Listing chart prepared by Clark County Finance Department., Exhibit

Government Services Tax (GST)
 Real Property Transfer Tax (RPTT)
 Basic City County Relief Tax (BCCRT)
 Supplemental City County Relief Tax (SCCRT)

The basis for the distribution of each tax type is as follows:

Tax Type	Distribution Basis	Authorizing Statute	Tax Rate
Cigarette Tax	Counties by Population	NRS 370.260	5 mills/cig; 10 cents per pack
Liquor Tax	Counties by Population	NRS 369.173	50 cents/ gal
Government Services Tax	County of Origin	NRS 482.180, 181	Value of vehicle at registration
Real Property Transfer Tax	County of Origin	NRS 375.020, 023, 026	55 cents/\$500 of value
Basic City County Relief Tax	County where company located	NRS 377.055	½% of 6.85% sales/use tax
Supplemental City County Relief Tax	Statutory formula to counties	NRS 377.057	1.75% of 6.85% sales/use tax

Figure 2. CTX Tax Components

Each year the Department prepares a revenue forecast report for use by local governments as they prepare their budgets. The FY 2012 forecast for the various components of CTX may be reviewed in Exhibit 6.

The SCCRT distribution formula depends on whether the county is a "guaranteed county." A guaranteed county receives a guaranteed monthly allocation of SCCRT regardless of the SCCRT actually received, per NRS 377.057. There are currently nine guaranteed counties in Nevada. The remaining counties are called "Point of Origin Counties." Point of Origin counties receive the SCCRT distribution in proportion to the amount of in-state collections to the state as a whole after the Guaranteed Counties have first received their allocation. *See Exhibit 7 in the Appendix for an example of the calculation.*

Once the total amount of CTX available for distribution has been calculated, it is then distributed to the 17 counties. This distribution is called "First Tier" distribution amounts. The "First Tier" distribution is further distributed to local governments within each county. This "Second Tier" distribution has a "base" distribution and an "excess" distribution

component. The “base” component was established in 1997 and is recalculated annually. The lesser of the prior year’s base or actual allocation multiplied by the Consumer Price Index determines the next year’s base allocation, per NRS 360.680. *See Exhibit 7.*

The “excess” distribution is the amount of revenue available to distribute after the Base Distribution has been made. “Excess” is distributed based on a formula combining the five year moving average of the changes in population and assessed valuation for each local government. The excess distribution may be distributed using the “One Plus or No One Plus” formula. Special Districts have no associated population, so only the change in assessed valuation is used in calculating their excess distribution, per NRS 360.690. In the case where the amount of revenue is less than the base distribution, there is no excess distribution.

The proposed city of Laughlin will be entitled to apply for an allocation from the CTX distribution account, pursuant to NRS 360.740, if the new city provides police protection and at least two of the following services:

- (a) Fire protection;
- (b) Construction, maintenance and repair of roads; or
- (c) Parks and recreation.

The request must be made by majority vote of the city council and must be sent to the Nevada Tax Commission, who directs the Executive Director of the Department of Taxation to allocate money from the CTX account. *See Exhibit 8.* A recent opinion of the Legislative Counsel, Brenda Erdoes, dated October 14, 2011, confirms the ability of the proposed city to share in the CTX distribution. *See Exhibit 9.*

Property Tax

Most real property is appraised and assessed at the county level by the county assessors. *See NRS 361.260.* Under Nevada’s system, the county assessors must appraise land based on its fair market value and improvements based on replacement cost new less depreciation, where depreciation is defined by statute. Land is typically appraised by reference to comparable sales data while improvements are appraised by reference to Marshall & Swift Cost Service manuals. *See NRS 361.227, 361.260 and NAC 361.128.* Each appraisal method yields a separate taxable value, the sum of which is assigned as the taxable value for the parcel as a whole. The assessed value of the parcel is then computed as 35% of its taxable value. *See NRS 361.225.* The applicable tax rate is applied to the assessed value to determine the amount of tax owed on the parcel for the tax year in question. *See NRS 361.445 to 361.470, inclusive.*

In 2005, the Nevada Legislature determined that rising real property values had placed an unreasonable property tax burden on taxpayers. To

address the problem, the Legislature adopted an abatement scheme which has been codified at NRS 361.471 to 361.4735, inclusive. The abatement in effect is a limitation on the increase in taxes and is generally called a "tax cap." The cap applies to the taxes only and not to the taxable or assessed values as established by the county assessors. The amount of the abatement is computed by reference to the taxes as assessed for the preceding year. As a practical matter, the abatement caps annual tax increases at either 3% or up to 8%. The 3% cap applies to a "single-family residence which is the primary residence of the owner". The 8% cap applies to all other property. See *NRS 361.4722 and 361.4724*.

In the case of property which has been annexed, as in the case of a new city, NRS 361.4732 provides a method for calculating the abatement of property taxes when annexation occurs. The amount of abatement for the first fiscal year in which a new taxing entity is entitled to levy a property tax as a result of annexation must be calculated in such a way that the annexing entity receives taxes generated by the current year entity tax rate but does not remove the abatement generated by prior increases in assessed value. See *Exhibit 10, Letter to Sierra Fire Protection District, 4-8-2008*.

The history of property tax collections for the Town of Laughlin for the period 2004-05 through 2010-11 may be found in Exhibit 11.

Motor Vehicle Fuel Tax

Tax on motor vehicle fuel (gasoline, gasohol) is imposed on each gallon sold, distributed or used in the State of Nevada. The combined tax rate varies from 28 cents to 33 cents per gallon contingent upon the county of delivery. The tax proceeds, less a 2% dealer discount, is reported and remitted to the State by suppliers registered with the Department of Motor Vehicles.

Gas tax, which is included in the price of each gallon of gasoline sold, is passed through to the consumers at the pump. The total tax is comprised of the following three components:

- a) The 23 cent State Motor Vehicle Tax is levied pursuant to NRS 365.170, 365.180 and 365.190. The proceeds from the 17.65 cent levy are deposited into the State Highway Fund. The collection from the remaining 5.35 cent levy is returned to the county of origin and allocated pursuant to NRS 365.550 and 365.560. Of the 5.35 cents, proceeds from the 1.25 cent levy are remitted to the county; the 1.75 cent levy is shared between the county and incorporated cities within the county based on ratio of assessed values; and the 2.35 cent levy is allocated to the county and incorporated cities as determined by a set of formulas adopted by the Nevada Legislature. See *Exhibit 12 for estimate of percent of road miles in Laughlin*.

b) The proceeds from the 1 cent County Motor Vehicle Fuel Tax (NRS 365.192) are distributed to the county and each incorporated city in the county in proportion to which its total population bears to the total population of the county (NRS 365.562).

c) The Board of County Commissioners may, by ordinance, impose a minimum of 4 cents and up to a maximum of 9 cents per gallon for the County RTC (Option) Motor Vehicle Fuel Tax (NRS 373.030). The tax proceeds are transmitted to the county and shared with cities based on ratio of assessed values (NRS 373.080).

Apportionment of money from the county's road fund may be made, upon the request of the city council, in proportion of the value of property within the city compared to the value of property in the county; and such monies so apportioned must be spent on the city's roads. *See NRS 266.610.*

Licenses and Permits

A city council may regulate all businesses, trades, and professions. It may also impose a license tax on all businesses. *See NRS 266.355; NRS 268.095(1)(a).* The amount of license fees is regulated by NRS 354.5989. License fees may not be imposed on certain types of businesses, such as those that are subject to franchise fees. Increases to fees which are beyond the formula provided in NRS 354.5989 must be approved by the Nevada Tax Commission.

See Exhibit 13, prepared by Clark County, indicating the amount of business license fees charged to businesses within the current Town of Laughlin.

Franchise Fees

Franchise fees are fees levied on private sector services and utilities to include but not limited to telecommunications, cable tv, electricity, natural gas and other users of public property to compensate the city for the use of that property. SB 262, Section 12.010, Granting of Franchises, states:

1. The City shall have the power to grant a franchise to any private corporation for the use of streets and other public places in the furnishing of any public utility service to the City and to its inhabitants.

3. The City shall have the power, as one of the conditions of granting any franchise, to impose a franchise tax, either for the purpose of license or for revenue.

Franchise fees are regulated by NRS 354.59883 through 354.59889. Certain limitations to increases to franchise fees apply.

Clark County Finance Department prepared an estimate of the revenue which franchise fees might bring, assuming the proposed city would enter into similar franchise agreements; adopt a municipal code that would be comparable to those currently existing in unincorporated Clark County; and charge fees to the regulated providers at the same levels. *See Exhibit 15.*

It should be noted that during the testimony before the Legislature regarding SB 262, the intention was expressed to keep all existing franchise agreements in place.¹¹

Charges or Fees for Services

Municipalities are entitled to charge a wide variety of fees for governmental expenses. In order to be valid, a fee must bear a relation to and approximate the expense of performing the function. If the amount collected is clearly in excess of the approximate cost involved, it is a revenue measure in the nature of a tax. A "tax" cannot be assessed under the guise of a "fee." Therefore, whenever a new or modified fee is contemplated, the municipality must find authority to charge for the service under an enabling state statute, and then must set the fee in an amount which bears a reasonable relationship to the cost of providing the service. The fee will not be invalidated by the courts simply because there is some surplus revenue in individual cases, but the fee must bear a reasonable relationship to the actual costs of regulating the issue at hand.

NRS 268.081 provides that an incorporated city may, to provide adequate, economical and efficient services to the city's inhabitants and to promote the general welfare, displace or limit competition in a number of areas, including ambulance service and any other service demanded by the inhabitants if the city is authorized to provide that service. NRS 266.620 requires that all fines, forfeitures and all money collected for licenses or otherwise shall be paid into the city treasury in such manner as prescribed by ordinance. Currently Clark County is authorized to impose a fee for ambulance services and the Town of Laughlin imposes fees for use of the Aquatic Center swimming pool and recreation classes. The analysis for the proposed city of Laughlin assumes those charges for services would continue. *See Exhibit 15, "Aquatics Operations Analysis" by Clark County.*

¹¹ April 8, 2011 Minutes of the Senate Committee on Government Affairs, Testimony of Senator Hardy, "The second amendment was provided by Judy Stokey of NV Energy, assuring the intention was to keep all of the regulations, limitations and franchise agreements in place and be consistent." *See Exhibit 2.*

Fines and Forfeitures

NRS 266.550 provides that the municipal court shall have such powers and jurisdiction in the city as are now provided by law for justice courts. The powers of the municipal court include the power to charge and collect those fees authorized pursuant to NRS 5.073. All fines and forfeitures for the violation of ordinances must be paid into the city treasury per NRS 266.620.

Other Revenues

The principal types of revenue listed as “other” include interest income and lodging taxes. NRS 268.096 provides that in a county whose population is 400,000 or more, the city council shall impose a tax at a rate of 2% of the gross receipts from the rental of transient lodging. The proceeds of the lodging tax may be used to pay the principal, interest or any other indebtedness on any general or special obligations issued by the city; to operate and maintain facilities of the city; and for any other purpose for which other money of the city may be used. See *NRS 268.095*.

NRS 266.325 allows the city to impose a license fee on all animals.

Descriptions of Types of Expenditures

Expenditures

NRS chapters 266 and 268 specify the general powers of a city council. In general, a city council may control the property of a city; erect and maintain all the facilities of the city; buy and sell real and personal property; organize, regulate and maintain a fire department; employ security officers; control animals; and provide for utilities, safeguarding the public health of the city, hold elections; and abate, prevent, and remove nuisances. In addition, the charter provided in SB 262 (2011) outlines the powers of the city council, including establishing administrative departments, adopting a budget, regulating building through zoning laws and building codes, and a variety of other powers.

In particular, NRS 266.600 provides that the city council may control the finances of the city including appropriation of money and provide for payment of debts and expenses of the city.

Analysis of Available Revenues

In order to analyze the tax revenues available to the proposed City of Laughlin, the Department used forecasting techniques and assumptions it typically uses for forecasting revenue projections for all local governments pursuant to NRS 360.690(10) and (11). In the case of revenue from sources such as real and personal property taxes, franchise fees and fines and forfeitures, the Department generally relied on information provided by Clark County as reflecting the status of existing conditions.

Each revenue source was considered separately. Each forecast was made as if the proposed City of Laughlin was in existence for the 2012 fiscal year. The Department did not rely on information about certain future events which may or may not occur, such as the ENN Mojave Energy LLC solar project. The solar project is currently only in the planning stage of development, and it is not yet clear whether the project would be centrally or locally assessed for property tax purposes or whether the project would be eligible for a substantial property and sales tax abatement pursuant to NRS 701A.360, 701A.365, and 701A.370.

Consolidated Tax "CTX"

NRS 360.740 provides that a new local government may request the Nevada Tax Commission to allocate monies from the CTX account, if it provides police protection and at least two of the following services:

- (a) Fire protection
- (b) Construction, maintenance and repair of roads; or
- (c) Parks and recreation

In this analysis, the Department assumes that the newly created City of Laughlin would request a CTX allocation and that it would provide police protection and one or more of the other services. It also assumes the Town of Laughlin would no longer exist upon creation of the City of Laughlin. This is a material assumption because the existing Hotel Corridor would no longer be part of the Town of Laughlin and all services to the Hotel Corridor would be provided by Clark County. If the Town of Laughlin remained, the percentage distribution of CTX among the various local governments in Clark County, including the proposed City of Laughlin, would change. The County Commission would have to make a determination about whether a Town of Laughlin would continue after the creation of the City of Laughlin.

NRS 360.740(3)(a) also provides that in the initial year of distribution, the amount of CTX to be allocated must be based on the formulas and requirements of NRS 360.680 and 360.690. NRS 360.680 specifies that the amount of allocation must be equal to the amount allocated to the local

government in the preceding fiscal year, less the "excess" calculation. In other words, the amount of allocation is equal to the "base" amount received in the prior year. The Department based its analysis on the assumption that the amount received in the prior year was equal to the amount received by the Town of Laughlin in 2011. This amount must then be adjusted to reflect that the new City of Laughlin does not include the "Opt-in" area, also called the Hotel Corridor.

The amount of base CTX received by the Town of Laughlin in FY 2011 was \$5,602,616. This amount must be reapportioned to reflect the amount of CTX that should be distributed to the City of Laughlin and the amount that should remain with Clark County reflecting the Hotel Corridor. The Department allocated the CTX based on the percent of assessed value calculated for the proposed city compared to the total assessed value of the Town of Laughlin. In other words, the Hotel Corridor represents 55.89% and the proposed City represents 44.11% of the total assessed value of the Town of Laughlin. This ratio was applied to the base CTX amount received by the Town of Laughlin, resulting in an allocated amount of \$2,471,291. A full explanation of the model appears in Exhibit 16.

The base amount of CTX must be further adjusted upward to reflect the new services which the City of Laughlin would provide, including police services, detention, public works, and parks and recreation. Currently the Town of Laughlin does not provide police protection. The City of Laughlin would assume the function of police protection which Metro currently provides. However, Metro does not directly receive any distribution from the CTX account. Clark County does not pay for Laughlin's police protection directly out of the county general fund, but does contribute to Metro's annual budget through fund transfers from its general fund.

The general fund is the operating fund of local governments and accounts for all financial resources and costs of operations traditionally associated with governments, except for those required to be accounted for in other funds. Therefore, this analysis assumes the revenue streams used to fund the general fund transfers from the County to Metro include CTX revenue.

This analysis further assumes that the amount of funds transferred from the County's general fund to Metro is in the same proportion as the County's total CTX compared to other general fund revenue streams, including property taxes. In other words, 29.93% of the total revenue available to Clark County's general fund is provided by CTX revenue. Of the total transfers of \$204,623,329 from the County General Fund to Metro, 29.93% or \$61,239,985 is assumed to come from CTX. \$61,239,985 represents 12% of Metro's total revenue.

In order to calculate the amount by which the base CTX should be adjusted, it is necessary to determine first how much of the police service

cost is paid for by CTX. The total cost of police services currently provided to the Town of Laughlin is \$8,407,962. The cost of police service must be allocated between the proposed City of Laughlin and the Hotel Corridor. The allocation used by the Department was based on the proportion of calls currently received from the proposed City of Laughlin area (43%) versus the Hotel Corridor area (57%). The total cost of police service provided by Metro of \$8,407,962 to the Town of Laughlin, multiplied by 43%, represents the cost of police service to the proposed City of Laughlin, or \$3,615,424. Applying 12% of Metro's revenue which CTX represents to the cost of police service for the proposed City of Laughlin, results in a portion of the total cost expended for police services to the proposed City that could be attributable to CTX, or \$433,688. *See the spreadsheet entitled LV Metro Special Revenue Fund (Step 2), the second page of Exhibit 16.*

In addition to the police service function which would be transferred to the proposed City of Laughlin, other functions currently supported by County funds such as detention, public works, and parks and recreation would also be absorbed by the City. The County paid \$1,816,944 in support of Town services, except police protection, in FY 2010-11. The total amount of county support attributable to CTX for services other than police protection is calculated to be \$543,778, by multiplying \$1,816,944 times 29.93%, the ratio of CTX to other sources of revenue available to the County. This amount, together with the amount of CTX attributable to the cost of police protection of \$433,688, equals an upward adjustment to the base of \$977,466. *See the spreadsheet entitled "Allocation of Base Calculation for the Proposed City of Laughlin," the third page of Exhibit 16.* The total CTX "base" available to the City of Laughlin is estimated to be \$3,448,758.

Once the CTX "base" for FY 11 is estimated, the normal projected allocation can proceed. The base year allocation is multiplied by the CPI of .0150 to arrive at the FY 12 base allocation of \$3,500,489.

A second scenario was also developed in which it was assumed the revenue generated by the 28 cent property tax levy and the County's contribution to Metro are the only resources used to fund Laughlin's police services. Based on that assumption, the amount of the costs that could be attributable to CTX is \$915,616. This amount is added to the base to arrive a new base of \$3,930,685. *See Exhibit 16.* The Department believes Scenario 1 is the more accurate calculation.

Currently, no allocation of "excess" is projected. Although the amount of "excess" which could be distributed to all Clark County entities is about \$115,000, an intergovernmental agreement between Clark County, its cities and unincorporated towns provides that the first \$435,000 of "excess" must go to the City of Mesquite. *See Exhibit 17.* Thus, assuming the intergovernmental agreement applies to the proposed City of Laughlin, no additional CTX would be available to the City.

NRS 354.598747 provides for distribution of CTX when a local government assumes the functions of another local government. The distribution formula shifts a portion of CTX from one entity to another on the basis of the proportionate costs of the functions assumed. The proportionate costs method in NRS 354.598747 further supports the methodology used to calculate the CTX "base" for purposes of NRS 360.740. It should be noted that the formula provided in NRS 354.598747 does not provide a distribution of CTX to the proposed City of Laughlin in addition to the adjusted base calculated pursuant to NRS 360.740 because the costs of functions transferred to the proposed City of Laughlin have already been accounted for and recognized. If at some future point in time, the City absorbs additional functions, NRS 354.598747 would apply.

The base amount of CTX of \$2,471,291 plus the upward adjustment of \$977,466 were transferred to Table A, Column 9, Lines 16 and 18. The same amounts appear in the LEDC Feasibility Study, except that the LEDC study shows an additional amount that it believes represents additional costs of services being transferred. *See Table 2 in LEDC Detailed Fiscal Analysis and Table A, Column 8, Line 18.*

In addition to the CTX amount determined by the Department, the LEDC Feasibility Study shows an additional \$3,274,776 as a transfer of money representing the absorption of services from the County pursuant to NRS 360.740. According to the notation for line 18 to Table 1B in the LEDC study, the \$3,274,776 represents additional CTX owed from the County to the City based on net costs of transferred services of public safety, roads, and recreation, reduced by the Department's upward adjustment. The LEDC study states that Total CTX allocated to the City may exceed current CTX allocated to the Town of Laughlin for fire service, reflecting the additional revenues utilized by the County to fund other services. *See also Table 2 of the LEDC study.*

This is the single largest difference between the study performed by the Department and the study performed by LEDC.

Property Tax

As stated on page 8 of this report, the property tax is a function of taxable value multiplied by 35% to derive assessed value. Assessed value is then divided by 100 and multiplied by the tax rate to determine the amount of property tax owed. A portion of the property tax owed may be subject to abatement as previously described.

Exhibit 11 shows that the total assessed value for the Town of Laughlin in FY 11-12 was \$389,604,258. The tax rate was .8416 and the Department forecasted the total property taxes to be \$3,072,182 after abatement. The actual billed taxes for the secured roll portion only were \$2,839,352 compared to the Department's forecast of \$2,831,666 for the

secured roll only. This demonstrates the relative accuracy of the Department's forecast.

The proposed city of Laughlin will have considerably less assessed value because the Hotel Corridor properties will not be included in the proposed City. Based on data from the Clark County Assessor, the estimated assessed value for the proposed City would be \$194,001,297 with the difference belonging to the Hotel Corridor properties. The proportion of assessed value belonging to the proposed city of Laughlin is 49.79% and the proportion belonging to the Hotel Corridor is 50.21%.

The tax rate would also change under the proposed City. The current operating rate for the Town of Laughlin is .8416. Other entities also have tax rates, including Metro of .2800, as follows:

<u>FY12 Highest Laughlin Town Rate</u>	
Laughlin Town (operating)	\$ 0.8416
State of Nevada	.1700
Clark County	.6541
Clark County School District	1.3034
Metro	0.2800
Metro 911	.0050
Las Vegas/Clark County Library	<u>.0942</u>
TOTAL	\$ 3.3483

Upon incorporation, the Metro rate would no longer apply because the proposed City would provide its own police protection. The combined tax rate would be reduced to \$3.0683. However, the 28 cents formerly assessed by Metro would become available to the proposed City for its use. This study assumes the 28 cents would be added back to the Laughlin operating rate for a total rate of \$1.1216, as follows:

<u>FY12 Potential Highest City of Laughlin Rate</u>	
Laughlin (operating)	\$ 1.1216
State of Nevada	.1700
Clark County	.6541
Clark County School District	1.3034
Metro	0.0000
Metro 911	.0050
Las Vegas/Clark County Library	<u>.0942</u>
TOTAL	\$ 3.3483

The overall tax rate would remain unchanged at \$3.3483.

The Department further assumed in this study that the increase to the Laughlin operating rate would not generate abatement. Under NRS 361.4732, property which has been annexed is not subject to abatement if the increase was due to the application of a tax rate, based on an advisory letter dated April 8, 2008 to the Sierra Fire Protection District. See *Exhibit*

10. When property is annexed, the tax rate increase caused by annexation does not generate abatement. The tax rate increase provides new revenue to the annexing entity, but the annexing entity is required to share in any abatement caused by increases in property value in the proportion of the ratio of the entity tax rate to the overlapping tax rate.

By applying the percentage of assessed value belonging to the proposed City of 49.79% to the total amount of taxes forecasted of \$3,072,182, the total expected revenue from property taxes is \$1,529,639. If the proposed City increases the operating rate to include the 28 cents formerly levied by Metro, the 28 cent levy would generate an additional \$543,204 for an estimated property tax revenue of \$2,072,843. *See Exhibit 11.*

This amount was transferred to Table A, Column 9, line 3. The LEDC Feasibility Study estimates a similar amount, but is \$80,222 lower than the amount estimated by the Department.

Motor Vehicle Fuel Tax

As previously described, a portion of the various components of the motor vehicle fuel tax is available to incorporated cities. The proposed City may share in revenue from the County optional 1 cent levy, the 1.75 cent levy and the 2.35 cent levy. Each component has a different basis for distribution, as previously described.

Exhibit 18 shows the projected revenue from the County Option 1 cent for FY 11-12 as \$29,915. The 1.75 cent levy produces \$43,250; and the 2.35 cent levy produces \$161,153, for a total projected revenue of \$234,318 for FY 11-12. At the same time, the total available to Clark County is reduced from \$90,503,459 to \$90,269,141.

The total amount of \$234,318 was transferred to Table A, Column 9, Line 20. The LEDC study projected a similar amount of \$289,047, about \$54,729 higher than the amount estimated by the Department. However, the LEDC study also projected \$215,859 would be received from the RTC Road Revenue.

Pursuant to NRS 373.150, any city or town not included in a regional plan for transportation pursuant to NRS 373.1161 may receive a distribution in aid of an approved construction project from the regional street and highway fund, which cannot exceed the share of revenue from the county motor vehicle fuel tax. The share is determined by the proportion of the assessed value of the city compared to the total assessed value of the entire county. The Regional Transportation Commission determines the direct distribution allocation percentage. *See Exhibit 19, RTC Memorandum dated 7-26-11.* It also must approve any proposals for use of the revenue, based on the following criteria found in NRS 373.140:

4. If the project is outside the area covered by a plan, the commission shall evaluate it in terms of:
 - (a) Its relation to the regional plan for transportation established pursuant to [NRS 277A.210](#), if any;
 - (b) The relation of the proposed work to other projects constructed or authorized;
 - (c) The relative need for the proposed work in relation to others proposed by the same city or town; and
 - (d) The availability of money.
- If the commission approves the project, the board shall direct the county treasurer to distribute the sum approved to the city or town requesting the project, in accordance with [NRS 373.150](#).

The RTC funds are available for one-time capital projects. Because the funds are not available for general operations of the proposed City and are otherwise restricted, the Department declined to show any amount in Table A.

Business Licenses, Gaming, Liquor, and Room Taxes

The Department based its estimate of revenue from business licenses, gaming, liquor, and room taxes on information reported by the Clark County finance department. *See Exhibit 13.* Clark County reported \$92,100 was collected in business licenses, an amount also reported by the LEDC Feasibility Study. However, with incorporation, the Department estimates the business license revenue will be limited to businesses within the city limits. The Department added about \$14,000 for liquor and animal license fees.

Franchise Fees

The Department based its estimate of revenue from franchise fees on information reported by the Clark County Finance Department. Clark County reported franchise fees of \$548,400, noting that the estimated amount was based on broad assumptions about proposed borders, number of housing units, and that the proposed City would enter into similar franchise agreements. *See Exhibit 14.* Because of the nature of the assumptions, the Department used a more conservative estimate of \$500,000. The LEDC study used the Clark County reported amount.

Building and Zoning Fees

The Department based its estimate of revenue from building and zoning fees from information supplied by Clark County. The current county revenue within the proposed City boundaries in FY 11 was \$127,207. The Department rounded this figure up to \$150,000.

The LEDC study confirmed that the total county budget indicates approximately a 50% rate of cost recovery from fees. Applying this rate to the current county revenue within the proposed City boundaries of \$127,207, the total fees would be \$254,414. By comparison, the LEDC study assumed a cost recovery of 85%. The LEDC estimated total revenue

to be \$195,649. The variance between the two studies is \$45,649. See *Table A, Columns 8 and 9, line 12.*

Charges for Services

The Department based its estimate of revenue from charges for services from information supplied by Clark County. Clark County reported the revenue from charges for use of the aquatic center was \$7,366, which the Department rounded to \$7,400. See *Exhibit 15.*

In addition, the Department based its estimate of revenue from emergency medical services (ambulance) using a reported estimate from Clark County of \$4,000 per month, for a total annual revenue of \$48,000. The average charge estimated by Clark County was \$240 per transport. Clark County staff urged caution about the number of transports used to estimate the revenue because not every call requires transport. In addition, the actual revenue will likely be delayed as much as a year due to regulatory requirements of Medicare and Medicaid that must be met before bills can be issued. See *Minutes, 11-1-11, testimony of Ed Zagalo.*

This compares to LEDC's estimate of \$158,879 based on information on billing charges from Boulder City. Boulder City had 1,498 calls and related revenue of \$350,000, or an average of \$234 per call. LEDC estimated 680 transports at \$234 per call for a total of \$158,879. The variance between the two studies is \$110,879. See *Table A, Columns 8 and 9, line 26.*

Fines and Forfeitures

The Department based its estimate of revenue from fines and forfeitures from information supplied by Clark County. Clark County reported total costs of \$161,281 and total revenue deposited to the County General Fund of \$429,577. See *Exhibit 20.* The Department rounded up from the reported costs with an estimate of revenue of \$200,000.

LEDC reported that revenue from this source can range from 45% to 100% of municipal court costs, depending on the city. LEDC estimated revenue of \$334,300. The variance between the two studies is \$134,300. See *Table A, Columns 8 and 9, line 30.*

Other Revenues

The Department based its estimate of revenue from interest income of \$6,000 from the budgeted amount for the Town of Laughlin. For FY 2010, the actual interest earnings were \$165,423 for the Town of Laughlin, but dropped to \$35,940 for FY 2011 and a budgeted amount of \$6,000 for FY 2012. This compares to the LEDC estimate of \$71,852 which is based on an

average of .75% of annual revenues. The variance is \$65,852. *See Table A, Columns 8 and 9, Line 33.*

Analysis of Expenditures

Expenditures of a local government are typically divided into categories called "functions." In this study, expenditures have been divided into General Government, Judicial, Public Safety, Public Works, Comprehensive Planning, Development Services, Culture and Recreation, and Health (Animal Control) functions.

Although there are differences between the Department study and the LEDC study in every function, the estimated costs associated with all the functions with the exception of Public Safety were very close. Leaving out Public Safety, the Department's projected costs for all categories was \$19,152 less than the LEDC study. However, there were significant differences in estimated costs for fire, police, and detention services which resulted in an overall variance of \$2,114,196 between the Department estimated cost of \$7,575,351 and the LEDC estimated cost of \$5,461,155.

General Government

The Department agrees with the analysis in Table 4 of the LEDC study. Table 4 shows salaries, services and supplies expenses for city council, city manager, finance department, city clerk, information technology, and human resources for a total of \$897,959. The Department rounded this figure up to \$900,000. *See Table A, Columns 8 and 9, Line 42.*

In addition, the Department agrees with the analysis in Table 9 of the LEDC study. Table 9 shows general maintenance, janitorial and security costs of \$307,330 based on information from Clark County. The Department rounded this figure down to \$300,000. *See Table A, Columns 8 and 9, Line 43.* The total variance, due to rounding, is \$5,289. *See Table A, Column 10, line 44.*

Judicial

The Department based its estimate of expenditures on information from Clark County. *See Exhibit 20.* Laughlin Justice Court currently has one judge, one court clerk, 4 legal office specialists, and two part-time bailiffs. The Department estimated that only two of the 4 legal office specialists would be needed to staff the municipal court. Salaries for the office specialists were estimated by taking the mid-range of the position and multiplying by 1.35 to obtain salary and benefits; salaries for the judge and court clerk were estimated based on 2010 salary levels. The result was \$315,132. The existing operational budget of \$18,548 was used. The total expenditure estimated by the Department was \$334,300. This compares to the LEDC study which estimated expenditures of \$333,680.

Other expenditures in the Judicial function include costs of the City Attorney and public defender, which does not include any support staff. The Department based its estimate on information from Clark County. Clark County reported a salary of \$100,000 plus benefits for a total of \$135,000 for the city attorney and \$50,000 for the public defender were reasonable. *Email dated 8-23-11 from Jeff Share.* The LEDC study used a different estimate for the City Attorney by assuming those services could be provided on a contract basis. The variance between the two studies is \$35,000. See *Table A, Columns 8 and 9, Lines 48 and 49.*

The total variance for the judicial function between the two studies is \$34,380. See *Table A, Column 10, Line 50.*

Public Safety

Police Services

Based on information from LVMPD (Metro), the total cost of police services currently budgeted for FY 11-12 for the Town of Laughlin is \$8,127,223. See *Exhibit 21.* The cost of police service must be allocated between the proposed City of Laughlin and the Hotel Corridor. The allocation used by the Department was based on the proportion of calls currently received from the proposed City of Laughlin area (43%) versus the Hotel Corridor area (57%). See *Exhibit 22.* The total cost of police service provided by Metro of \$8,127,223 to the Town of Laughlin, multiplied by 43%, represents the cost of police service to the proposed City of Laughlin, or \$3,494,706. To this is added administrative costs of \$303,087, less Laughlin's portion of fingerprint revenue of \$21,500, for a total expected cost of \$3,776,293. See *Table A, Column 9, line 55; Exhibit 21.*¹²

The LEDC study reported a cost of \$2,834,039 for police enforcement services. The principal assumption in the development of this cost was that the proposed city would only need 34%, or 12 of 35 LVMPD officers. The study also assumed that calls for service within the city boundaries would average about 28% of the total and that staffing would be 2 to 3 officers on duty 24/7. See *Table 6 of the LEDC study.* The LEDC study also assumed the salary levels would be more comparable to Boulder City rather than Metro.

The variance between the two studies of \$942,254 is significant. See *Table A, Column 10, Line 55.*

¹² It should be noted that the amount recited for cost of police services for purposes of CTX on page 15 is different because the cost of police services used was from Fiscal Year 2010-2011. The cost of police services recited as an expenditure here is the amount budgeted for Fiscal Year 2011-2012.

Fire Department

The Department used costs developed by Clark County Fire Services for Station 85 which is situated within the proposed city limits. The reported total direct costs of staffing, service and supplies is \$2,966,698. In addition, indirect salary costs, services and supplies are \$340,952, for a total cost of operations for Station 85 of \$3,294,473. *See Exhibit 23.* This amount appears in Table A, column 9, line 53.

The LEDC study estimated costs of fire protection at \$2,363,116, approximately 30% of existing services and related costs. *See Table 7 of the LEDC study.* The LEDC study based salary costs on information from Boulder City. The LEDC study also assumed that one engine and one rescue unit with two staff each would be available for service 24/7.

Clark County staff noted that the fire station only has one apparatus and a second apparatus would have to be purchased to meet the goals of the LEDC study. An ambulance would cost \$225,000 and a fire engine would cost \$500,000. *See Minutes 11-1-11, testimony of Ed Zagalo.*

The variance between the two studies is \$931,357 and is significant. *See Table A, Column 10, Line 53.*

Detention facility

The Department based its estimate of operating costs for the Laughlin Tucker Holding Facility on information provided by Clark County. *See Exhibit 24.* The total cost of salaries, supplies and services is \$1,009,169. The Clark County report allocated half the cost to the proposed City of Laughlin, or \$504,585. This amount is shown in Table A, Column 9, line 54.

The LEDC study indicates the proposed share of the cost would be 24% rather than the 50% indicated by Clark County. The 24% share, or \$264,000, is based on a 3 year average for calls for service. In addition, about 10% was added for meals, medical, and transport costs. The LEDC study stated that Boulder City with a population about double of Laughlin, spends \$350,000 for detention facilities.

Clark County staff testified about the concerns Clark County had about guaranteeing bed space to the proposed city when the county already has to rent bed space from other communities. The proposed city would have to work out how to use the detention facilities in conjunction with another police force (Metro). Transport would also be an issue. *See Minutes, 11-1-11, testimony of Jeff Share.*

The variance between the two studies is \$240,585. *See Table A, Column 10, line 54.*

Public Works

The Department's analysis may be found in Table A-1. The cost of equipment and the average annual maintenance costs are based on information from Clark County. *See Exhibits 25, 26, and 27.* The costs of equipment, road maintenance, traffic operations maintenance and vector control are included, for a total of \$740,000.

The LEDC study estimated the total costs of administration, maintenance and vector control, road maintenance and flood control to be \$847,500. *See Table A, Column 8, Line 63.* The principal difference between the two studies is the LEDC study includes an expense for administration director, service and supplies in the amount of \$94,500. The LEDC study split the administrative costs between this function and development services. See comments below.

Additionally, should Laughlin incorporate, the new city would have to acquire equipment for use in the public works function. Clark County provided the Department with their estimate of a minimum equipment needs, including acquisition costs. *See Table 1A .*

Comprehensive Planning and Development Services

Based on information from the Clark County Comprehensive Planning Department, the Department estimated a cost for the planning services function of \$40,000. *Email, Jeff Share to Jim Shaw, 9-13-11.* The LEDC study reported a planning function cost of \$61,425, representing a half-time position for a planner, plus services and supplies. *See Table 5 in the LEDC study.*

See Table A, Columns 10, Line 65 for the variance in planning costs of \$21,425 between the two studies. The LEDC analysis split the expense equally for planning staff between that function and development services (lines 65 & 67 respectively).

The Department also relied on information from Clark County regarding Development Services. The Department estimated a total cost of \$324,305. The difference is due to the Department putting the entire administration amount on line 67, column 9; while the LEDC analysis split the proposed administration costs between Public Works (line 59) and Development Services (line 67). The LEDC study projected costs of \$230,175. The variance from the Department study is \$94,130. See comments above. *See Table A, Column 10, line 67.*

Culture and Recreation

The Department's analysis of revenue and costs related to culture and recreation may be found in Table A-2. Revenue from classes and admissions to the aquatic center total \$7,400. Expenditures include staff, operating

costs, utility costs and maintenance for the aquatic center, as well as maintenance and utility costs for the Mountain View Park and Spirit Mountain Recreation Center and North Reach Trail. Total expenditures are estimated to be \$703,617.

Clark County advised that if resident staff cannot perform the necessary repairs and maintenance (plumbing/electrical) for facilities, County staff is dispatched from Las Vegas to Laughlin. Those costs of service are not included in the estimate. *See Exhibit 25.*

The Department included revenue of \$7,400 from the aquatic center in Table A, Column 9, Line 25. The total expenditures of \$703,617 appear in Table A, Column 9, Line 69.

The LEDC study projected a similar cost of \$722,354 in Table 8 of the study. The two studies have slight variations in projected costs of utilities and maintenance with regard to the aquatic center and recreation center, a total of \$18,737. *See Table A, Column 10, Line 69.*

Health and Animal Control

The Department based its projection on information from Clark County. *See Exhibit 28.* The total costs for animal pick-up, vet services, cremation, and sheltering are \$58,500. This amount agrees with the amount in the LEDC study.

This amount appears in Table A, Columns 8 and 9, Line 74.

Ending Fund Balance and Reserves

The Ending Fund balance represents the funds carried over at the end of the fiscal year. Within each fund, the revenue on hand at the beginning of the fiscal year, plus revenues received during the year, less expenses equals ending fund balance. The Ending Fund balance becomes the Beginning Fund balance in the next fiscal year. The beginning fund balance may be appropriated for budget purposes.

In the LEDC study, Table 1c shows the net of revenue over expenditures of \$581,475. Typically this amount would be added to the Ending Fund balance of the local government. In Table 1b, LEDC shows this amount as "Net to Reserves."

The Department study does not reflect a "net to reserves," but it does show an Ending Fund balance. The amount shown assumes that some portion of the ending fund balance of the Town of Laughlin would be transferred to the proposed City of Laughlin to become the proposed City's Beginning Fund balance. Clark County submitted draft pages of the FY2010-11 CAFR, showing an audited ending fund balance of \$6,816,270 for the Town, along with a calculation of the percentage of that balance should be

made available to the new city. See Exhibit 33, Calculation of Ending Fund Balance Distribution. Using the percentage 41.423 calculated by Clark County, the Beginning Fund balance would be \$2,823,504. This amount appears in Table A, Columns 8 and 9, Line 37.

Adding the Beginning Fund balance together with the total estimated revenue for the FY 2012, total revenue is estimated to be \$9,648,654. This may be compared with the total revenue estimated in the LEDC study of \$12,475,678. The principal difference between the two studies is the estimated amount of CTX available to the proposed City of Laughlin, with the Department estimating total available CTX revenue of \$3,500,489 and LEDC estimating total available CTX revenue of \$5,746,067, a net difference of \$2,245,578.

Expenditures are then deducted from the combined total of the Beginning Fund balance and revenues. The Department estimated total expenditures of \$11,160,453, compared to the total expenditures estimated by LEDC of \$9,070,698. The principal difference between the two studies is the estimated cost of the Public Safety Function, including fire, police protection, and detention services.

The resulting Ending Fund balance estimated by the Department is a (\$1,511,799), compared to the Ending Fund balance estimated by LEDC of a positive \$ 3,404,980.

Capital Investment

The Department found no outstanding debt associated with the proposed City of Laughlin. Thus, no debt service is reflected for the proposed City in the Department's study.

The LEDC study notes that the Fort Mohave Development Fund (FMDF) may be utilized for capital expenditures allowed by the current Fort Mohave Development Law. See *Exhibit 29*. The Clark County Board of County Commissioners controls the FMDF. The County Commission may act as the agent of Clark County in the development and disposal of lands in the Fort Mohave Valley. The money in the FMDF may be used only to purchase or otherwise acquire lands; or administer the funds exclusively for the purpose of development of the Fort Mohave Valley and any general improvement district, special district, town or city within the Valley. Thus, the proposed City of Laughlin may propose capital projects which may be considered by the County Commission. The fund balance, including SID 74 interest reserve is approximately \$11,392,072 as of December 6, 2011. See *FMVD Fund Balance Report, Exhibit 30; and the Facilities List, Exhibit 31*.

As noted in the discussion for fire department costs, the proposed City would likely have to invest in additional equipment to ensure adequate

coverage. In addition, the proposed City would have to acquire the equipment necessary to perform the public works function. *See Table A-1.*

Utility Districts

In both its feasibility analyses and testimony on 11-01-11, LEDC has stated that existing utility districts would continue to serve the proposed city. Both Big Bend Water District (water) and Clark County Water Reclamation District (wastewater) would continue to operate as-is and will not be affected by the incorporation of the new City. The Water Reclamation District submitted to the Department a report outlining different scenarios for the District should the proposed incorporation occur. *See Exhibit 34 Impact of Incorporation on Water Reclamation District.*

Nevada Department of Taxation
Table A
Proposed City of Laughlin Revenue and Expenditures

ITEM	Current Town	Initial	Current Town	Draft	Taxation	Draft	Taxation	Detailed	Taxation	Variance
	from Co Audit (FY2009-10)	Feasibility Analysis New City* (FY2009- 10) 12/09/10	from Co Bdgt (FY2011-12)	Feasibility Analysis New City* (FY2011- 12) 9/28/11	Projection (FY2011-12) 10/05/11	Feasibility Analysis New City* (FY2011- 12) 10/28/11	Projection (FY2011-12) 11/01/11	Feasibility Analysis New City* (FY2011- 12) 12/06/11	Projection (FY2011-12) 12/06/11	12/06/11
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
1 REVENUES										
2 PROPERTY TAXES										
3 Current Rate	\$ 3,913,112	\$ 1,609,346	\$ 3,072,183	\$ 1,536,952	\$ 1,360,295	\$ 1,992,621	\$ 2,072,843	\$ 1,992,621	\$ 2,072,843	\$ 80,222
4 Las Vegas Metro to City		535,429		511,343						
5 Subtotal, Property Taxes	\$ 3,913,112	\$ 2,144,775	\$ 3,072,183	\$ 2,048,295	\$ 1,360,295	\$ 1,992,621	\$ 2,072,843	\$ 1,992,621	\$ 2,072,843	\$ 80,222
7 LICENSES AND PERMITS										
8 Business Licenses (incl gaming, liquor & room)	\$ 1,240,545	\$ 105,125	\$ 1,000,000	\$ 92,100	\$ 106,100	\$ 92,100	\$ 106,100	\$ 92,100	\$ 106,100	\$ 14,000
9 Franchise Fees		527,090		548,400	500,000	548,400	500,000	548,400	500,000	\$ (48,400)
10 Liquor License Fees		13,740								\$ -
11 Animal License Fees		4,331								\$ -
12 Building & Zoning Fees		198,242		195,649	150,000	195,649	150,000	195,649	150,000	\$ (45,649)
13 Subtotal, Licenses & Permits	\$ 1,240,545	\$ 848,528	\$ 1,000,000	\$ 836,149	\$ 756,100	\$ 836,149	\$ 756,100	\$ 836,149	\$ 756,100	\$ (80,049)
15 INTERGOVERNMENTAL REVENUES										
16 Consolidated Tax (Base)	\$ 5,455,737	\$ 2,225,189	\$ 5,495,815	\$ 1,684,245	\$ 2,577,204	\$ 2,577,204	2,471,291	2,471,291	2,471,291	\$ -
18 CTX for Transfer of Co services (NRS 360.740)		2,319,562		4,077,862	1,582,626	1,586,237	977,466	3,274,776	977,466	\$ (2,297,310)
19 1.5% cpi Increase							51,732		51,732	\$ 51,732
20 Motor Fuel Taxes						289,047	277,926	289,047	234,318	\$ (54,729)
21 RTC Road Revenues						215,859		215,859		\$ (215,859)
22 Subtotal, Intergovernmental	\$ 5,455,737	\$ 4,544,751	\$ 5,495,815	\$ 5,762,107	\$ 4,159,830	\$ 4,668,347	\$ 3,778,415	\$ 6,250,973	\$ 3,734,807	\$ (2,516,166)
24 CHARGES FOR SERVICES										
25 Swimming Pool		\$ 7,400		\$ 7,400	\$ 7,400	\$ 7,400	\$ 7,400	\$ 7,400	\$ 7,400	\$ -
26 Other Fees (EMS Transport)				158,879		158,879		158,879	48,000	\$ (110,879)
27 Subtotal, Charges for Services	\$ -	\$ 7,400	\$ -	\$ 166,279	\$ 7,400	\$ 166,279	\$ 7,400	\$ 166,279	\$ 55,400	\$ (110,879)
29 FINES AND FORFEITURES										
30 Municipal Court		\$ 205,519		\$ 334,300	\$ 200,000	\$ 334,300	\$ 200,000	\$ 334,300	\$ 200,000	\$ (134,300)
32 OTHER REVENUES										
33 Interest Income	\$ 165,423	\$ 77,436	\$ 6,000	\$ 91,471	\$ 6,000	\$ 71,852	\$ 6,000	\$ 71,852	\$ 6,000	\$ (65,852)
34 Other (Room Taxes)	52,592	17,520	10,000							\$ -
35 Subtotal, Other	\$ 218,015	\$ 94,956	\$ 16,000	\$ 91,471	\$ 6,000	\$ 71,852	\$ 6,000	\$ 71,852	\$ 6,000	\$ (65,852)
37 BEGINNING FUND BALANCE								\$ 2,823,504	\$ 2,823,504	
39 TOTAL REVENUES	\$ 10,827,409	\$ 7,845,929	\$ 9,583,998	\$ 9,238,601	\$ 6,489,625	\$ 8,069,548	\$ 6,820,758	\$ 12,475,678	\$ 9,648,654	\$ (2,827,024)

* Excludes Hotel Corridor

Nevada Department of Taxation

Table A

Proposed City of Laughlin Revenue and Expenditures

ITEM	Current Town from Co Audit (FY2009-10)	Initial Feasibility Analysis New City* (FY2009-10) 12/09/10	Current Town from Co Bdgt (FY2011-12)	Draft Feasibility Analysis New City* (FY2011-12) 9/28/11	Taxation Projection (FY2011-12) 10/05/11	Draft Feasibility Analysis New City* (FY2011-12) 10/28/11	Taxation Projection (FY2011-12) 11/01/11	Detailed Feasibility Analysis New City* (FY2011-12) 12/06/11	Taxation Projection (FY2011-12) 12/06/11	Variance 12/06/11
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
40 EXPENDITURES										
41 GENERAL GOVERNMENT										
42 Administration & Internal Services		\$ 949,209		\$ 1,047,959	\$ 1,000,000	\$ 897,959	\$ 1,000,000	\$ 897,959	\$ 900,000	\$ 2,041
43 Facilities		50,000		307,330	300,000	307,330	300,000	307,330	300,000	\$ (7,330)
44 Subtotal	\$ -	\$ 999,209	\$ -	\$ 1,355,289	\$ 1,300,000	\$ 1,205,289	\$ 1,300,000	\$ 1,205,289	\$ 1,200,000	\$ (5,289)
45										
46 JUDICIAL (Municipal Court)										
47 Municipal Court		\$ 334,300		\$ 334,300	\$ 333,680	\$ 334,300	\$ 333,680	\$ 334,300	\$ 333,680	\$ (620)
48 City Attorney					135,000	100,000	135,000	100,000	135,000	\$ 35,000
49 Public Defender					50,000	50,000	50,000	50,000	50,000	\$ -
50 Subtotal	\$ -	\$ 334,300	\$ -	\$ 334,300	\$ 518,680	\$ 484,300	\$ 518,680	\$ 484,300	\$ 518,680	\$ 34,380
51										
52 PUBLIC SAFETY										
53 Fire	\$ 12,120,613	\$ 2,322,600	\$ 9,680,551	\$ 2,363,116	\$ 3,294,473	\$ 2,363,116	\$ 3,294,473	\$ 2,363,116	\$ 3,294,473	\$ 931,357
54 Detention				280,000	500,000	264,000	504,585	264,000	504,585	\$ 240,585
55 Police (Las Vegas Metro)		2,854,991		2,834,039	3,776,293	2,834,039	3,776,293	2,834,039	3,776,293	\$ 942,254
56 Subtotal	\$ 12,120,613	\$ 5,177,591	\$ 9,680,551	\$ 5,477,155	\$ 7,570,766	\$ 5,461,155	\$ 7,575,351	\$ 5,461,155	\$ 7,575,351	\$ 2,114,196
57										
58 PUBLIC WORKS										
59 Administration		\$ 162,000		\$ 342,594	\$ 740,000	\$ 94,500	\$ 740,000	\$ 94,500		\$ (94,500)
60 Maintenance & Vector Control						\$ 205,000		\$ 205,000	\$ 205,000	\$ -
61 Road Maintenance (restricted)*						\$ 535,000		\$ 535,000	\$ 535,000	\$ -
62 Flood Control						\$ 13,000		\$ 13,000		\$ (13,000)
63 Subtotal	\$ -	\$ 162,000	\$ -	\$ 342,594	\$ 740,000	\$ 847,500	\$ 740,000	\$ 847,500	\$ 740,000	\$ (107,500)
64										
65 COMPREHENSIVE PLANNING				\$ 61,425	\$ 40,000	\$ 61,425	\$ 40,000	\$ 61,425	\$ 40,000	\$ (21,425)
66										
67 DEVELOPMENT SERVICES		\$ 233,226		\$ 230,175	\$ 324,305	\$ 230,175	\$ 324,305	\$ 230,175	\$ 324,305	\$ 94,130
68										
69 CULTURE & RECREATION		\$ 122,667		\$ 722,354	\$ 703,617	\$ 722,354	\$ 703,617	\$ 722,354	\$ 703,617	\$ (18,737)
70										
71 HEALTH (ANIMAL CONTROL)										
72 Animal Pickup		\$ 32,426		\$ 58,500	\$ 40,000	\$ 30,600	\$ 40,000	\$ 30,600	\$ 30,600	\$ -
73 Vet Services, Cremation, Sheltering						\$ 27,900		\$ 27,900	\$ 27,900	\$ -
74 Subtotal	\$ -	\$ 32,426	\$ -	\$ 58,500	\$ 40,000	\$ 58,500	\$ 40,000	\$ 58,500	\$ 58,500	\$ -
75										
76 TRANSFER TO OPERATING RESERVES (5%)		\$ 353,071		\$ 429,090						\$ -
77										
78 TOTAL EXPENDITURES	\$ 12,120,613	\$ 7,414,490	\$ 9,680,551	\$ 9,010,882	\$ 11,237,368	\$ 9,070,698	\$ 11,241,953	\$ 9,070,698	\$ 11,160,453	\$ 2,089,755
79										
80 ENDING FUND BALANCE								\$ 3,404,980	\$ (1,511,799)	\$ 4,916,779
81										
82 NET (Revenues less Expenditures)	\$ (1,293,204)	\$ 431,439	\$ (96,553)	\$ 227,719	\$ (4,747,743)	\$ (1,001,150)	\$ (4,421,195)	\$ 3,404,980	\$ (1,511,799)	\$ 4,916,779

Nevada Department of Taxation
Table A
Proposed City of Laughlin Revenue and Expenditures

Notes to Table A - Review of Revenues & Expenditures

The amounts appearing in columns 2, 4, 6 & 8 were taken from the Feasibility Analysis submissions, Table 1b, developed by Economic & Planning Systems, Inc., a consulting firm retained by the Laughlin Economic Development Corporation (LEDC). Notes supporting these numbers may be found in their submissions.

The amounts appearing in columns 1,3, 5, 7 & 9 were determined by the Local Government Finance Section, Department of Taxation from discussions with and/or review of materials submitted by numerous departments of Clark County.

- 3 Property tax rate revenue in columns 1-5 is based on the current operating rate levied by the town of Laughlin - \$0.8416 per \$100 of assessed value. Should the town incorporate, the current \$0.2800 cents levied for Metro would no longer be levied. The revenue in columns 6-9 reflects the addition of the \$0.2800 to the City's operating rate.
- 8 Business license fees in columns 1 & 3 reflect the current town levels, which includes the hotel corridor businesses. With incorporation, business license revenue will be limited to the businesses within the city limits. In columns 4-9, the liquor and animal license fees have been included.
- 12 The Department chose to use a more conservative revenue estimate on this line.
- 16 The Department's revised base CTX amount resulted from a recalculation following receipt of accurate assessed values for FY2010-11 from the County relative to current town and to assessed values for the proposed city and parcels remaining post-incorporation (the hotel corridor). The base amount was calculated pursuant to NRS 360.680, 360.690, and 360.740.
- 18 With updated assessed values, along with reports from the County of actual expenditures made on behalf of the town & in the proposed city limits, the Department calculated the increase in CTX distribution which the City would receive upon application to the NV Tax Commission pursuant to NRS 360.740.
- 20 The Department has added Motor Fuel Tax revenues back into the spreadsheet, using the calculated revenue for FY2011-12 in column 9. It was noted that the original calculation of the 1.75 cent revenue was made using the total Laughlin assessed valuation, but should have been made using the projected assessed value of the City for FY2011-2012.
- 21 The Department has not included this revenue source in column 9. Pursuant to NRS 373.150 funds are allocated to each city each fiscal year by the County, using funds generated by the 4-9 cent motor fuel tax. The funds are maintained by the RTC pending application by each city of proposed transportation projects to be paid for from that city's available RTC funds.
- 26 Having reviewed information submitted by Clark County, the Department has added \$48,000 for EMS transport, which seems to be a more reasonable amount. CCFD has done a limited number of transports for many years. AB229 (2009) gave CCFD the authority to bill for the transports. The structure for billing is complex including obtaining the identification numbers for billing Medicare & Medicaid. Also not all bills will be paid - CCFD has only collected 10.12% of the amounts billed for FY2011-12.

Also, the Department has added this revenue to Charges for Services, a more logical location.

- 30 The Department chose to use a more conservative revenue estimate on this line.
- 33 The Department chose to use a more conservative revenue estimate on this line.
- 42 The Department has elected to budget a higher amount in order to cover undetermined contingencies.
- 53-55 The Department has determined to leave the fire, detention & police services amounts (received from the County) intact, as we believe they provide a more realistic estimate. CLGF will make the decision as to what amounts should appear in the final report.

Table A-1
Estimate of Public Works Department Costs

EQUIPMENT		COST (NEW)	
1	Landscape Tractor	\$ 45,000	According to Clark County Automotive Department, the outside shop rate to maintain items 1-5 would cost between \$80-\$95 per hour plus parts. The outside shop rate for the bucket truck and/or sweeper would run about \$110 per hour plus parts.
2	Beachcomber Trailer, 2 axle	20,000	
3	5 Cubic Yard Dump Trailer	80,000	
4	3/4 Ton Diesel Pickup Truck, 4 x 4	33,000	
5	20 Ton Beaver Tail Trailer	40,000	
6	Regenerative Sweeper	160,000	
7	Bucket Truck:		
8	- if tall masts like ball field lights need service, then a		
9	110 ft aerial mast would be needed	337,000	
	- if only street light poles/traffic lights need service, then only a 36 ft aerial mast would be needed	200,000	
		<u>715,000</u>	
	Total with 110 ft mast bucket truck	<u>\$ 715,000</u>	
	Total with 36 ft mast bucket truck	<u>\$ 578,000</u>	

AVERAGE ANNUAL MAINTENANCE COSTS

	LABOR	MATERIALS	OTHER	
ROAD MAINTENANCE				
Equipment	\$ 275,000	\$ 210,000	\$ 50,000	
Trailer				
Field Yard				
TRAFFIC OPERATIONS MAINTENANCE				
Traffic Signals	\$ 25,000	\$ 15,000	\$ 5,000	
Street Lighting	20,000	15,000		
Signs	20,000	5,000		
Pavement Markings	20,000	5,000		
VECTOR				
Interlocal for Black Fly		\$ 25,000		
Larvacide Applications	\$ 50,000			
TOTALS	\$ 410,000	\$ 275,000	\$ 55,000	\$ 740,000

Gasoline tax revenues can be used to cover some of the costs related to maintenance and rehabilitation of the roadways, but not all. NRS 365 specifically identifies the usage of the gasoline tax proceeds.
Report Approved by CLGF 12-14-11

Table A-2

Proposed city of Laughlin Parks and Recreation Costs

	ITEM	Current Town / County (FY 2009-10)	New City (FY 2009-10)	Current Town / County (FY 2011-12)	New City (FY 2011-12)	Taxation Projection (FY 2011-12)
1	REVENUES					
2	LAUGHLIN AQUATIC CENTER					
3	Admissions	\$ 5,180	\$ 5,180	\$ 5,180	\$ 5,180	\$ 5,180
4	Classes	2,220	2,220	2,220	2,220	2,220
5	TOTAL REVENUES	\$ 7,400	\$ 7,400	\$ 7,400	\$ 7,400	\$ 7,400
6	EXPENDITURES					
7	LAUGHLIN AQUATIC CENTER					
8	P/T Staffing	\$ 31,600		\$ 40,000	\$ 40,000	\$ 40,000
9	Operating Costs	7,000		7,000	7,000	7,000
10	Utility Costs	50,878		51,000	100,225	51,500
11	Maintenance (RPM)	42,675		43,000	62,000	43,500
12	Subtotal, Pool	\$ 132,153	\$ -	\$ 141,000	\$ 209,225	\$ 142,000
13						
14	MTN VIEW PARK/SPIRIT MTN REC CTR					
15	Building Exterior Maintenance (RPM)	\$ 2,889		\$ 2,900	\$ 6,097	\$ 3,000
16	Utility Costs	94,898		95,000	44,490	95,500
17	Subtotal, Parks	\$ 97,787	\$ -	\$ 97,900	\$ 50,587	\$ 98,500
18						
19	COUNTY ASSIGNED STAFF +					
20	Recreation Specialist (Salary & Benefits)	\$ 65,475		\$ 65,475	\$ 64,800	\$ 65,475
21	Skilled Trades Worker (S & B)	60,750		60,750	60,750	60,750
22	Rural Parks Maintenance Worker (S & B)	60,750		60,750	60,750	60,750
23	Custodial Worker (S & B)	48,330		48,330		
24	Subtotal, Staff	\$ 235,305	\$ -	\$ 235,305	\$ 186,300	\$ 186,975
25	NORTH REACH TRAIL				\$ 238,522	\$ 238,522
26	OTHER					
27	Contracted Maintenance (local landscaper)	\$ 37,620		\$ 37,620	\$ 37,620	\$ 37,620
28						
29	TOTAL EXPENDITURES	\$ 502,865	\$ -	\$ 511,825	\$ 722,254	\$ 703,617
30						
31						
32	NET (Revenues less Expenditures)	\$ (495,465)	\$ 7,400	\$ (504,425)	\$ (714,854)	\$ (696,217)

+ County assigned staff salaries & benefits shown at bottom of range; salary plus benefits calculated @ 35% of salary.

Senate Bill No. 262–Senator Hardy

Joint Sponsor: Assemblyman Hardy

CHAPTER.....

AN ACT providing a charter for the City of Laughlin, in Clark County, Nevada; providing for an election to be held on the question of incorporation; making the incorporation of the City contingent upon a determination by the Board of County Commissioners of Clark County or the Legislative Commission and approval of this act by qualified electors of the City; providing penalties; and providing other matters properly relating thereto.

Legislative Counsel’s Digest:

Under existing law, the Legislature may provide for the incorporation of a city by a special act. (Nev. Const. Art. 8, § 8) **Section 1** of this bill provides a charter for the City of Laughlin. **Section 4** of this bill requires the Committee on Local Government Finance to prepare a report with respect to the fiscal feasibility of the incorporation of the City of Laughlin and submit it to the Board of County Commissioners of Clark County and the Legislative Commission by December 31, 2011. **Sections 4, 5 and 17** of this bill make the incorporation of the City of Laughlin contingent upon whether the Board of County Commissioners of Clark County or the Legislative Commission determines that the incorporation is fiscally feasible and, if so, upon the approval of the Charter by the qualified electors of the City. **Sections 5-9** of this bill provide, under such circumstances, for the Board of County Commissioners of Clark County to conduct an election on the question of incorporation and a consolidated primary election for candidates for City Council and Mayor. **Sections 11 and 12** of this bill provide for a general election of members of the City Council and a Mayor, contingent upon the approval of incorporation. **Section 10** of this bill authorizes the Board of County Commissioners to accept gifts, grants and donations to pay for any expenses associated with incorporation, including, without limitation, the costs of the Committee on Local Government Finance for preparing the fiscal feasibility report and for an election held on the question of incorporation and a general election of the Mayor and City Council. **Sections 2 and 10** of this bill provide that to the extent that gifts, grants and donations do not cover such expenses, the Board of County Commissioners shall use the Fort Mohave Valley Development Fund to pay the costs.

Sections 13-15 of this bill authorize the elected City Council to perform various functions before the effective date of incorporation, including preparing and adopting a budget, preparing and adopting ordinances, negotiating and preparing contracts for personnel and various services, negotiating with Clark County for the equitable apportionment of the fixed assets of Clark County that are located in the City of Laughlin and negotiating and preparing certain cooperative agreements with the County. **Section 17** provides for the effective date of incorporation, which will be July 1, 2013, if approved by the voters.



THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN
SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

Section 1. The Charter of the City of Laughlin is as follows. Each section of the Charter shall be deemed to be a section of this act for the purpose of any subsequent amendment.

ARTICLE I

*INCORPORATION OF CITY; GENERAL POWERS;
BOUNDARIES; ANNEXATIONS; CITY OFFICES*

Section 1.010 Preamble: Legislative intent; powers.

1. In order to provide for the orderly government of the City of Laughlin and the general welfare of its residents, the Legislature hereby establishes this Charter for the government of the City of Laughlin. It is expressly declared as the intent of the Legislature that all provisions of this Charter be liberally construed to carry out the express purposes of the Charter and that the specific mention of particular powers shall not be construed as limiting in any way the general powers necessary to carry out the purposes of the Charter.

2. Any powers expressly granted by this Charter are in addition to any powers granted to a city by the general law of this State. All provisions of the Nevada Revised Statutes which are applicable generally to cities, unless otherwise expressly mentioned in this Charter or chapter 265, 266 or 267 of NRS, and which are not in conflict with the provisions of this Charter apply to the City of Laughlin.

Sec. 1.020 Incorporation of City.

1. All persons who are inhabitants of that portion of the State of Nevada embraced within the limits set forth in section 1.030 shall constitute a political and corporate body by the name of "City of Laughlin," and by that name they and their successors shall be known in law, have perpetual succession and may sue and be sued in all courts.

2. Whenever used throughout this Charter, "City" means the City of Laughlin.

Sec. 1.030 Description of territory. The territory embraced in the City is hereby defined and established as follows:



1. All those portions of Township 32 South, Range 64 East; Township 32 South, Range 65 East; Township 32 South, Range 66 East; Township 33 South, Range 65 East; Township 33 South, Range 66 East; Township 34 South, Range 66 East, M.D.B. & M., which are located in the County of Clark, State of Nevada.

2. Excepting therefrom the following described land:

(a) That land referred to as the Fort Mojave Indian Reservation, approximately 3,842 acres of land, being a portion of Sections 17, 19, 20 thru 22, 27 thru 28, 30 thru 33 and all of Section 29 of Township 33 South, Range 66 East, Clark County, Nevada, and a portion of Section 5 of Township 34 South, Range 66 East, Clark County, Nevada.

(b) Further excepting therefrom Township 34 South, Range 66 East, M.D.B. & M., Clark County, Nevada.

(c) Further excepting therefrom the following described Parcels of land referred to as the "Hotel Corridor":

(1) Parcel 1. The South Half (S 1/2) of the South Half of Section 12 of Township 32 South, Range 66 East, M.D.M., Clark County, Nevada, excepting therefrom State Route 163 recorded in Book 920722 as Instrument 00564, Official Records of Clark County, Nevada, together with Parcel 1 of File 70 of Parcel Maps at Page 20, Official Records of Clark County Nevada, also together with Civic Way recorded in Book 910906 as Instrument Number 00680, Official Records of Clark County, Nevada, lying within the South Half (S 1/2) of the South Half (S 1/2) of said Section 12.

(2) Parcel 2. Section 13, Township 32 South, Range 66 East, M.D.M., Clark County, Nevada, excepting therefrom that remaining portion of Parcel 1 of File 53 of Parcel Maps at Page 53, Official Records of Clark County, Nevada, lying within the Southwest Quarter (SW 1/4) of said Section 13, more particularly described as beginning at the Northeast corner of said Parcel 1, said point being on the Southerly right-of-way line of Bruce Woodbury Drive (90.00 feet wide); thence departing said Southerly right-of-way line and along the Easterly line of said Parcel 1, South 01°08'21" West, 100.00 feet to the Northerly line of Parcel 4 as shown by map thereof recorded in File 98 of Parcel Maps at Page 17, Official Records of Clark County, Nevada; thence along said Northerly line of Parcel 4 the following 2 courses: North 89°59'51" West, 75.00 feet; North 01°08'21" East, 100.00 feet to said Southerly right-of-way and said Northerly line of Parcel 1; thence along said Southerly right-of-way line and



along said Northerly line of Parcel 1, South 89°59'51" East, 75.00 feet to the Point of Beginning.

(3) Parcel 3. Section 24 of Township 32 South, Range 66 East, M.D.M., Clark County, Nevada excepting therefrom Government Lots 7 & 8 of said Section 24, together with Lots 1 & 2 of File 54 of Parcel Maps at Page 79, Official Records of Clark County, Nevada, lying within the Southwest Quarter (SW 1/4) of said Section 24.

Sec. 1.040 Limitation on future annexation. Notwithstanding any provision of law to the contrary, no area may be annexed into the boundaries of the City unless a majority of the owners of the real property that make up the area petition the City Council for annexation into the City.

Sec. 1.050 Form of government.

1. The municipal government provided by this Charter shall be known as the "council-manager government." Pursuant to its provisions and subject only to the limitations imposed by the Constitution of this State and by this Charter, all powers of the City shall be vested in an elective council, hereinafter referred to as "the Council," which shall:

(a) Enact local legislation;

(b) Adopt budgets;

(c) Determine policies; and

(d) Appoint the City Manager, who shall execute the laws and administer the government of the City.

2. All powers of the City shall be exercised in the manner prescribed by this Charter, or if the manner is not prescribed, then in such manner as may be prescribed by ordinance.

Sec. 1.060 Construction of Charter. This Charter, except where the context by clear implication otherwise requires, must be construed as follows:

1. The titles or leadlines which are applied to the articles and sections of this Charter are inserted only as a matter of convenience and ease in reference and in no way define, limit or describe the scope or intent of any provision of this Charter.

2. The singular number includes the plural number, and the plural includes the singular.

3. The present tense includes the future tense.



ARTICLE II

CITY COUNCIL

Sec. 2.010 Number; selection and term; recall. The Council shall have four Council members and a Mayor elected from the City at large in the manner provided in Article X, for terms of 4 years and until their successors have been elected and have taken office as provided in section 2.100, subject to recall as provided in Article XI. No Council member shall represent any particular constituency or district of the City, and each Council member shall represent the entire City.

Sec. 2.020 Qualifications.

1. No person shall be eligible for the office of Council member or Mayor unless he or she is a qualified elector of the City and has been a resident of the City for at least 1 year immediately before the election in which he or she is a candidate. He or she shall hold no other elective public office, but may hold a commission as a notary public or be a member of the Armed Forces reserve. No employee of the City or officer thereof, excluding Council members, receiving compensation under the provisions of this Charter or any City ordinance, shall be a candidate for or eligible for the office of Council member or Mayor without first resigning from city employment or city office.

2. If a Council member or the Mayor ceases to possess any of the qualifications enumerated in subsection 1 or is convicted of a felony, or ceases to be resident of the City, his or her office shall immediately become vacant.

Sec. 2.030 Salaries.

1. For the first 2 years after election of the first members of the Council after adoption of this Charter, each member of the Council shall receive as compensation for his or her services as such a monthly salary of \$125.00, and the member elected to fill the Office of Mayor shall receive the additional amount of \$25.00 for each month said member shall fill the Office of Mayor.

2. After the period specified in subsection 1 and upon recommendation from the Charter Committee established pursuant to section 9.100 of Article IX, the Council may determine the annual salaries of the Mayor and Council members by ordinance. The Council shall not adopt an ordinance which increases or decreases the salary of the Mayor or the Council members during the term for which they have been elected or appointed.



3. *Absence of a member of the Council from all regular and special meetings of the Council during any calendar month shall render him or her ineligible to receive the monthly salary for such a calendar month unless by permission of the Council expressed in its official minutes.*

4. *The Mayor and Council members shall be reimbursed for their personal expenses when conducting or traveling on city business as authorized by the Council. Reimbursement for use of their personal automobiles will be at the rate per mile established by the rules of the Internal Revenue Service of the United States.*

5. *The Mayor and Council members shall receive no additional compensation or benefit other than that mandated by state or federal law.*

Sec. 2.040 Mayor; Mayor Pro Tem; duties.

1. The Mayor shall:

(a) Serve as a member of the Council and preside over its meetings;

(b) Have no administrative duties; and

(c) Be recognized as the head of the city government for all ceremonial purposes and for the purposes of dealing with emergencies if martial law has been imposed on the City by the State or Federal Government.

2. The Council shall elect one of its members to be Mayor Pro Tem, who shall:

(a) Hold such office and title, without additional compensation, for the period of 1 year;

(b) Perform the duties of the Mayor during the absence or disability of the Mayor; and

(c) Assume the position of Mayor, if that office becomes vacant, until the next regular election.

Sec. 2.050 Powers. Except as otherwise provided in this Charter, all powers of the City and the determination of all matters of policy shall be vested in the Council. The Council shall have, without limitation, the power to:

1. Establish other administrative departments and distribute the work of divisions.

2. Adopt the budget of the City.

3. Adopt civil service rules and regulations.

4. Inquire into the conduct of any office, department or agency of the City and make investigations as to municipal affairs.

5. Appoint the members of all boards, commissions and committees for specific or indefinite terms as provided elsewhere in this Charter or in various resolutions or ordinances, with all



such persons serving at the pleasure of the Council, provided, however, that all persons so appointed must be and remain bona fide residents of the City during the tenure of each appointment.

6. Levy such taxes as are authorized by applicable laws.

Sec. 2.060 Powers: Zoning and Planning. The Council may:

1. Divide the City into districts and regulate and restrict the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land within the districts.

2. Establish and adopt ordinances and regulations relating to the subdivision of land.

Sec. 2.070 Council not to interfere in removals.

1. Neither the Council nor any of its members shall direct or request the removal of any person from office by the City Manager or by any of his or her subordinates, or in any manner take part in the removal of officers and employees in the administrative service of the City. Except for the purpose of inquiry and as otherwise provided in this Charter, the Council and its members shall deal with the administrative service solely through the City Manager and neither the Council nor any member thereof shall give orders to any subordinates of the City Manager, either publicly or privately.

2. Any Council member violating the provisions of this section, or voting for a resolution or ordinance in violation of this section, is guilty of a misdemeanor and upon conviction thereof shall cease to be a Council member.

Sec. 2.080 Vacancies in Council. Except as otherwise provided in NRS 268.325, a vacancy on the Council must be filled by appointment by a majority of the remaining members of the Council within 30 days or after three regular or special meetings, whichever is the shorter period of time. In the event of a tie vote among the remaining members of the Council, selection must be made by lot. No such appointment extends beyond the next municipal election.

Sec. 2.090 Creation of new departments or offices; change of duties. The Council by ordinance may:

1. Create, change and abolish offices, departments or agencies, other than offices, departments and agencies established by this Charter.

2. Assign additional functions or duties to offices, departments or agencies established by this Charter, but may not discontinue or assign to any other office, department or agency



any function or duty assigned by this Charter to a particular office, department or agency.

Sec. 2.100 Induction of Council into office; meetings of Council.

1. The Council shall meet within 10 days after each primary municipal election and each general municipal election specified in Article X, to canvass the returns and to declare the results. All newly elected or reelected Mayor or Council members shall be inducted into office at the next regular Council meeting following certification of the applicable general municipal election results. Immediately following such induction, the Mayor Pro Tem shall be designated as provided in section 2.040. Thereafter, the Council shall meet regularly at such times as it shall set by resolution from time to time, but not less frequently than once each month.

2. Special meetings may be held on a call of the Mayor or by a majority of the Council. Reasonable effort must be made to give notice of the special meeting to each Council member, the Mayor, City Clerk, City Attorney and City Manager. Only that business which was stated in the call of the special meeting may be discussed.

3. Except as otherwise provided in NRS 241.0355, a majority of all Council members constitutes a quorum to do business, but a lesser number may meet and recess from time to time, and compel the attendance of the absent Council members.

4. No meeting of the Council may be held for the purpose of conducting or discussing City business except as provided in this section.

Sec. 2.110 Rules of procedure.

1. The Council shall establish rules by ordinance for the conduct of its proceedings and to preserve order at its meetings. It shall, through the City Clerk, maintain a journal record of its proceedings which shall be open to public inspection. Any member of the Council may place items on the Council agenda to be considered by the Council.

2. The Council may organize special committees of its members for the principal functions of the government of the City. It shall be the duty of each such committee to be informed of the business of the city government included within the assigned functions of the committee, and, as ordered by the Council, to report to the Council information or recommendations which shall enable the Council properly to legislate.



Sec. 2.120 Investigations by Council.

1. The Council shall have power to inquire into the conduct of any office, department, agency or officer of the City and to make investigations as to municipal affairs. The Council shall have the power and authority on any investigation or proceeding pending before it to impel the attendance of witnesses, to examine them under oath and to compel the production of evidence before it. Each member of the Council shall have the power to administer oaths and affirmations in any investigation or proceeding pending before the Council.

2. Subpoenas may be issued in the name of the City pursuant to subsection 1 and may be attested by the City Clerk. Disobedience of such subpoenas or the refusal to testify upon other than constitutional grounds shall constitute a misdemeanor, and shall be punishable in the same manner as violations of this Charter are punishable.

Sec. 2.130 Council's power to make and pass ordinances, resolutions.

1. The Council shall have the power to make and pass all ordinances, resolutions and orders, not repugnant to the Constitution of the United States or of the State of Nevada or to the provisions of this Charter, necessary for the municipal government and the management of the city affairs, for the execution of all powers vested in the City, and for making effective the provisions of this Charter.

2. The Council shall have the power to enforce obedience to its ordinances by such fines, imprisonments or other penalties as the Council may deem proper, but the punishment for any offense shall not be greater than the penalties specified for misdemeanors under applicable provisions of Nevada Revised Statutes in effect at the time such offense occurred.

3. The Council may enact and enforce such local police ordinances as are not in conflict with the general laws of the State of Nevada.

4. Any offense made a misdemeanor by the laws of the State of Nevada shall also be deemed to be a misdemeanor in the City of Laughlin whenever such offense is committed within the city limits.

Sec. 2.140 Voting on ordinances and resolutions.

1. No ordinance or resolution shall be passed without receiving the affirmative votes of at least three members of the Council.



2. The ayes and noes shall be taken upon the passage of all ordinances and resolutions and entered upon the journal of the proceedings of the Council. Upon the request of any member of the Council, the ayes and noes shall be taken and recorded upon any vote. All members of the Council present at any meeting shall vote, except:

- (a) Upon matters in which they have financial interest;*
- (b) When they are reviewing an appeal from a decision of a city commission, before which they have appeared as an advocate for or an adversary against the decision being appealed; or*
- (c) When they are required to abstain from voting pursuant to the provisions of NRS 281A.420.*

Sec. 2.150 Enactment of ordinances; subject matter, titles.

1. No ordinance shall be passed except by bill, and when any ordinance is amended, the section or sections thereof must be reenacted as amended, and no ordinance shall be revised or amended by reference only to its title.

2. Every ordinance, except those revising the city ordinances, shall embrace but one subject and matters necessarily connected therewith and pertaining thereto, and the subject shall be clearly indicated in the title, and in all cases where the subject of the ordinance is not so expressed in the title, the ordinance shall be void as to the matter not expressed in the title.

Sec. 2.160 Introduction of ordinances; notice; final action; publication.

1. The style of ordinances must be as follows: "The Council of the City of Laughlin does ordain." All proposed ordinances, when first proposed, must be read by title to the Council, after which an adequate number of copies of the ordinance must be deposited with the City Clerk for public examination and distribution upon request. Notice of the deposit of the copies, together with an adequate summary of the ordinance, must be published once in a newspaper published in the City, if any, otherwise in some newspaper published in the County which has a general circulation in the City, at least 10 days before the adoption of the ordinance. At any meeting at which final action on the ordinance is considered, at least one copy of the ordinance must be available for public examination. The Council shall adopt or reject the ordinance, or the ordinance as amended, within 30 days after the date of publication, except that in cases of emergency, by unanimous consent of the whole Council, final action may be taken immediately or at a special meeting called for that purpose.



2. *After final adoption, the ordinance must be signed by the Mayor, and, together with the votes cast on it, must be:*

(a) Published by title, together with an adequate summary including any amendments, once in a newspaper published in the City, if any, otherwise in a newspaper published in the County and having a general circulation in the City; and

(b) Posted in full in the city hall.

3. *Except as otherwise provided in subsections 4 and 5, all ordinances become effective 20 days after publication.*

4. *Emergency ordinances having for their purpose the immediate preservation of the public peace, health or safety, containing a declaration of and the facts constituting its urgency and passed by a four-fifths vote of the Council, and ordinances calling or otherwise relating to a municipal election, become effective on the date specified therein.*

5. *All ordinances having for their purpose the lease or sale of real estate owned by the City, except city-owned subdivision or cemetery lots, may be effective not fewer than 5 days after the publication.*

Sec. 2.170 Adoption of specialized, uniform codes. An ordinance adopting any specialized or uniform building, plumbing or electrical code or codes, printed in book or pamphlet form or any other specialized or uniform code or codes of any nature whatsoever so printed, may adopt such code, or any portion thereof, with such changes as may be necessary to make the same applicable to conditions in the City, and with such other changes as may be desirable, by reference thereto, without the necessity of reading the same at length. Such code, upon adoption, need not be published if an adequate number of copies of such code, either typewritten or printed, with such changes, if any, have been filed for use and examination by the public in the Office of the City Clerk at least 1 week before the passage of the ordinance adopting the code, or any amendment thereto. Notice of such filing shall be given in accordance with the provisions of subsection 2 of section 2.160.

Sec. 2.180 Codification of ordinances; publication of Code.

1. *The Council shall have the power to codify and publish a code of its municipal ordinances in the form of a Municipal Code, which Code may, at the election of the Council, have incorporated therein a copy of this Charter and such additional data as the Council may prescribe.*



2. *The ordinances in the Code shall be arranged in appropriate chapters, articles and sections, excluding the titles, enacting clauses, attestations and other formal parts.*

3. *The codification shall be adopted by an ordinance which shall not contain any substantive changes, modifications or alterations of existing ordinances, and the only title necessary for the ordinance shall be "An ordinance for codifying and compiling the general ordinances of the City of Laughlin."*

4. *The codification may, by ordinance regularly passed, adopted and published, be amended or extended.*

Sec. 2.190 Independent annual audit. Before the end of each fiscal year, the Council shall designate qualified accountants who, as of the end of the fiscal year, shall make a complete and independent audit of accounts and other evidences of financial transactions of the city government and shall submit their report to the Council and to the City Manager. Such accountants shall have no personal interest, direct or indirect, in the fiscal affairs of the city government or of any of its officers. They shall not maintain any accounts or records of the city business, but, within specifications approved by the Council, shall postaudit the books and documents kept by the Department of Finance and any separate or subordinate accounts kept by any other office, department or agency of the city government.

ARTICLE III

CITY MANAGER

Sec. 3.010 Appointment and qualifications.

1. *The Council shall appoint a City Manager by a majority vote who by virtue of his or her position as City Manager shall be an officer of the City and who shall have the powers and shall perform the duties in this Charter provided. No member of the Council shall receive such appointment during the term for which he or she shall have been elected, nor within 1 year after the expiration of his or her term.*

2. *The City Manager shall be chosen on the basis of his or her executive and administrative qualifications. The City Manager shall be paid a salary commensurate with his or her responsibilities as Chief Administrative Officer of the City as set by resolution of the Council.*



3. The Council shall appoint the City Manager for an indefinite term and may remove him or her in accordance with the procedures set forth in section 3.020.

Sec. 3.020 Removal.

1. Before removal of the City Manager may become effective, the Council must adopt, by the affirmative votes of at least four members, a resolution that must state the reasons for the proposed removal of the City Manager and may provide for the suspension of the City Manager from duty, but shall in any case cause to be paid him or her forthwith any unpaid balance of his or her salary and his or her salary for the next calendar month following the date of adoption of the resolution. A copy of the resolution must be delivered promptly to the City Manager.

2. The City Manager may reply in writing, and any member of the Council may request a public hearing, which, if requested, shall be held not earlier than 20 days or later than 30 days after the filing of such request. After such public hearing, if one be requested, and after full consideration, the Council may remove the City Manager by motion adopted by the affirmative votes of at least four members of the Council.

Sec. 3.030 Powers and duties. The City Manager shall be the Chief Administrative Officer and the Head of the Administrative Branch of the city government. The City Manager shall be responsible to and under the direction of the Council for the proper administration of all affairs of the City. Without limiting the foregoing general grant of powers, responsibilities, and duties, the City Manager shall have the power and be required to:

1. Subject to the civil service rules and regulations adopted by the Council, and with the approval of the Council, appoint all department heads and officers of the City except those officers the power of appointment of whom is vested in the Council and as otherwise provided in this Charter;

2. Subject to the civil service rules and regulations adopted by the Council and ordinances adopted pursuant thereto, pass upon and approve all proposed appointments and removals of subordinate employees, by all officers and heads of offices, agencies and departments;

3. Prepare the budget annually and submit it to the Council and be responsible for its administration after adoption;

4. Prepare and submit to the Council at the end of the fiscal year a complete report of the finances and administrative activities of the City for the preceding fiscal year;



5. *Keep the Council advised of the financial condition and future needs of the City and make such recommendations as may seem to him or her desirable;*

6. *Keep himself or herself informed of the activities of the several agencies, offices and departments of the City and see to the proper administration of their affairs and the efficient conduct of their business;*

7. *Be vigilant and active in causing all provisions of the law to be executed and enforced;*

8. *Perform all such duties as may be prescribed by this Charter or required of him or her by the Council, not inconsistent with this Charter;*

9. *Submit a monthly report to the Council covering significant activities of the city agencies, offices and departments under his or her supervision and any significant changes in administrative rules and procedures promulgated by him or her; and*

10. *Submit special reports in writing to the Council in answer to any requests for information filed with the City Manager by a member of the Council.*

Sec. 3.040 Seat at Council table. The City Manager shall be accorded a seat at the Council table and shall be entitled to participate in the deliberations of the Council, but shall not have a vote. The City Manager shall attend all regular and special meetings of the Council unless physically unable to do so or unless his or her absence has received prior approval by a majority of the Council.

Sec. 3.050 Absence, disability. To perform his or her duties during his or her temporary absence or disability, the City Manager may designate by letter filed with the City Clerk one of the other officers or department heads of the City to serve as acting City Manager during such temporary absence or disability. Such designation shall be subject to change thereof by the Council. In the event of the failure of the City Manager to make such a designation, the Council may by resolution appoint an officer or department head of the City to perform the duties of the City Manager until he or she shall be prepared to resume the duties of office.



ARTICLE IV

OFFICERS AND EMPLOYEES

Sec. 4.010 City administrative organization.

1. The Council may provide by ordinance not inconsistent with this Charter for the organization, conduct and operation of the several offices, departments and other agencies of the City as established by this Charter, for the creation of additional departments, divisions, offices and agencies and for their alteration or abolition, for their assignment and reassignment to departments, and for the number, titles, qualifications, powers, duties and compensation of all officers and employees.

2. The Council by ordinance may assign additional functions or duties to offices, departments or other agencies established by this Charter, but, except as otherwise provided in subsection 3, shall not discontinue or assign to any other office, department or other agency any function or duty assigned by this Charter to a particular office, department or agency. No office provided in this Charter, to be filled by appointment by the City Manager, shall be combined with an office provided in this Charter to be filled by appointment by the Council.

3. Notwithstanding the foregoing, the Council may transfer or consolidate functions of the city government to or with appropriate functions of the state or county government and, in case of any such transfer or consolidation, the provisions of this Charter providing for the functions of the city government so transferred or consolidated, shall be deemed suspended during the continuance of such transfer or consolidation, to the extent that such suspension is made necessary or convenient and is set forth in the ordinance establishing such transfer or consolidation. Any such transfer or consolidation may be repealed by ordinance.

4. Subject to the civil service rules and regulations adopted by the Council and section 3.020 of Article III, all officers and department heads of the City, except the City Attorney, Municipal Judge and the City Clerk, shall be appointed by the City Manager and shall thereafter serve at the pleasure of the City Manager.

5. Officers of the City appointed by the Council shall be required to reside within the city limits within 3 months of appointment. Employees of the City shall be required to live within a 50-mile radius of the City within 6 months of employment.



Sec. 4.020 Officers appointed by the Council.

1. In addition to the City Manager, the Council shall appoint the City Attorney and the Municipal Judge, if required pursuant to section 5.020 of Article V, who shall serve at the pleasure of the Council and may be removed by motion of the Council adopted by the affirmative votes of at least four members of the Council.

2. Subject to the provisions of this Charter and rules and regulations adopted by the Council, the Council shall appoint the City Clerk who shall serve at the pleasure of the Council and may be removed by motion of the Council adopted by the affirmative votes of three members of the Council.

3. The appointments of city officers pursuant to subsections 1 and 2 shall be for indefinite terms, and each such officer shall receive such compensation and other benefits as may be determined by resolution of the Council from time to time.

4. Any city officer may be temporarily suspended with full pay at any time by a majority vote of the Council, but no city officer may be removed from office unless he or she has first been given an opportunity for a hearing before the Council, at his or her request, with not less than 7 days' prior notice of the time and place of the hearing. Such hearing may be either public or private, as requested by the officer, and at the hearing, the officer may be assisted by his or her own legal counsel. Any action of the Council following such hearing shall be considered final and conclusive. If a city officer is so removed, the Council will appoint a person as a temporary replacement to perform the duties of the removed officer, and will appoint a qualified person as a permanent replacement officer as soon as practicable.

5. No person shall be appointed as a city officer who is a grandparent, parent, uncle, aunt, brother, sister, nephew, niece, child or grandchild, by birth, marriage or adoption, of a city officer, employee or Council member at the time of appointment.

Sec. 4.030 City Clerk powers and duties. The City Clerk shall have the power and be required to:

1. Receive all documents addressed to the Council and present such documents to the Council.

2. Attend all meetings of the Council and its committees and be responsible for:

(a) Recording and maintaining an accurate journal of Council proceedings;

(b) Recording the ayes and noes in the final action upon the questions of granting franchises, making of contracts, approving of bills, disposing of or leasing city property, the passage or



reconsideration of any ordinance, or upon any other act that involves the payment of money or the incurring of debt by the City; and

(c) Other duties as required upon the call of any member of the Council.

3. Maintain the journal of Council proceedings in books which shall bear appropriate titles and which shall be available for public inspection.

4. Maintain separate books in which shall be recorded respectively all ordinances and resolutions, with the certificate of the City Clerk annexed to each thereof stating the same to be the original or a correct copy, and as to an ordinance requiring publication, stating that the same has been published or posted in accordance with this Charter, and maintain all such books properly indexed and available for public inspection when not in actual use.

5. Have charge of the repository for contracts, surety bonds, agreements, and other related documents of City business.

6. Maintain custody of the City seal.

7. Administer oaths or affirmations, take affidavits and depositions pertaining to the affairs and business of the City, and issue certified copies of official City records.

8. Conduct all City elections.

Sec. 4.040 City Attorney; qualifications, power and duties.

1. The City Attorney shall be an attorney at law duly licensed under the laws of the State of Nevada. He or she shall devote such time to the duties of his or her office as may be specified in the ordinance or resolution fixing the compensation of such office. If practicable, the Council shall appoint an attorney who has had special training or experience in municipal corporation law.

2. The City Attorney shall have the power and be required to:

(a) Represent and advise the Council and all city officers in all matters of law pertaining to their offices;

(b) Attend all meetings of the Council and give his or her advice or opinion in writing whenever requested to do so by the Council or by any of the officers and boards of the City;

(c) Prepare or approve all proposed ordinances and resolutions for the City, and amendments thereto;

(d) Prosecute on behalf of the people such criminal cases for violation of this Charter or city ordinances, and of misdemeanor offenses and infractions arising upon violations of the laws of the State as, in his or her opinion, that of the Council or of the City Manager, warrant his or her attention;



(e) Represent and appear for the City, any city officer or employee, or former city officer or employee, in any or all actions and proceedings in which the City or any such officer or employee, in or by reason of his or her official capacity, is concerned or is a party;

(f) Approve the form of all bonds given to, and all contracts made by, the City, endorsing his or her approval thereon in writing; and

(g) On vacating the office, surrender to his or her successor all books, papers, files and documents pertaining to the City's affairs.

3. The Council shall have control of all legal business and proceedings and may employ other attorneys to take charge of any litigation or matter or to assist the City Attorney therein.

Sec. 4.050 Director of Finance; qualifications, powers and duties.

1. The person appointed by the City Manager for the position of Director of Finance shall be qualified to administer and direct an integrated Department of Finance.

2. The Director of Finance shall have the power and be required to:

(a) Have charge of the administration of the financial affairs of the City under the direction of the City Manager.

(b) Supervise and be responsible for the disbursement of all money and have control over all expenditures to ensure that budget appropriations are not exceeded.

(c) Supervise a system of financial internal control including the auditing of all purchase orders before issuance, the auditing and approving before payment of all invoices, bills, payrolls, claims, demands or other charges against the City, and, with the advice of the City Attorney, when necessary, determining the regularity, legality and correctness of such charges.

(d) With the advice of the City Attorney, settle claims, demands or other charges, including the issuing of warrants therefor.

(e) Maintain general and cost accounting systems for the city government and each of its offices, departments and other agencies.

(f) Keep separate accounts for the items of appropriation contained in the city budget. Each account shall show the amount of appropriations, the amounts paid therefrom, the unpaid obligations against it and the unencumbered balance.



(g) Require reports of the receipts and disbursements from each receiving and expending agency of the city government to be made daily or at such intervals as he or she may deem expedient.

(h) Submit to the Council through the City Manager a monthly statement of all receipts and disbursements and other financial data in sufficient detail to show the exact financial condition of the City, and, as of the end of each fiscal year, submit a complete financial statement and report.

(i) Administer the license and business tax program of the City.

(j) Direct treasury administration for the City, including, without limitation:

(1) Receiving and collecting revenues and receipts from whatever source;

(2) Maintaining custody of all public funds belonging to or under the control of the City or any office, department or other agency of the city government; and

(3) Depositing all funds coming into his or her hands in such depository as may be designated by resolution of the Council, or, if no such resolution is adopted, by the City Manager, in compliance with all of the provisions of the Constitution and laws of this State governing the handling, depositing, and securing of public funds.

(k) Direct centralized purchasing and a property control system for the city government under rules and regulations to be prescribed by ordinance.

Sec. 4.060 Performance review. On or before the annual anniversary date of the appointment of persons serving in the positions of City Manager, City Attorney and City Clerk, the Council shall review and evaluate the performance of such appointees.

Sec. 4.070 Appointment powers of department heads. Subject to the approval of the City Manager and subject to civil service rules and regulations adopted by the Council, each head of a department, office or other agency shall have the power to appoint and remove such deputies, assistants, subordinates and employees as are provided for by the Council for his or her department, office or other agency.



ARTICLE V

JUDICIAL

Sec. 5.010 Municipal court. The municipal court must be presided over by the Justice of the Peace of Laughlin Township as ex officio municipal judge.

Sec. 5.020 Municipal judge appointed. If the Office of Justice of the Peace of Laughlin Township ceases to exist, the municipal court shall be presided over by a municipal judge appointed by the Council.

ARTICLE VI

CITY BUDGETS

Sec. 6.010 Budgets. Budgets for the City shall be prepared in accordance with and shall be governed by the provisions of the general laws of the State pertaining to budgets of cities.

ARTICLE VII

PUBLIC IMPROVEMENTS AND REPAIRS

Sec. 7.010 Expenses of improvements; payment by funds or by special assessments. The expenses of public improvements and repairs, such as the improvement of streets and alleys by grading, paving, graveling and curbing, the construction, repair, maintenance and preservation of sidewalks, drains, curbs, gutters, storm sewers, drainage systems, sewerage systems and sewerage disposal plants, may be paid from the General Fund or Street Fund or the cost or portion thereof as the Council shall determine, may be defrayed by special assessments upon lots and premises abutting upon that part of the street or alley so improved or proposed so to be, or the land abutting upon such improvement and such other lands as in the opinion of the Council may benefit by the improvement all in the manner contained in the provisions of the Nevada Revised Statutes.



ARTICLE VIII

CITY ASSESSOR; TAX RECEIVER; FINANCES AND PURCHASING

Sec. 8.010 Clark County Assessor to be ex officio City Assessor. The County Assessor of Clark County shall, in addition to the duties now imposed upon him or her by law, act as the Assessor of the City and shall be ex officio City Assessor, without further compensation. He or she shall perform such duties as the Council may by ordinance prescribe with the County Assessor's consent.

Sec. 8.020 Clark County Treasurer to be ex officio City Tax Receiver. The County Treasurer of Clark County shall, in addition to the duties now imposed upon him or her by law, act as ex officio City Tax Receiver. He or she shall receive and safely keep all moneys that come to the City by taxation, and shall pay the same to the Director of Finance. The City Tax Receiver may, with the consent of the Council, collect special assessments which may be levied by authority of this Charter or city ordinance when they become due and payable, and whenever and wherever the general laws of the State of Nevada regarding the authorized acts of tax receivers may be, the same hereby are, made applicable to the City Tax Receiver of the City of Laughlin, in the collection of city special assessments.

Sec. 8.030 Procedures for city purchasing. All purchases of goods or services of every kind or description for the City by any office, commission, board, department or any division thereof shall be made in conformance with the Nevada Revised Statutes, as amended from time to time.

Sec. 8.040 Transfer of appropriations. The City Manager may at any time transfer any unencumbered appropriation balance or portion thereof between general classifications of expenditures within an office, department or agency.

Sec. 8.050 When contracts and expenditures prohibited.

1. No officer, department or agency shall, during any budget year, expend or contract to expend any money or incur any liability, or enter into any contract which by its terms involves the expenditure of money, for any purpose, in excess of the amounts appropriated for that general classification of expenditure pursuant to this Charter. Any contract, verbal or written, made in violation of this Charter shall be null and void. Any officer or employee of the City who violates this section shall be guilty of a



misdemeanor and, upon conviction thereof, shall cease to hold his or her office or employment.

2. Nothing in this section shall prevent the making of contracts or the spending of money for capital improvements to be financed in whole or in part by the issuance of bonds, nor the making of contracts of lease or for services for a period exceeding the budget year in which such contract is made, when such contract is permitted by law.

ARTICLE IX

APPOINTIVE BOARDS AND COMMISSIONS

Sec. 9.010 Established; enumerated.

1. The Council may create by ordinance such other appointive boards or commissions as in its judgment are required and may grant to them powers and duties as are consistent with the provisions of this Charter. The Council, by motion adopted by the affirmative votes of at least a majority of its members, may appoint from time to time temporary committees as deemed advisable to render counsel and advice to the appointing authorities on any designated matters or subjects within the jurisdiction of such authorities.

2. The Personnel Board is hereby established and has the powers and duties contained in this Article.

Sec. 9.020 Appointments, removals, vacancies, terms.

1. Except as otherwise specified in this Charter, the members of each of the appointive boards and commissions shall be appointed, and may be removed, by the Council, subject in both appointment and removal by the affirmative votes of a majority of the Council. For the purposes of this rule, residency is only required at the time of nomination.

2. If a member of a board or commission:

(a) Is absent from two regular meetings of such board or commission, consecutively, unless by permission of such board or commission expressed in its official minutes;

(b) Fails to attend at least one-half of the regular meetings of such board or commission within a calendar year;

(c) Is convicted of a crime involving moral turpitude; or

(d) Ceases to be a qualified elector of the City,

↳ the office of that member shall become vacant and shall be so declared by the Council.



3. *Except as otherwise provided in subsection 2 or section 9.030, the members of such boards and commissions shall serve for a term of 2 years and until their respective successors are appointed and qualified.*

Sec. 9.030 Prohibition against serving as treasurer for campaign committee. If any member of an appointive board or commission shall become the treasurer of a campaign committee which receives contributions for any candidate for Mayor or Council member, his or her office shall become vacant and shall be so declared by the Council. Any provisions of this Article notwithstanding, no person who serves as the treasurer of a campaign committee which receives contributions for any candidate for Mayor or Council member shall be eligible for appointment to any appointive board or commission.

Sec. 9.040 Appropriations therefor. The Council shall include in its annual budget such appropriations of funds as, in its opinion, shall be sufficient for the efficient and proper functioning of such appointive boards and commissions.

Sec. 9.050 Meetings; chair.

1. *The election of each chair and vice chair shall be held at the meetings of the respective boards and commissions during the month of July of each year. The board or commission, in the event of a vacancy in the office of the chair or vice chair, shall elect one of its members for the unexpired term. The chair shall have the responsibility for informing the Council or board, commission or committee of actions or inactions and the reasons therefor.*

2. *Each board or commission, other than the Personnel Board, shall hold a regular meeting at least once a month with reasonable provision for attendance by the public. The City Manager shall designate a secretary for the recording of minutes for each such board and commission, who shall keep a record of its proceedings and transactions. Each board and commission shall prescribe rules and regulations governing its operations which shall be consistent with this Charter and shall be filed with the City Clerk for public inspection. The Personnel Board shall meet monthly, provided there is business on the agenda to come before it. In the event no business is placed on the Personnel Board's agenda 5 days preceding the tentative meeting date, no meeting need be held, provided that in no event shall more than 3 months intervene between meetings of the Personnel Board.*

Sec. 9.060 Compensation. The members of appointive boards and commissions shall receive such compensation, if any, as may be prescribed by ordinance and may receive



reimbursement for necessary traveling and other expenses when on official duty of the City when such expenditure has been so authorized by the board or commission and subject to rules and regulations prescribed by ordinance or order of the Council.

Sec. 9.070 Attendance of witnesses; oaths and affirmations. Each appointive board or commission shall have the same power as the Council to compel the attendance of witnesses, to examine them under oath and to compel the production of evidence before it. Each member of any such board or commission shall have the power to administer oaths and affirmations in any investigation or proceeding pending before such board or commission.

Sec. 9.080 Personnel Board: Membership. The Personnel Board shall consist of five members to be appointed by the Council from the qualified electors of the City. None of the members shall be removed from office without reasonable and sufficient cause, in accordance with procedures as provided by ordinance. None of the members shall hold public office or employment in the city government or be a candidate for any other public office or position, be an officer of any local, state or national partisan political club or organization, or while a member of the Personnel Board or for a period of 1 year after he or she has ceased for any reason to be a member, be eligible for appointment to any salaried office or employment in the service of the City.

Sec. 9.090 Personnel Board: Powers and duties. The Personnel Board shall have the power and be required to:

1. Hear appeals pertaining to the disciplinary suspension, demotion or dismissal of any officer or employee having permanent status in any office, position or employment in the civil service, and as otherwise provided for in the civil service rules and regulations;

2. Consider matters that may be referred to it by the Council or the City Manager and render such counsel and advice in regard thereto as may be requested by the referring authorities;

3. By its own motion, make such studies and investigations as it may deem necessary for the review of civil service rules and regulations, or to determine the wisdom and efficacy of the rules, regulations, policies, plans and procedures dealing with civil service matters and report its findings and recommendations to the City Manager or the Council, or to both such authorities, as it may see fit; and

4. Conduct public hearings on proposed revisions of civil service rules and regulations in the manner as prescribed by



ordinance and advise the Council of its findings in such matters within 60 days.

Sec. 9.100 Charter Committee: Appointment; terms; qualifications; compensation.

1. The Charter Committee must be appointed as follows:

(a) One member by each member of the Council.

(b) One member by the Mayor.

(c) One member by each member of the Senate and Assembly delegation representing the residents of the City.

2. Each member shall:

(a) Serve during the term of the person by whom he or she was appointed;

(b) Be a registered voter of the City; and

(c) Reside in the City during his or her term of office.

3. Members of the Committee are entitled to receive compensation, in an amount set by ordinance of the Council, for each full meeting of the Committee they attend.

Sec. 9.110 Charter Committee: Meetings; duties.

The Charter Committee shall:

1. Meet at least once every 2 years immediately before the beginning of each regular session of the Legislature and when requested by the Council or the Chair of the Committee.

2. Prepare recommendations to be presented to the Legislature on behalf of the City concerning all necessary amendments to this Charter.

3. Recommend to the Council the salary to be paid all elective officers for the ensuing term.

4. Perform all functions and do all things necessary to accomplish the purposes for which it is established, including, but not limited to, holding meetings and public hearings, and obtaining assistance from City officers.

Sec. 9.120 Charter Committee members: Removal; grounds.

1. Any member of the Charter Committee may be removed by a majority of the remaining members of the Committee for cause, including the failure or refusal to perform the duties of office, the absence from three successive regular meetings, or ceasing to meet any qualification for appointment to the Committee.

2. In case of removal, a replacement must be appointed by the officer who appointed the removed member.



ARTICLE X

CITY ELECTIONS

Sec. 10.010 Applicability of state election laws. All city elections must be nonpartisan in character and must be conducted in accordance with the provisions of the general election laws of the State of Nevada and any ordinance regulations as adopted by the Council which are consistent with law and this Charter.

Sec. 10.020 Terms. All full terms of office in the Council are 4 years, and Council members and the Mayor must be elected at large without regard to precinct residency. Two full-term Council members and the Mayor are to be elected in each year of a federal presidential election, and two full-term Council members are to be elected 2 years immediately following a federal presidential election. In each election, the candidates receiving the greatest number of votes must be declared elected to the vacant full-term positions.

Sec. 10.030 Specific Council positions. In the event a 2-year term position on the Council will be available at the time of a municipal election as provided in section 10.020, a candidate must file specifically for such a position. The candidate receiving the greatest respective number of votes must be declared elected to the available 2-year position.

Sec. 10.040 Municipal elections. Except as otherwise provided in this Charter, a primary municipal election and a general municipal election must be held on the dates fixed by the election laws of this State for statewide elections.

Sec. 10.050 Primary not required. A primary municipal election must not be held if not more than double the number of Council members to be elected file as candidates. A primary municipal election must not be held for the Office of Mayor if not more than two candidates file for that position. The primary municipal election must be held for the purpose of eliminating candidates in excess of a figure double the number of Council members to be elected.

Sec. 10.060 General municipal election not required. If, in the primary municipal election, a candidate receives votes equal to a majority of voters casting ballots in that election, he or she shall be considered elected to one of the vacancies and his or her name shall not be placed on the ballot for the general municipal election.



Sec. 10.070 Voters entitled to vote for each seat on ballot. In each primary municipal election and general municipal election, voters shall be entitled to cast ballots for candidates in a number equal to the number of seats to be filled in the city elections.

Sec. 10.080 Council to control elections. The conduct of all municipal elections shall be under the control of the Council, which shall adopt by ordinance all regulations which it considers desirable and consistent with law and this Charter. Nothing in this Charter shall be construed as to deny or abridge the power of the Council to provide for supplemental regulations for the prevention of fraud in such elections and for the recount of ballots in cases of doubt or fraud.

ARTICLE XI

INITIATIVE, REFERENDUM AND RECALL

Sec. 11.010 Registered voters' power of initiative and referendum concerning city ordinances. The registered voters of a city may:

1. Propose ordinances to the Council and, if the Council fails to adopt an ordinance so proposed without change in substance, adopt or reject it at a primary or general municipal election or primary or general state election; and

2. Require reconsideration by the Council of any adopted ordinance, and if the Council fails to repeal an ordinance so considered, approve or reject it at a primary or general municipal election or primary or general state election.

Sec. 11.020 Initiative and referendum proceedings. All initiative and referendum proceedings shall be conducted in conformance with the provisions of the Nevada Revised Statutes, as amended from time to time.

Sec. 11.030 Results of election.

1. If a majority of the registered voters voting on a proposed initiative ordinance vote in its favor, it shall be considered adopted upon certification of the results of the election and must be treated in all respects in the same manner as ordinances of the same kind adopted by the Council. If conflicting ordinances are approved at the same election, the one receiving the greatest number of affirmative votes prevails to the extent of the conflict.



2. *If a majority of the registered voters voting on a referred ordinance vote against it, it shall be considered repealed upon certification of the results of the election.*

3. *No initiative ordinance voted upon by the registered voters or an initiative ordinance in substantially the same form as one voted upon by the people, may again be placed on the ballot until the next primary or general municipal election or primary or general state election.*

Sec. 11.040 Repealing ordinances; publication. Initiative and referendum ordinances adopted or approved by the voters may be published and shall not be amended or repealed by the Council, as in the case of other ordinances.

Sec. 11.050 Recall of Council members. As provided by the general laws of this State, every member of the Council is subject to recall from office.

ARTICLE XII

PUBLIC UTILITIES

Sec. 12.010 Granting of franchises.

1. *The City shall have the power to grant a franchise to any private corporation for the use of streets and other public places in the furnishing of any public utility service to the City and to its inhabitants.*

2. *All franchises and any renewals, extensions and amendments thereto shall be granted only by ordinance. A proposed franchise ordinance shall be submitted to the City Manager, and he or she shall render to the Council a written report containing recommendations thereon.*

3. *The City shall have the power, as one of the conditions of granting any franchise, to impose a franchise tax, either for the purpose of license or for revenue.*

Sec. 12.020 Conditions and transfer of franchises.

1. *Every franchise or renewal, extension or amendment of a franchise hereafter granted shall:*

(a) *Include that the City may issue such orders with respect to safety and other matters as may be necessary or desirable for the community; and*

(b) *Reserve to the City the right to make all future regulations or ordinances deemed necessary for the preservation of the health, safety and public welfare of the City, including, without limitation, regulations concerning the imposition of uniform codes upon the*



utilities, standards and rules concerning the excavations and use to which the streets, alleys and public thoroughfares may be put and regulations concerning placement of easement improvements such as poles, valves, hydrants and the like.

2. No franchise shall be transferred hereafter by any utility to another without the approval of the Council, and as a condition to such approval, the successor in interest to the said franchise shall execute a written agreement containing a covenant that it will comply with all the terms and conditions of the franchise then in existence.

Sec. 12.030 Condemnation. The City, by initiative ordinance, shall have the right to condemn the property of any public utility subject to the provisions of chapter 37 of NRS. The public utility shall receive just compensation for the taking of its property. Such an initiative petition must be voted on by the people and cannot be passed by simple acceptance of the Council.

Sec. 12.040 Establishment of municipally owned and operated utilities.

1. The City shall have power to own and operate any public utility, to construct and install all facilities that are reasonably needed and to lease or purchase any existing utility properties used and useful in public service.

2. The Council may provide by ordinance for the establishment of such utility, but an ordinance providing for a newly owned and operated utility shall be enacted only after such hearings and procedure as required herein for the granting of a franchise, and shall also be submitted to and approved at a popular referendum provided that an ordinance providing for any extension, enlargement or improvement of an existing utility may be enacted as a matter of general municipal administration.

3. The City shall have the power to execute long-term contracts for the purpose of augmenting the services of existing municipally owned utilities. Such contracts shall be passed only in the form of ordinances and may exceed in length the terms of office of the members of the Council.

Sec. 12.050 Municipal utility organizations.

1. The Council may provide for the establishment of a separate department to administer the utility function, including the regulation of privately owned and operated utilities and the operation of municipally owned utilities. Such department shall keep separate financial and accounting records for each municipally owned and operated utility and before February 1 of each fiscal year, shall prepare for the City Manager, in



accordance with his or her specifications, a comprehensive report of each utility. The responsible departments or officer shall endeavor to make each utility financially self-sustaining, unless the Council shall by ordinance adopt a different policy. All net profits derived from municipally owned and operated utilities may be expended in the discretion of the Council for general municipal purposes.

2. The rates for the products and services of any municipally owned and operated utility shall only be established, reduced, altered or increased by resolution of the Council following a public hearing.

Sec. 12.060 Financial provisions.

1. The City may finance the acquisition of privately owned utility properties, the purchase of land and the cost of all construction and property installation for utility purposes by borrowing in accordance with the provisions of general law.

2. Appropriate provisions shall be made for the amortization and retirement of all bonds within a maximum period of 40 years. Such amortization and retirement may be effected through the use of depreciation funds or other financial resources provided through the earnings of the utility.

Sec. 12.070 Sale of public utilities; proviso.

1. No public utility of any kind, after having been acquired by the City, may thereafter be sold or leased by the City, unless the proposition for the sale or lease has been submitted to the electors of the City at a special election or primary or general municipal election or primary or general state election. After a majority vote of those electors in favor of the sale, the sale may not be made except after 30 days' published notice thereof, except that the provisions of this section do not apply to a sale by the Council of parts, equipment, trucks, engines and tools which have become obsolete or worn out, any of which equipment may be sold by the Council in the regular course of business.

2. A special election may be held only if the Council determines, by a unanimous vote, that an emergency exists. The determination made by the Council is conclusive unless it is shown that the Council acted with fraud or a gross abuse of discretion. An action to challenge the determination made by the Council must be commenced within 15 days after the Council's determination is final. As used in this subsection, "emergency" means any unexpected occurrence or combination of occurrences which requires immediate action by the Council to prevent or



mitigate a substantial financial loss to the City or to enable the Council to provide an essential service to the residents of the City.

ARTICLE XIII

MISCELLANEOUS PROVISIONS

Sec. 13.010 Removal of officers and employees. Subject to the provisions of this Charter not inconsistent herewith, any employee of the City may be suspended or dismissed from employment at any time by the City Manager or by any applicable person appointed by the City Manager pursuant to this Charter. Unless otherwise provided in this Charter, any such action shall be considered final and conclusive and shall not be subject to appeal to any city governmental entity.

Sec. 13.020 Right of City Manager and other officers of Council. The City Manager shall have the right to take part in the discussion of all matters coming before the Council, and the directors and other officers shall be entitled to take part in all discussions of the Council relating to their respective offices, departments or agencies.

Sec. 13.030 Personal interest.

1. No elective or appointive officer shall take any official action on any contract or other matter in which he or she has any financial interest.

2. A violation of the provisions of this section shall constitute a misdemeanor, subject to a penalty not to exceed the penalties specified for misdemeanors under applicable provisions of Nevada Revised Statutes in effect at the time of such violation.

Sec. 13.040 Official bonds. Officers or employees, as the Council may by general ordinance require so to do, including a municipal court judge appointed pursuant to section 5.020 of Article V, if any, shall give bond in such amount and with such surety as may be approved by the Council. The premiums on such bonds shall be paid by the City.

Sec. 13.050 Oath of office. Every officer of the City shall, before entering upon the duties of his or her office, take and subscribe to the official oath of office of the State of Nevada:



“I....., do solemnly swear (or affirm) that I will support, protect and defend the Constitution and Government of the United States and the Constitution and Government of the State of Nevada, against all enemies, whether domestic or foreign, and that I will bear true faith, allegiance and loyalty to the same, any Ordinance, Resolution or Law of any State notwithstanding, and I will well and faithfully perform all the duties of the Office of..... on which I am about to enter; (if any oath) so help me God; (if any affirmation) under the pains and penalties of perjury.”

Sec. 13.060 Short title; citation of City of Laughlin Act of 2011. This Charter shall be known and may be cited as the City of Laughlin Charter.

Sec. 13.070 Construction of Charter; separability of provisions.

1. Whenever any reference is made to any portion of the Nevada Revised Statutes or of any other law of the State or of the United States, such reference shall apply to all amendments and additions thereto now or hereafter made.

2. If any section or part of a section of this Charter shall be held invalid by a court of competent jurisdiction, such holding shall not affect the remainder of this Charter nor the context in which such section or part of section so held invalid may appear, except to the extent that an entire section or part of a section may be inseparably connected in meaning and effect with the section or part of the section to which such holding shall directly apply.

Sec. 2. Section 9 of the Fort Mohave Valley Development Law, being chapter 427, Statutes of Nevada 2007, as amended by chapter 369, Statutes of Nevada 2009, at page 1860, is hereby amended to read as follows:

Sec. 9. Limitations on use of money.

~~{The}~~

1. Except as otherwise provided in subsection 2, the Board of County Commissioners may use money in the Fort Mohave Valley Development Fund only to:

~~{1-}~~ *(a) Purchase or otherwise acquire lands described in sections 4 and 8 of this act; and*

~~{2-}~~ *(b) Administer the Fort Mohave Valley Development Law exclusively for the purposes of developing the Fort Mohave Valley and any general improvement district, special district, town or city whose territory contains all or a part of the land in the Fort Mohave Valley, including, without*



limitation, the planning, design and construction of capital improvements which develop the land in the Fort Mohave Valley or in any general improvement district, special district, town or city whose territory contains all or a part of the land in the Fort Mohave Valley.

2. *The Board of County Commissioners shall use money in the Fort Mohave Valley Development Fund to pay:*

(a) Any costs incurred by the Committee on Local Government Finance created by NRS 354.105, for the preparation of the report related to the fiscal feasibility of the incorporation of the City of Laughlin that is required by section 4 of this act;

(b) Any costs incurred by the County to hold the elections described in sections 5 and 11 this act; and

(c) Any other costs incurred by the County or City of Laughlin associated with the incorporation of the City of Laughlin,

↳ to the extent that gifts, grants or donations are not available to pay for the expenses.

Sec. 3. As used in sections 3 to 16, inclusive, of this act:

1. "Board of County Commissioners" means the Board of County Commissioners of Clark County.

2. "City" means the City of Laughlin.

3. "City Council" means the City Council elected pursuant to section 11 of this act.

4. "County" means the County of Clark.

5. "Fort Mohave Valley Development Fund" means the fund created in the County Treasury pursuant to section 6 of the Fort Mohave Valley Development Law.

6. "Qualified elector" means a person who is registered to vote in this State and is a resident of the area to be included in the City, as shown by the last official registration lists before the election.

Sec. 4. 1. On or before December 31, 2011, the Committee on Local Government Finance, created by NRS 354.105, shall prepare and submit a report to the Board of County Commissioners and the Legislative Commission with respect to the fiscal feasibility of the incorporation of the City. This report must:

(a) Include, without limitation analyses of:

(1) The tax revenue and other revenues of the County that may be impacted by the incorporation of the City.



(2) The tax revenue and other revenues of the Township of Laughlin compared to the potential tax revenue and other revenues of the City after incorporation.

(3) The expenditures made by the Township of Laughlin compared to the anticipated expenditures of the City after incorporation.

(4) The expenditures made by the County for support of the Township of Laughlin that may or may not be impacted by the incorporation of the City.

(b) Be made available to the public for consideration before any election on the question of incorporation held pursuant to section 5 of this act.

2. Not later than 90 days after receiving the report, the Board of County Commissioners and the Legislative Commission shall review the report and make a determination as to whether the incorporation of the City is fiscally feasible.

3. The County Clerk shall cause the report to be published in a newspaper printed in the County and having a general circulation in the City at least once a week for 3 consecutive weeks. If the Board of County Commissioners or the Legislative Commission determines that the incorporation of the City is fiscally feasible, the final publication of the report must be published before the date of the election held pursuant to section 5 of this act.

Sec. 5. 1. If the Board of County Commissioners or the Legislative Commission determines pursuant to section 4 of this act that the incorporation of the City is fiscally feasible, an election on the question of incorporation of the City of Laughlin must be held. The election will also be a primary election for the offices of Mayor and City Council.

2. The Board of County Commissioners may call a special election for the purposes of subsection 1, or may conduct an election pursuant to subsection 1 on the date of the first primary election held in the County after the Board of County Commissioners receives the report required by section 4 of this act. The special election, if any, must be held within 90 days after the Board of County Commissioners receives the report prepared pursuant to section 4 of this act and conducted in accordance with the provisions of law relating to general elections so far as the same can be made applicable.

3. If the Board of County Commissioners calls a special election for the purposes of subsection 1, the County Clerk shall cause a notice of the election to be published in a newspaper printed in the County and having a general circulation in the City at least



once a week for 3 consecutive weeks. The final publication of notice must be published before the date of the election.

4. If the Board of County Commissioners conducts an election pursuant to subsection 1 on the day of the first primary election held in the County after the Board of County Commissioners receives the report required by section 4 of this act, the County Clerk shall cause notice of the election to be published pursuant to NRS 293.203.

5. The notice of the election held pursuant to subsection 3 or 4 must contain:

- (a) The date of the election;
- (b) The hours during the day in which the polls will be open;
- (c) The location of the polling places;
- (d) A statement of the question in substantially the same form as it will appear on the ballots;
- (e) The names of the candidates; and
- (f) A list of the offices to which the candidates seek election.

Sec. 6. The incorporation question on the ballots used for an election held pursuant to section 5 of this act must be in substantially the following form:

Shall the area described as.....(describe area) be incorporated as the City of Laughlin?

Yes No

The voter shall mark the ballot by placing a cross (x) next to the word "yes" or "no."

Sec. 7. 1. A person who wishes to become a candidate for any office to be voted for at an election held pursuant to section 5 of this act must:

- (a) Reside within the boundaries of the City;
- (b) File an affidavit of candidacy, which must include a declaration of residency, with the County Clerk not later than the date for the filing of such affidavits as set by the County Clerk; and
- (c) File a nomination petition containing at least 100 signatures of qualified electors.

2. Qualified electors may sign more than one nominating petition for candidates for the same office.

3. A candidate may withdraw his or her candidacy pursuant to the provisions of NRS 293.202.

4. If there are less than three candidates for any office to be filled at a primary election held pursuant to section 5 of this act, their names must not be placed on the ballot for the primary election but must be placed on the ballot for a general election held pursuant to section 11 of this act.



5. The names of the two candidates for mayor and for each seat on the City Council who receive the highest number of votes in a primary election held pursuant to section 5 of this act must be placed on the ballot for a general election held pursuant to section 11 of this act.

Sec. 8. 1. At least 10 days before an election held pursuant to section 5 of this act, the County Clerk shall cause to be mailed to each qualified elector a sample ballot for his or her precinct with a notice informing the elector of the location of his or her polling place.

2. The sample ballot must:

(a) Include the question in the form required by section 6 of this act;

(b) Describe the area proposed to be incorporated by assessor's parcel maps, existing boundaries of subdivision or parcel maps, identifying visible ground features, extensions of the visible ground features, or by any boundary that coincides with the official boundary of the state, a county, a city, a township, a section or any combination of these; and

(c) Include the names of candidates for the various offices as determined pursuant to section 7 of this act.

Sec. 9. 1. The Board of County Commissioners shall canvass the votes cast in an election held pursuant to section 5 of this act in the same manner as votes are canvassed in a general election. Upon completion of the canvass, the Board shall immediately notify the County Clerk of the results.

2. The County Clerk shall, upon receiving notice of the canvass from the Board of County Commissioners, immediately cause to be published a notice of the results of the election in a newspaper of general circulation in the County. If the incorporation is approved by the voters, the notice must include the category of the City according to population, as described in NRS 266.055. The County Clerk shall file a copy of the notice with the Secretary of State.

Sec. 10. 1. The Board of County Commissioners may accept gifts, grants and donations to pay for any expenses that are related to the incorporation of the City, including, without limitation:

(a) The costs incurred by the Committee on Local Government Finance for preparing the fiscal feasibility report required by section 4 of this act;

(b) The costs incurred by the County to hold any elections described in sections 5 and 11 of this act; and

(c) Any other costs incurred by the County or City associated with the incorporation of the City of Laughlin.



2. To the extent that gifts, grants and donations do not pay the costs of the expenses described in subsection 1, the Board of County Commissioners shall order the County Treasurer to pay such expenses from the Fort Mohave Valley Development Fund.

3. The County Clerk shall submit to the Board of County Commissioners a statement of all expenses related to conducting any elections held pursuant to sections 5 and 11 of this act.

Sec. 11. 1. If the incorporation of the City is approved by the voters at an election held pursuant to section 5 of this act, a general election must be held to elect four members of the City Council and the Mayor. The Board of County Commissioners may conduct a special election for the purposes of this subsection, or may conduct the election required by this subsection on the date of the first general election held in the County after the date of the election held pursuant to section 5 of this act. The election must be conducted in accordance with the provisions of law relating to general elections so far as the same can be made applicable.

2. The names of the two candidates for Mayor and for each particular seat on the City Council who receive the highest number of votes in the primary election must be placed on the ballot for the general election. A candidate for Mayor or a seat on the City Council may not withdraw from the general election.

Sec. 12. 1. The term of the Mayor elected pursuant to section 11 of this act expires upon the election and qualification of the person elected Mayor in the general municipal election held in 2016 pursuant to section 10.020 of the City of Laughlin Charter.

2. The members of the City Council elected pursuant to section 11 of this act shall, at the first meeting of the City Council after their election and qualification, draw lots to determine the length of their respective terms.

3. The terms of two of the members of the City Council elected pursuant to section 11 of this act expire upon the election and qualification of the persons elected to the City Council in the general municipal election held in 2014 pursuant to section 10.020 of the City of Laughlin Charter. The terms of the two other members of the City Council elected pursuant to section 11 of this act expire upon the election and qualification of the persons elected to the City Council in the general municipal election held in 2016 pursuant to section 10.020.

Sec. 13. Before the incorporation of the City becomes effective but after the general election held pursuant to section 11 of this act, the City Council may:

1. Prepare and adopt a budget;



2. Prepare and adopt ordinances;
3. Prepare to levy an ad valorem tax on property within the area of the City, at the time and in the amount prescribed by law for cities, for the fiscal year beginning on the date the incorporation of the City becomes effective;
4. Negotiate and prepare an equitable apportionment of the fixed assets of the County pursuant to section 15 of this act;
5. Negotiate and prepare contracts for the employment of personnel;
6. Negotiate and prepare contracts to provide services for the City, including, without limitation, those services provided for by chapter 277 of NRS;
7. Negotiate and prepare contracts for the purchase of equipment, materials and supplies;
8. Negotiate and prepare contracts or memorandums of understanding with the County for the City to provide services to unincorporated areas of the County that are contiguous to the City;
9. Negotiate and prepare a cooperative agreement pursuant to NRS 360.730; and
10. Communicate with and provide information to the Department of Taxation to effectuate the allocation of tax revenues on the date the incorporation of the City becomes effective.

Sec. 14. 1. During the period from the filing of the notice of results of an election conducted pursuant to section 5 of this act by the County Clerk until the date the incorporation of the City becomes effective, the County is entitled to receive the taxes and other revenue from the City and shall continue to provide services to the City.

2. Except as otherwise provided in NRS 318.492, all special districts, except fire protection districts, located within the boundaries of the City continue to exist within the City after the incorporation becomes effective.

Sec. 15. 1. The City Council and the Board of County Commissioners shall, before the date that the incorporation becomes effective or within 90 days after that date, equitably apportion those fixed assets of the County which are located within the boundaries of the City. The City Council and the Board of County Commissioners shall consider the location, use and types of assets in determining an equitable apportionment between the County and the City.

2. Any real property and its appurtenances located within the City and not required for the efficient operation of the County's duties must first be applied toward the City's share of the assets of



the County. Any real property which is required by the County for the efficient operation of its duties must not be transferred to the City.

3. If an agreement to apportion the assets of the County is not reached within 90 days after the incorporation of the City, the matter may be submitted to arbitration upon the motion of either party.

4. Any appeal of the arbitration award must be filed with the district court within 30 days after the award is granted.

Sec. 16. Any property located within the City which was assessed and taxed by the County before incorporation must continue to be assessed and taxed to pay for the indebtedness incurred by the County before incorporation.

Sec. 17. 1. This section and sections 2 to 16, inclusive, of this act become effective upon passage and approval.

2. Section 1 of this act becomes effective, if the incorporation of the City of Laughlin is approved by the voters at an election held pursuant to section 5 of this act, on July 1, 2013.



**MINUTES OF THE
SENATE COMMITTEE ON GOVERNMENT AFFAIRS
Seventy-sixth Session
March 23, 2011**

The Senate Committee on Government Affairs was called to order by Chair John J. Lee at 8:05 a.m. on Wednesday, March 23, 2011, in Room 2135 of the Legislative Building, Carson City, Nevada. The meeting was videoconferenced to the Grant Sawyer State Office Building, Room 4412, 555 East Washington Avenue, Las Vegas, Nevada. [Exhibit A](#) is the Agenda. [Exhibit B](#) is the Attendance Roster. All exhibits are available and on file in the Research Library of the Legislative Counsel Bureau.

COMMITTEE MEMBERS PRESENT:

Senator John J. Lee, Chair
Senator Mark A. Manendo, Vice Chair
Senator Michael A. Schneider
Senator Joseph (Joe) P. Hardy
Senator James A. Settelmeyer

GUEST LEGISLATORS PRESENT:

Senator Ben Kieckhefer, Washoe County Senatorial District No. 4
Assemblyman Ira Hansen, Assembly District No. 32
Assemblyman Cresent Hardy, Assembly District No. 20
Assemblyman Peter Livermore, Assembly District No. 40

STAFF MEMBERS PRESENT:

Michael Stewart, Policy Analyst
Heidi Chlarson, Counsel
Cynthia Ross, Committee Secretary

OTHERS PRESENT:

Steven E. Tackes, Carson City Airport Authority
Carole Vilardo, President, Nevada Taxpayers Association
Janine Hansen, State President, Nevada Eagle Forum
Tray Abney, Reno Sparks Chamber of Commerce
George Ross, Las Vegas Chamber of Commerce Senate Committee on Government Affairs
David Goldwater, SAGE Commission
Barbara Smith Campbell, SAGE Commission
Heidi Gansert, Chief of Staff, Office of the Governor
Samuel McMullen, Las Vegas Chamber of Commerce
Terry Graves, Henderson Chamber of Commerce
Billie Shea, State Board of Massage Therapists
Jordan Ross, Constable, Laughlin Township
Jennifer J. DiMarzio, Laughlin Economic Development Corporation
Terry Ursini, Laughlin Economic Development Corporation
David Floodman, Laughlin Economic Development Corporation
Joe Thomason, P.E., Laughlin Economic Development Corporation
James Shaw, Laughlin Economic Development Corporation
Richard Berkson, Economic and Planning Systems; Laughlin Economic Development Corporation
Brin Gibson, Laughlin Economic Development Corporation
Pete Ernaut, M Resorts; Nevada Resort Association
Morgan Baumgartner, M Resorts; Nevada Resort Association
Herm Walker, Riverside Resort and Casino
Constance Brooks, Senior Management Analyst, Administrative Services, Clark County
Rusty McAllister, Professional Fire Fighters of Nevada

SENATE BILL 262: Provides for the incorporation of the City of Laughlin contingent upon the approval of the voters in the City. (BDR S-125)

SENATOR JOSEPH (JOE) P. HARDY (Clark County Senatorial District No. 12):

Senate Bill 262 is almost a continuation of A.B. No. 383 of the 75th Session. Laughlin is a township in Clark County on the Nevada side of the Colorado River. It is a town of about 8,000 people. This bill is about the citizens' right to vote on what they would like to do in ways of self-determination. The people of Laughlin deserve the right to vote, and this bill would allow them to vote after an independent study is done by the State's Committee on Local Government Finance. A preliminary study was commissioned by the Laughlin Economic Development Corporation to determine if Laughlin could consider fiscal feasibility by incorporating. The result of the preliminary study showed that it would be feasible without including the commercial properties. Parenthetically, in 2009 when I carried A.B. No. 383 of the 75th Session, the gaming properties were comfortable under the jurisdiction of Clark County. The gaming properties did not want to be included in the incorporation. I reached out to the gaming properties after the 2009 Session, and they did not come forward in support of incorporation so I excluded them from the process. The fiscal analysis shows Laughlin can make it fiscally without the gaming properties.

I commend the staff members of the Legislative Counsel Bureau for their meticulous work. We needed precision as to the boundary, and it had to be put in place with specific statutes. Article I section 1.030 of the proposed city charter in S.B. 262 defines the city boundaries. This took time and delayed this bill coming forward to the Committee. Should there be a look at the gaming corridor, we would be amendable to discuss this matter with them. I am amendable to better language regarding the jurisdiction or the properties. One concern is the annexation issue. The bill alludes to any powers not in the Charter as proposed that—subject to the vote of the people—would be included in any other statutes under *Nevada Revised Statutes* (NRS). Annexation would be addressed in NRS, so if people want to be annexed, they can request it. If Laughlin ever decided to force-annex somebody, there is a provision in NRS for the protest of annexation. There is a concern over the annexation issue, so I have a proposed amendment (Exhibit E). This amendment will amend section 12.060 of the charter by adding subsection 4 that says, "Notwithstanding any other provision of *Nevada Revised Statutes*, municipal practice, or code, future annexation or property developed as of January 1, 2011" This amendment clarifies the annexation process for those with concerns. Most of the bill talks about the proposed charter of the city. It talks about the organization of the city and the city powers. This information is only in the bill because the bill has to refer to what the people will vote on if we allow them the right to vote. This is a right-to-vote bill. Let the people of Laughlin vote.

ASSEMBLYMAN CRESENT HARDY (Assembly District No. 20):

Senate Bill 262 provides the opportunity for the citizens of Laughlin to vote for becoming or not becoming an incorporated city in Nevada.

I have been a citizen and employee of the City of Mesquite, which is one of Nevada's latest incorporated cities. I would like to speak on the reasons why Mesquite is a benefit to Clark County and the State, and why Laughlin will also be an asset.

Government closest to the people is the most fiscally responsible and beneficial to its citizens. The City of Mesquite is an economic benefit to the County and the State. It has witnessed unprecedented growth for a community of its size with residential and commercial development. We have alleviated the strain to the County on police and fire protection and provided support for our neighbors in Bunkerville, Nevada, and Beaver Dam and Littlefield, Arizona.

Mesquite continues to maintain its goal to provide one police officer on the streets for every 1,000 residents, and we have a full-time fire department. We have been fiscally responsible with fewer resources and have successfully partnered with the County on interlocal agreements to the benefit of the smaller communities in the area. We have worked closely with Clark County and the Department of Public Safety on drug intervention task force programs to stop interstate movement of drugs.

At the time of Mesquite's incorporation, its potential revenue sources were far less than what Laughlin appears to have now. When the City of Mesquite incorporated, it had an inadequate infrastructure to support the unprecedented growth, but the City has been successful in providing the infrastructure and staying ahead of growth. Laughlin has an infrastructure in place. The sewer system is only at 30 percent capacity with 11,000 acre-feet of water available for growth. The available water at 35 percent capacity would allow the potential growth of about 45,000 new residents with coinciding commercial development.

The City of Mesquite has a top-notch zoning, building and planning department, which has streamlined permitting for developers wanting to invest in Clark County. Without this department, the development

would have been difficult, if not impossible, for Clark County because the County administrative offices are 80 miles away.

I speak to these successes with firsthand knowledge. I was the City of Mesquite's first Director of Public Works. The citizens of Laughlin, who have direct knowledge of their community, will assist in their success if they are provided the opportunity to vote.

CHAIR LEE:

If the City of Mesquite started out a new community without gaming, what would be the effect?

ASSEMBLYMAN HARDY:

Mesquite only had one gaming facility at the time, and that was the Peppermill Casino. There was \$800,000 to begin incorporation. We now are a community worth between \$25 million and \$30 million.

CHAIR LEE:

Former President Abraham Lincoln once said, "a house divided against itself cannot stand." The City of Mesquite incorporated properly. In Senate Bill 262, we are carving out the gaming enterprise. The community would be built upon a retiree system and a handful of businesses. The formula is not sufficient to incorporate a city. How do you feel about the exclusion of gaming?

ASSEMBLYMAN HARDY:

It is a benefit to have the gaming industry with the City of Mesquite, but Mesquite's success was not dependent upon it. Gaming was minimal, so there was no cause or effect. We came in together, but it is not good to force people down a road if they do not want to go there. At times, gaming puts a strain on our community in regard to fire protection and other services. We incorporated because we wanted to get our residential and business community going. We saw the opportunities of growth with the golf industry. It brings in close to \$35 million to \$40 million annually.

CHAIR LEE:

Would you incorporate the City of Mesquite today if the gaming enterprise was carved out?

ASSEMBLYMAN HARDY:

There would be opportunity for success with or without the gaming enterprise. We have only three gaming sources and two are closed. We are at the top of residential growth and commercial growth in southern Nevada.

CHAIR LEE:

I want to ensure we build a city for the future. I would like to see Laughlin look like your community.

SENATOR HARDY:

Former Senator Sue Lowden is unable to be present but has provided a statement in support of S.B. 262. The missive reads:

Sue and Paul Lowden are long-time supporters and job providers in Laughlin. We own and operate the Pioneer Hotel and Gambling Hall in Laughlin since 1985. We employ 300 workers, many of whom live and raise their family in Laughlin. The Pioneer and her employees are very active in the community, supporting the Boys and Girls Club, the annual Laughlin Parade and Festival, the fourth of July celebration and so much more. Former State Senator Sue Lowden spends much of her time in Laughlin running the business and becoming active in the community. We are all strongly supportive of Dr. Hardy's bill and appreciative of today's hearing. We feel it makes sense for the community, the citizens and taxpayers of Laughlin and all the good public servants who are working day and night on behalf of the people of Laughlin. We ask you to vote in favor of S.B. 262. Thank you.

CHAIR LEE:

Does this exclude gaming operators from the community?

SENATOR HARDY:

They appreciate the bill as written. At some point, they might consider amending to incorporate, but I do not know. They never said they wanted to be in the city.

JORDAN ROSS (Constable, Laughlin Township):

I am in support of Senate Bill 262. In 2010, I was elected Constable of the Township of Laughlin. I ran and won on an explicit platform to provide a legitimately elected local representative to promote the interests and needs of the town and its residents until restoring the right to vote for the Town Advisory Board or establishing a city council.

The Committee is aware of the circumstances that have led our town to seek incorporation in the past few years, and I will not recount them. I will touch on two subjects worthy of consideration.

First, is this legislation fiscally responsible? In the economic climate, the State clearly has an obligation to avoid creating financially unsound political entities. Discussion amongst the civic leaders of our community has focused on thinking outside the box in the design of any future municipal government.

At a meeting in my office, I discussed these issues with **Terri Ursini, the chair of the Laughlin Incorporation Committee**. The conversation was not unlike many others I have had with active town citizens. We envision heavily contracted services, downside protection from unfunded personnel obligations and a willingness to spread services among the different vendors that would normally be provided by a single agency or company, particularly as it applies to fire protection.

The recent special report on the future of the state "Taming Leviathan" in the current issue of *The Economist* is replete with innovative experiments, many of them now long-standing reforms across the globe. In Hong Kong, over 90 percent of government social services are contracted to nongovernmental organizations (NGO). China, not a particularly robust example of government privatization, has classified 280 government functions in the City of Shenzhen that are now eligible for contracting to NGOs. Britain is becoming a nationwide laboratory for new perspectives on the efficient delivery of services to the public. We are confident that Laughlin will look for twenty-first century solutions to city government.

Second, does this legislation thwart the will of the people in Laughlin? I speak to many residents. The residents are not monolithic in their viewpoints on incorporation. Many favor incorporation and others are reluctant supporters who, because of their disenfranchisement in the voting for the Town Advisory Board, are left with no choice but to vote for incorporation. There are residents who are undecided or opposed. I am certain the majority of constituents are not happy with the status quo. This is the strength of S.B. 262. This legislation does not mandate incorporation by fiat, it merely allows the public debate to officially begin and for the people to choose for themselves what path their future local government will take.

I spoke with Chair Lee on the electoral independence of town advisory boards in 2010. I followed his suggestion and testified before the Legislative Commission's Committee to Study Powers Delegated to Local Governments. I made other attempts to bring action to the issue at the county level, all to no avail. We as a community have done our due diligence in trying to resolve the issue of home rule for Laughlin without resorting to incorporation. I ask the Committee to view the bill as a matter of voting rights and home rule.

JENNIFER J. DIMARZIO (Laughlin Economic Development Corporation):

Senate Bill 262 is intended to allow the citizens of Laughlin a voice and a vote in their future. The passage of this bill will not automatically incorporate Laughlin. The bill will provide the citizens the right to vote to decide if they want to incorporate Laughlin. **Section 4 outlines that before the citizens go to a vote, they will have the benefit of a study that will be done by the Committee on Local Government Finance on the feasibility of the incorporation. The report will be submitted to the Board of Clark County Commissioners by the end of the year and made available to the public before a vote.**

We have members of the Laughlin Economic Development Corporation (LEDC) who will outline the impetus and reasoning behind S.B. 262.

TERRY URSINI (Laughlin Economic Development Corporation):

We support the passage of S.B. 262. In 2007, the Committee of the Incorporation of Laughlin, was formed consisting of Barbara Bodley, Trish Bleich, Gay Brousseau, Edward Cooper and myself.

The Committee has discussed methods of incorporation, existing conditions, infrastructure, government affairs, revenues and expenses along with proposed new city versions of all these subjects in publicly held meetings.

The Committee has performed this work of due diligence because the right to vote and information provided by S.B. 262 will allow voters to make an informed decision about the government of Laughlin. Discussion has taken place in Laughlin through private luncheons, discussions at bars and restaurants, a petition drive for signatures, the Website <<http://www.Laughlin2011.com>> and a professionally prepared report.

The petition drive started with 12 businesses and expanded to 21 businesses at their request. In three weeks, 1,169 signatures were captured, representing 40 percent of the people who voted in the November 2010 election.

It was exciting to walk into restaurants and bars where citizens were discussing voter registration, county services, county government and the request for the right to vote and self-determination. This process is not solely about business or stakeholder interests. It is to reinforce the right of the people to secure the American right to vote, and in our case, the right to vote for or against incorporation. It is a great honor to report that the responsibility to create or not create Nevada's newest city has been accepted by the citizens of Laughlin.

DAVID FLOODMAN (Laughlin Economic Development Corporation):

My first experience in Laughlin was in 1999 to build the road, Bruce Woodbury Drive. I became a citizen of Laughlin in 2005.

Topics for discussion include the facts that Laughlin has an abundance of water allocation for future growth, underutilized capital infrastructure and 9,000 acres to develop, which includes 3.5 miles of waterfront. Flight of revenue from Laughlin is also a matter of discussion. About 80 percent of gaming employees in our community reside across the river in Arizona. We are not collecting the sales tax, property tax, excise tax or other revenues that would be available if these employees were living in Laughlin. The U.S. Census showed that in the last ten years, Laughlin has grown by about 300 people and Bullhead City, Arizona, the community across the river, has grown by 9,000 people. The people of Laughlin need to consider these issues when voting for incorporation.

I ask that S.B. 262 be passed to allow the citizens of Laughlin the right to vote. In America, the forms of government under which we operate are determined by the voice of the people through the right to vote.

JOE THOMASON, P.E. (Laughlin Economic Development Corporation):

I am a civil engineer practicing in Clark County for over 25 years, and I have been in Laughlin since about 2007. I have seen the challenges that come with developing and investing in Laughlin.

Assemblyman Hardy amply described the opportunity the future city of Laughlin would like to see. The Township of Laughlin wants a system of development and permitting to encourage investment and growth in the community through a streamlined permitting process and a plan and design review process. Laughlin deserves the opportunity to grow and compete with neighboring cities. The citizens need to differentiate themselves within the region. The first question is, do the citizens of Laughlin get the right to decide what is right for Laughlin? It starts with its citizens having the right to vote on the merits of the proposed incorporation.

Frustration has built over the years at the unbalanced growth in the region as Laughlin is left behind. Mr. Floodman indicated the differential of growth and population over a ten-year period. There are 300 new people in Laughlin. On the other side of the river in Bullhead City, Arizona, there are 9,000 new people. It is evident that Laughlin has not had the tools to compete effectively. The ability for Laughlin to be successful is related to the ability to attract investment. We need to grow services and create new employment opportunities to attract population growth. The codes, ordinances and policies enacted by the new city will allow these opportunities. Laughlin deserves the right to vote for incorporation.

CHAIR LEE:

Is the Clark County Board of Commissioners responsible for the explosive growth in Arizona? Is it responsible for Laughlin's inability to grow? Is it the zoning, planning or inspection process that is hindering the Township?

MR. FLOODMAN:

It appears there was a plan by the founders of Laughlin to invest in residential and retail growth in Arizona. This has influenced growth patterns. Builder D.R. Horton examined projects on both sides of the river and found fewer planning restrictions in Bullhead City.

MR. THOMASON:

The code under which development occurs in Clark County is the code written for the greater Las Vegas area. The code cannot be as efficient or effective for locations such as the Township of Laughlin or the City of Mesquite. The code does not provide flexibility or allow the needed innovation to offer other opportunities in southern Nevada.

JAMES SHAW (Laughlin Economic Development Corporation):

I am professionally designated as a Counselor of Real Estate, and I am a licensed real estate broker in the states of Nevada and Washington. Formerly, I was a practicing architectural engineer. I live in Seattle, but I have considerable experience in Nevada. During the late 1970s and the early 1980s, I lived in Las Vegas and represented the estate of Howard Hughes in all of its real estate matters. This was a comprehensive experience in Nevada. I have been involved with Laughlin since 1992. From that time to date, I have represented the owners of the Emerald River project, beginning with the major creditor during the original developer's bankruptcy, foreclosure and eventual sale to the current owners. I am a LEDC member because I represent the owners of property in Laughlin. It was my LEDC role to identify and coordinate a well-qualified, third-party independent consultant who could initially analyze the financial feasibility of incorporating the City of Laughlin. The purpose was to provide a reasonable, preliminary comfort level wherein incorporation could make financial sense.

Economic and Planning Systems (EPS), a California-based firm, was selected by LEDC and conducted the Initial Feasibility Analysis (IFA). The completed IFA has been provided to this Committee (Exhibit F) and is available to the public online at <<http://www.Laughlin2011.com>> for review. The IFA determined a new city feasible and provided a sound supporting basis for S.B. 262 and Laughlin's right to vote for incorporation. The IFA is a credible study conducted by a credible firm. The Committee on Local Government Finance will prepare a more detailed financial analysis as provided in S.B. 262. The report will be made available to the Laughlin voters for review before the election on incorporation. Senate Bill 262 provides the right for Laughlin to hold the election.

RICHARD BERKSON (Economic and Planning Systems; Laughlin Economic Development Corporation):

Economic and Planning Systems, Inc., is an urban economics consulting firm. We have been in business for about 28 years. We provide services in a variety of areas, including fiscal analysis and government organization. The firm has conducted approximately 30 various incorporation feasibility studies. The Economic and Planning Systems, Inc., role was to prepare the preliminary study. The findings were that the city can be feasible, providing a full range of municipal services based on reasonable costs for services and reasonable expectations of revenues for those services. These assumptions will be refined as part of the future study by the Committee on Local Government Finance, resulting in a clear, concise picture of a future city subject to the voters' discretion.

BRIN GIBSON (Laughlin Economic Development Corporation):

We have been working with Clark County officials, seeking guidance and feedback on the proposed incorporation of Laughlin. They have been helpful. The County has a clarification to make regarding the metes and bounds of the proposed incorporated area. We welcome this clarification. There might be concern by property owners in the contiguous area to that proposed for incorporation. The property might be annexed by the new city of Laughlin against the will of the property owners. We want to alleviate the concern of the property owners. We have researched the NRS. No statute provides for involuntary annexation. Land cannot be annexed without the agreement of a majority of the property owners of the area to be annexed. Annexation provisions are under NRS 268 for intracounty annexation. The proposed Senate Bill 262 introduced by Senator Hardy is also meant to alleviate concerns.

PETE ERNAUT (M Resorts; Nevada Resort Association):

We oppose Senate Bill 262. When I was a member of the Legislature, I had two similar bills. One was to create Ponderosa County in Incline Village, and the second was to create a separate school district for Incline Village. I understand the intentions of this bill and the community's willingness for autonomy and self-determination.

In my experience, a few things were learned along the way. Ponderosa County was killed on a number of occasions in committee; the school district bill made it out of both Houses but was vetoed. The veto message set the standard. Clearly, a school district is less complex than the incorporation of a city, but the standard is pertinent. While autonomy and self-determination is laudable, it should not be the sole factor and is an insufficient reason to press forward. The people who are left responsible, if they are wrong, are us. Self-determination is an admirable goal, but the penalty for getting it wrong, to get the genie back into the bottle, is complicated. We learned this when White Pine County fell into economic disrepair and created a mess for the State.

The study by the Laughlin Economic Development Corporation is a decent first step, but it is not a comprehensive feasibility study. It creates a number of concerns. The study assumes that population and commercial bases will increase significantly as a matter of revenue. The capital reserve would rely entirely on the Fort Mojave Development Fund. This fund was created in the 1960s by the land sales in and around Laughlin for the purpose of capital improvement in the Laughlin area, among other things. This would be a dramatic shift in the purpose of the fund. If the study is incorrect or undershoots the fiscal feasibility in identifying the initial city funding, some employees might have to work on a contingency basis if the costs cannot be covered. There are too many loose ends in the agreement. It also provides for interlocal government service agreements with Clark County. It is here the devil is in the details from my experience with Ponderosa County. The assumption is made that the entities and buildings owned by Clark County will be given—or given at a discount rate—to the merging entity of the incorporated city. This is problematic, as Clark County may have a significantly different opinion or negotiating stance for houses, county buildings, fire protection and police departments. This does not take into consideration library services and other county services that exist and are provided by Clark County in Laughlin. The IFA glosses through these important issues when dealing with incorporation. I understand the popular vote issue, but the vote must be an informed popular vote. Another host of issues concerns the Consolidated Tax (CTX) Distribution which is distributed by the calculation of population and assessed value. Taking the commercial and gaming corridor out of incorporation does two things. It takes assessed valuation out, but it does not affect population. From a per capita basis, it would have a detrimental effect on the distribution of CTX.

There are three designations for the Fort Mojave Development Fund. Purchasers acquire land and develop the Fort Mojave Valley for the construction of capital improvement projects within the Valley. It also specifically says that these funds should not be used to support governmental bureaucracy. The proponents of this bill ask for a study to be done by the Committee on Local Government Finance, and this is within their scope. We also understand the Committee on Local Government Finance has no funds. Presumably, the Fort Mojave Development Fund would have to be utilized to conduct the study. I have spoken to a couple of members, and they agree that the initial feasibility study is inadequate to answer a number of questions.

Administrative and procedural problems are created by S.B. 262. In section 5, the vote goes forward regardless if the financial feasibility report supports incorporation. It seems reasonable if there is a material, egregious or fatal flaw in the financing, going forward with the election would be an unnecessary expense. There is also concern with timing. The primary election would be conducted at the same time the election of the initial officers would take place. It presumes the incorporation would pass; one can argue that it prejudices the fact that the incorporation would pass because the initial officers are on the same ballot. The ballot also does not set forth the ability for the converse argument to be made. This would have to be changed. If the feasibility study done by the Committee on Local Government Finance shows a negative impact, there is no mechanism to inform the electorate—other than in the newspaper—on the ballot. This is a bill oversight that would likely be corrected.

There is the issue of public safety, including fire protection. The assumption is the gaming and commercial corridor, the area not included in the annexation, would continue receiving services from Clark County. This can create a number of problems.

The incorporation of Laughlin is a complicated procedure. It is framed as allowing Laughlin self-determination and the ability to vote, but this bill is much more. There is the responsibility to ensure that the citizens have all the information to best make an informed decision because if the numbers are

wrong and the incorporation breaks down, the State is left to pick up the pieces. *Nevada Revised Statute* 354.705 sets forth the protocol used in the White Pine example, when White Pine County fell into financial disrepair. It allows the Nevada Tax Commission to essentially take over the entity in receivership. The Tax Commission is allowed to raise property taxes, room tax and additional appropriate services charged to local government.

My clients, although excluded from this bill, are concerned that annexation would be simple. We disagree with Mr. Gibson that there is a higher standard of annexation. Any entity across the State understands that annexation is simplistic. People who protest have a public right to protest, but in general circumstances, annexation is not a difficult process. The incorporation needs to be financially feasible. It needs to be solid or Laughlin will be forced to annex the gaming and commercial corridor into the future city. The gaming and commercial corridor will be left to pick up the pieces and to right the financial ship of the incorporated city.

We disagree with Senate Bill 262, but we understand the impetus. We need to have a standard that alleviates the concern whether this entity can be financially viable. We want to ensure that my clients and the State will not be left with the final price tag to fix a potential economic problem caused by the incorporation of Laughlin.

MORGAN BAUMGARTNER (M Resorts; Nevada Resort Association):

Chapter 266 provides for an incorporation process through a petition process and an extensive review process that answers the questions brought forth in testimony. The people can petition. It moves to the Committee on Local Government Finance and Clark County. There is a public comment period and an overall review with criteria set forth in statute to answer the questions about the financial feasibility, the incorporation boundaries, taxes and services. It also brings the County in at an earlier point to sort out raised questions. This is a model or method for pursuing the incorporation. It allows for public hearing, and the ballot would require a fiscal impact statement. It also requires the sample ballot to have the same fiscal impact statement. The statute contemplates a number of things set forth in Senate Bill 262 but in a deliberative, comprehensive, detailed manner. The means exist and the tools are available.

MR. ERNAUT:

Section 13 would allow the city council, prior to the incorporation of the city, to prepare budgets, adopt ordinances, levy taxes, negotiate appointment of fixed assets and negotiate contracts. From a public policy standpoint, no one knows if this is a good idea. No one knows if it is good for my clients to be in or out of the incorporated city. Sufficient homework has not been done. The time frames do not allow for the second feasibility study to be fully analyzed in time before the vote. The cart is 100 miles ahead of the horse when it comes to the ability of those council members to negotiate contracts and levy taxes in the same time frame the entity is created.

HERM WALKER (Riverside Resort and Casino):

We oppose Senate Bill 262. The bill is mislabeled. It should be called the Laughlin Manifesto. It concentrates more authority within a city council than I have ever seen for any comparable body. The powers are beyond reason. The council is permitted to be the judge of the election and to determine the qualification of its members. This is a conflict of interest. The council confers upon itself subpoena powers and the power to conduct investigations. This is an outrageous exercise in power. The document ignores the principle of separation of powers. Another strenuous objection to this bill is the section relating to public utilities. The city council has the power to condemn public utilities, take them over and appropriate part of their net profits. I do not know if NV Energy and the water and sewer departments have this knowledge. It is disconcerting that the council can condemn and take over the public utilities providing service to the municipality. It also has the power to franchise, which is not unusual, but I am concerned about the taxation issue and the authority the council has to levy taxes. I concur with Mr. Ernaud with the entirety of this bill: The cart is in front of the horse. The bill and the effort of the authors to inhibit the annexation issue might be beyond their control. *Nevada Revised Statute* 266.017 in subsection 6 provides that if the area of a city proposed to be incorporated, is located in a county whose population is 100,000 or more and includes the area of any unincorporated town, it must include the entire area of the unincorporated town. The bill initiates an effort that will outdistance, overrule and make inappropriate an article of substantive law.

The thread running through all the comments in support of S.B. 262 is the right to vote. And what is wrong with the right to vote? Nothing, but the thread is strained and becomes broken when looking

through this bill. The future city of Laughlin says the citizens are not going to vote on the municipal judge who will be appointed by the city council. I do not know a judge in Nevada appointed by a city council. For the many stated reasons, we urge the Committee to reject approval of S.B. 262.

CONSTANCE BROOKS (Senior Management Analyst, Administrative Services, Clark County):

Our position on S.B. 262 is neutral. Clark County traditionally takes a neutral position regarding legislation intended for incorporation. We are working with the proponents in the bill on language relative to the boundaries and the parcels mentioned within the legislation.

RUSTY MCALLISTER (Professional Fire Fighters of Nevada):

We are neutral on S.B. 262. If Clark County's decision is to remain neutral and if the bill passes and allows the voters of Laughlin to incorporate into a city, we have no control in that matter. It is important to have all the facts. Mr. Ernaut clarified that we are creating an opt-in area of the casino core. Ten major hotel-casinos along the river would remain under the jurisdiction of Clark County. One fire station would manage ten hotel-casinos. The new city of Laughlin would have one fire station with four firefighters. I have a couple of questions. What happens with the equipment? Does the fire station that belongs to Clark County automatically go over to the new city? Does the fire engine and equipment go to the new city or does it appropriate the vehicle? The city depends on many services in Bullhead City, and that is not a viable resource. If the Clark County fire station in Laughlin is closed because of the new city, the county firefighters will be moved to other locations in Clark County that are short of manpower. The city will have to hire new people at a lower salary while the people next to them will be Clark County employees in the gaming district.

CHAIR LEE:

The Committee is not ready to move on this bill. We will return to it in a subcommittee. The meeting on Senate Government Affairs is now adjourned at 11:11 a.m.

**MINUTES OF THE
SENATE COMMITTEE ON GOVERNMENT AFFAIRS
Seventy-sixth Session
April 8, 2011**

The Senate Committee on Government Affairs was called to order by Chair John J. Lee at 8:14 a.m. on Friday, April 8, 2011, in Room 2135 of the Legislative Building, Carson City, Nevada. The meeting was videoconferenced to the Grant Sawyer State Office Building, Room 4412E, 555 East Washington Avenue, Las Vegas, Nevada. [Exhibit A](#) is the Agenda. [Exhibit B](#) is the Attendance Roster. All exhibits are available and on file in the Research Library of the Legislative Counsel Bureau.

COMMITTEE MEMBERS PRESENT:

Senator John J. Lee, Chair
Senator Mark A. Manendo, Vice Chair
Senator Michael A. Schneider
Senator Joseph (Joe) P. Hardy
Senator James A. Settelmeyer

GUEST LEGISLATORS PRESENT:

Senator Ben Kieckhefer, Washoe County Senatorial District No. 4

STAFF MEMBERS PRESENT:

Michael Stewart, Policy Analyst
Heidi Chlarson, Counsel
Martha Barnes, Committee Secretary

OTHERS PRESENT:

Tom Collins, Commissioner, Clark County Board of Commissioners
Carole Vilardo, Nevada Taxpayers Association
Andrew Clinger, Director, Department of Administration
Russell Rowe, American Council of Engineering Companies of Nevada
Alisa Nave-Worth, American Council of Engineering Companies of Nevada
David E. Humke, Commissioner, Washoe County Board of Commissioners; Chair, Interim Technical Advisory Committee for Intergovernmental Relations
Debra March, Councilwoman, City of Henderson; Vice Chair, Interim Technical Advisory Committee for Intergovernmental Relations
Michael Olson, Chair, Douglas County Board of Commissioners
Robert L. Crowell, Carson City Mayor
Joe Mortensen, Chair, Lyon County Board of Commissioners
Chuck Roberts, Vice Chair, Lyon County Board of Commissioners
Cadence Matijevich, Legislative Relations Program Manager, City of Reno
Kathy Clewett, Government Affairs Coordinator, City of Sparks
Ted Olivas, City of Las Vegas
Jeff Fontaine, Nevada Association of Counties
J. David Fraser, Executive Director, Nevada League of Cities and Municipalities
Terry J. Care, Ex-Senator; Legislative Commission's Committee to Study Powers Delegated to Local Governments
Terri Barber, Chief Legislative Advocate, City of Henderson
Richard L. Osborne, Nye County Manager
Gary Hollis, Chair, Nye County Board of County Commissioners
T. Michael Brown, Douglas County Manager
Constance J. Brooks, Senior Management Analyst, Office of the County Manager, Clark County
Rusty McAllister, President, Professional Fire Fighters of Nevada
Garrett Gordon, Reno Aces, SK Baseball LLC; Nevada Land, LLC

SENATE BILL 262: Provides for the incorporation of the City of Laughlin contingent upon the approval of the voters in the City. (BDR S-125)

MR. STEWART:

Senate Bill 262 ([Exhibit G](#)) deals with the incorporation of the City of Laughlin contingent upon voter approval. It requires the Committee on Local Government Finance to prepare a feasibility study on the

incorporation of the City and submit that report to the Clark County Board of County Commissioners. After receipt of the report, the Board of Commissioners must place on the ballot the question of incorporation and a primary election for candidates for City Council and Mayor. It sets forth a charter for the City of Laughlin should the question for incorporation be approved. The elected City Council is authorized to perform various functions, including setting a budget, adopting ordinances and negotiating personnel contracts before the effective date of the incorporation. Finally, it allows the Board of County Commissioners in Clark County to accept gifts, grants and donations to pay for expenses related to the incorporation. The Board may use funds from the Fort Mohave Valley Development Fund to cover costs not covered by gifts and donations.

You may recall we heard this bill on March 23. Chair Lee appointed a subcommittee on this measure consisting of himself as Chair, Senator Hardy as Vice Chair and Senator Settlemeyer.

The subcommittee received testimony from various individuals as listed in [Exhibit G](#). I summarized the information provided to the subcommittee, and it recommended the following to the Committee:

1. Add a new section 4.1 to provide the study required in section 4 in the bill includes determinations regarding the allocation of Laughlin Township revenues including, but not limited to, the Consolidated Tax Distribution and other revenues currently received by the County and the Township. The amendment is included in the work session document, [Exhibit G](#).
2. Add language to clarify the timing of actions that can be taken by the City Council before incorporation becomes effective. Such actions would include the preparation of a budget, ordinances and certain contracts. The amendment is included in the work session document.
3. Amend section 1, Article XII of the City Charter concerning public utilities, pages 25 through 29 in S.B. 262, to provide that existing franchise agreements with utilities must remain unchanged as a result of the incorporation of Laughlin. The amendment is included in the work session document.
4. Amend S.B. 262 to provide that future annexations of property developed as of January 1 must only occur upon submission of a petition of registered owners of the real property to be annexed, showing a majority of such property owners approve of the annexation.

CHAIR LEE:

This interesting bill has generated a lot of discussion. At first, I would not have considered this bill without having the casinos involved. I did not think it made a complete town without including the casinos. Since then, I have been convinced to leave the casinos out of the issue. One day, if this passes, you would need to include the casinos in order to have a complete town.

There has been concern about creating a new township in Laughlin, and we want to pass a process that will work. We do not want this to fail. With 8,000 people, I question whether it will be viable. If you think it will work, you should go for it. I do not want to stand in the way of progress for the community. If the Committee on Local Government Finance says this is not a good idea, I want to ensure that recommendation is recognized and the community understands the report. I am all for the ability of Laughlin's citizens to make their own community when the time is right.

SENATOR HARDY:

We had many people involved throughout the State because it is an issue that affects so many of us. Rome was not built in a day. Incorporation, in the words of a former Assemblyman who was involved in trying to incorporate Incline Village, was a very difficult process. That is what we have found trying to incorporate Laughlin. This is not about incorporating Laughlin, this is about allowing the people of Laughlin to vote whether they would like to be incorporated and take on that responsibility. Mesquite, which I represent as does Assemblyman Crescent Hardy, incorporated when it had a population of about 1,200 people. The economic development that occurred in Mesquite happened after it incorporated. Although we cannot predict the future, the positioning of Laughlin is at a critical time where it is ready to advance economically and wants to enjoy a more stable base as it grows.

In order to adequately give help or comfort on the Laughlin incorporation or the vote thereof, the Committee on Local Government Finance will prepare a study that will assist the Clark County Board of Commissioners in determining whether it is feasible to incorporate Laughlin. The voters need to make this decision, but they need to make the decision utilizing appropriate information. Any initial study by the Board needs to be followed by the study of the Committee on Local Government Finance. The Committee on Local Government Finance traditionally may not be in the best position to say this is

what you should do and this is how you should vote. The NRS 266 or the constitutional way of incorporation goes back to the jurisdiction of the county in which the city finds itself to make the determination if there should be a vote. For whatever reasons, the citizens of Laughlin have desired the vote and should be allowed to have the vote. In order to give comfort to people who have been involved in this process before as well as give comfort to those who are involved again, it would be wise for the Legislative Commission to have a second look after the study is complete. Once the Committee on Local Government Finance has filed their report I would suggest the Legislative Commission also review the information, thus giving the citizens of Laughlin the right to have not only an informed vote but an almost informed consent vote.

MR. STEWART:

As clarification, the amendments noted in the work session document attributed to Brin Gibson were actually submitted by Jim Shaw of the Laughlin Economic Development Corporation.

CHAIR LEE:

The first two amendments noted as discussed by Brin Gibson, representing Laughlin Economic Development Corporation, were actually submitted by Jim Shaw, Laughlin Economic Development Corporation.

MR. STEWART:

Yes. Staff sought the identity of one page of the amendment presented so it was reported as "discussed by Brin Gibson." The amendment is included in the work session document and I apologize to Mr. Gibson; Mr. Shaw actually drafted that document, and I need to make that correction in the work session document.

SENATOR HARDY:

We had the hearing in March and reviewed all of the questions or concerns that were brought forward. Those questions and concerns were related to the amendments you see before you. The prepared language replaced some of the words like "approve," so section 13, subsection 1, on the amendment says to "prepare and adopt a budget." Inasmuch as this bill is about voting for something, we cannot have a City Council have responsibilities before it has been created. We can have it prepare things prior to becoming a City Council.

The second amendment was provided by Judy Stokey of NV Energy, assuring the intention was to keep all of the regulations, limitations and franchise agreements in place and be consistent. That amendment should be accepted.

The third amendment was to clarify the annexation because we did not want to include the gaming properties against their will. We made sure the casinos had a higher standard of annexation that had to be voluntary and agreed upon by the majority of property owners. Likewise, in this interim period of time since the original hearing and after the subcommittee met, there were questions about the intent of Ed Cooper, the author of the proposed city charter, or the vote to become a charter city. I was in contact with Mr. Cooper and his wife prior to his death. I regret that aspersions were made as to his intent of how long it would take before the City was incorporated. I grieve that someone would suggest that his intent was not to go through with the incorporation. Some of his final words were about his concern for the proposed incorporation of Laughlin and the proposed vote. I feel compelled to put that on the record.

I had a heart-to-heart talk with former Assemblyman Pete Ernaut. I believe he had good advice about the need to make sure we resolve the concerns in these economic times about the potential incorporation so it would not be an emotional vote but a vote of the reality of the fiscal responsibility and opportunity this issue presents to the citizens of Laughlin. One other item, which is not included as a conceptual amendment, will be included in my motion when and if you are ready to receive it.

CHAIR LEE:

After the oversight of the Committee on Local Government Finance, and if it is a positive report, you will revert this to the Legislative Commission. Once everything is proven, a decision can be made. Does this vote come before the citizens' vote on this issue?

SENATOR HARDY:

Yes. That is correct.

CHAIR LEE:

Do you have anybody in Las Vegas who will support this issue?

SENATOR HARDY:

I ask those of you from Laughlin who are here on this bill to raise your hands so we can see you on the screen. Keep your hands in the air if you concur with what you have heard. I see all hands raised with no opposition.

CHAIR LEE:

We see this as a step forward for Laughlin.

MS. CHLARSON:

Just to clarify, Senator Hardy, your intent is that upon the completion of the report from the Committee on Local Government Finance, the Committee submits its report to the Legislative Commission. The bill allows the Board of County Commissioners of Clark County to decide whether it would like the issue of incorporation to be decided at a special election held within 90 days of the release of the report, or the Board can have the question raised at the next primary election held in the County. I wonder how the Legislative Commission's role in the process would be impacted when or if the election is held, and if the Legislative Commission would make the ultimate decision of whether the issue of incorporation is put to the vote of the people.

SENATOR HARDY:

I appreciate your question because it brings up an interesting point. If the Clark County Commission decides to make this process go faster, I would not take away that chance to take this issue to the people for a vote more quickly. If the Clark County Commission wants to indicate it reviewed the report, liked it and believed it to be feasible, I would not want to stop it. I would encourage the Board to take this issue to the people. I would like to ensure there is another body capable of reviewing the process through fresh eyes. The bill does not stop the County Commission from stopping the vote of the people, but the Legislative Commission would make that decision if it is not convinced incorporation is fiscally feasible.

CHAIR LEE:

Senator Hardy, with only a 120-day session, it takes a lot of people to ensure we get this right. After hearing your amendments today, S.B. 262 has a much better chance of being passed out of Committee than it did before we began today's hearing.

MS. CHLARSON:

I understand that by adding the Legislative Commission to the process, upon receipt of the fiscal feasibility report, the Board of County Commissioners would have the option to hold a special election within 90 days of receiving the report. If the Board chooses not to have a special election, the report would be submitted to the Legislative Commission, which would analyze the findings and make a determination whether or not the report shows the incorporation should occur. At that point, the issue of incorporation would go to a vote of the people at the next primary election held in the County.

SENATOR HARDY:

That report must be sent to the Committee on Local Government Finance and Clark County as soon as it is complete.

CHAIR LEE:

I want the citizens in Laughlin to realize this is not a Laughlin bill. This is a bill about incorporating a town. Other communities are also reviewing this process. We are putting a procedure into place that any community can follow in order to incorporate.

SENATOR HARDY MOVED TO AMEND AND DO PASS AS AMENDED S.B. 262.
SENATOR SETTELMAYER SECONDED THE MOTION.

SENATOR SCHNEIDER:

In these economic times, this is really risky. This Legislative Session, we are moving legislative responsibilities to the counties and the cities and trying to shift responsibility. I can see the counties wanting to shift responsibility, then cutting Laughlin loose and dumping more responsibility on it. Everything seems to settle at the bottom. I am very concerned about this bill.

Laughlin is about the size of and smaller than some homeowners' associations in Las Vegas. Now, that is government closest to the people, and they are failing. The associations do not have the money to operate. Senator Hardy has worked hard on this bill, but I would advise he bring this back in two years in case the economy is better. In this economy, this is risky. The State has had to bail out counties in the past. We had to bail out White Pine County just a few Sessions ago. The State built a school by putting up the money for the project. We have had these small entities fail due to lack of money or proper oversight. With that I will not be supporting this measure.

THE MOTION CARRIED. (SENATORS MANENDO AND SCHNEIDER VOTED NO.)

**MINUTES OF THE MEETING
OF THE
ASSEMBLY COMMITTEE ON GOVERNMENT AFFAIRS
Seventy-Sixth Session
May 18, 2011**

The Committee on Government Affairs was called to order by Chair Marilyn K. Kirkpatrick at 8:33 a.m. on Wednesday, May 18, 2011, in Room 3143 of the Legislative Building, 401 South Carson Street, Carson City, Nevada. The meeting was videoconferenced to Room 4406 of the Grant Sawyer State Office Building, 555 East Washington Avenue, Las Vegas, Nevada. Copies of the minutes, including the Agenda ([Exhibit A](#)), the Attendance Roster ([Exhibit B](#)), and other substantive exhibits, are available and on file in the Research Library of the Legislative Counsel Bureau and on the Nevada Legislature's website at www.leg.state.nv.us/76th2011/committees/. In addition, copies of the audio record may be purchased through the Legislative Counsel Bureau's Publications Office (email: publications@lcb.state.nv.us; telephone: 775-684-6835).

COMMITTEE MEMBERS PRESENT:

Assemblywoman Marilyn K. Kirkpatrick, Chair
Assemblywoman Irene Bustamante Adams, Vice Chair
Assemblyman Elliot T. Anderson
Assemblywoman Teresa Benitez-Thompson
Assemblyman John Ellison
Assemblywoman Lucy Flores
Assemblyman Ed A. Goedhart
Assemblyman Pete Livermore
Assemblyman Harvey J. Munford
Assemblywoman Dina Neal
Assemblywoman Peggy Pierce
Assemblyman Lynn D. Stewart
Assemblywoman Melissa Woodbury

COMMITTEE MEMBERS ABSENT:

None

GUEST LEGISLATORS PRESENT:

Senator Joseph P. (Joe) Hardy, M.D., Clark County Senatorial District No. 12

STAFF MEMBERS PRESENT:

Susan Scholley, Committee Policy Analyst
Cyndie Carter, Committee Manager
Cheryl Williams, Committee Secretary
Olivia Lloyd, Committee Assistant

OTHERS PRESENT:

Patricia Mulroy, General Manager, Southern Nevada Water Authority
Kay Brothers, representing the Southern Nevada Water Authority
Javier Trujillo, representing the City of Henderson
Helen Foley, representing Pardee Homes of Nevada
Steve Holloway, Executive Vice President, Associated General Contractors, Las Vegas Chapter; and the Building Jobs Coalition
Randy Robison, representing Virgin Valley Water District
Greg Ferraro, representing the Nevada Resort Association
Jacob Snow, General Manager, Regional Transportation Commission of Southern Nevada
Terri B. Barber, Director of Intergovernmental Relations, City of Henderson
Greg Harrington, Attorney, Orrick, Harrington and Sutcliff, Los Angeles, California
James Coyne, representing Atalon Management Group and Lake Las Vegas
Robert McGibney, Senior Officer, KB Homes of Nevada
Jennifer Lazovich, representing Pardee Homes of Nevada
Mark H. Florentino, Attorney, Kaempfer, Crowell, Renshaw, Gronauer, & Florentino, Las Vegas, Nevada
Jennifer McEntee, Administrative Services Officer II, Office of the Adjutant General, Office of the Military

Senate Bill 262 (2nd Reprint): Provides for the incorporation of the City of Laughlin contingent upon certain conditions. (BDR S-125)

Susan Scholley, Committee Policy Analyst:

Senate Bill 262 (2nd Reprint) was sponsored by Senator Hardy and Assemblyman Hardy and was heard on May 13, 2011.

[Read the work session document ([Exhibit P](#)).]

The bill was presented by Senator Hardy and no amendments were proposed. The Senate vote is noted.

Chair Kirkpatrick:

I have always had concerns about allowing another city to incorporate. I think it can be problematic. We have heard other instances where it does not pan out the way they thought, but we have also heard from other cities where it does make a difference. I told Senator Hardy's group that I am willing to pass it out of Committee. I would like more time to decide if it is strong enough because I do not want any unintended consequences. He knows very well that I could put it on the desk for purposes of another amendment, so I was very upfront with him. I think this allows the voters to decide if that is the definition that they want to go with. I believe financially it would be very hard for them to do this, so I do like the mechanism of being able to have that before the Local Government Finance Board.

I also believe there is a second step in the process with the Legislative Commission and the County Commission being part of the process. For me, it is a concern that the hotels would be forced into this incorporation without any choice of their own. Those hotels are barely surviving down there, and higher property taxes in the city are a potential side effect of incorporating. The amendment was included for my concern that a majority of those hotels had to agree to be incorporated. They could not be annexed in by use of utilities, which is currently a way of doing it. With all of that being said, I am still bringing it to a vote. I still think the voters should be able to make the determination. I also think there has to be some real truth in what they are up against. I would be happy to take a motion to do pass.

ASSEMBLYMAN LIVERMORE MOVED TO DO PASS SENATE BILL 262 (2nd REPRINT).
ASSEMBLYMAN ELLISON SECONDED THE MOTION.
THE MOTION PASSED UNANIMOUSLY.

Nevada Department of Taxation

FINAL POPULATION WORKSHEET

Prepared for use in 2011-2012 Revenue Projections

Counties/Cities	Population as stated by Demographer July 1, 2010	Percentage County to State	County Population without Cities	Percentage Entity within County	Percentage City to City within County
Clark County	1,968,831	72.2604%	853,877	43.37%	N/A
Boulder City	15,359			0.78%	1.38%
Henderson	267,270			13.58%	23.97%
Las Vegas	586,536			29.79%	52.61%
Laughlin	7,867			0.40%	0.71%
Mesquite	20,440			1.04%	1.83%
North Las Vegas	217,482			11.05%	19.51%

NOTE: POPULATIONS SHOWN ARE FINAL AND WERE CERTIFIED BY THE GOVERNOR ON 3/1/11

Exhibit 3

POPULATION DATA BASE

	JULY 06 - FY 07/08		JULY 07 - FY 08/09		JULY 08 - FY 09/10		JULY 09 - FY 10/11		JULY 10 - FY 11/12		3 YEARS	5 YEAR
	CERTIFIED	PERCENT	CERTIFIED	PERCENT	CERTIFIED	PERCENT	CERTIFIED	PERCENT	PERCENT	PERCENT	NEGATIVE?	AVERAGE
	POPULATION	CHANGE										
CLARK COUNTY	1,874,837	0.0437	1,954,319	0.0424	1,967,716	0.0069	1,952,040	(0.0080)	1,968,831	0.0086		0.0187
BOULDER CITY	15,478	0.0180	15,863	0.0249	16,684	0.0517	16,064	(0.0371)	15,359	(0.0439)		0.0027
HENDERSON	251,321	0.0422	260,161	0.0352	269,538	0.0360	267,687	(0.0069)	267,270	(0.0016)		0.0210
LAS VEGAS	579,840	0.0176	590,321	0.0181	593,528	0.0054	591,422	(0.0035)	586,536	(0.0083)		0.0059
MESQUITE	17,656	0.0751	18,787	0.0640	19,754	0.0515	20,677	0.0468	20,440	(0.0115)		0.0452
NORTH LAS VEGAS	198,516	0.1015	210,472	0.0602	214,661	0.0199	215,022	0.0017	217,482	0.0114		0.0390
BUNKERVILLE	1,179	(0.0162)	1,255	0.0648	1,160	(0.0759)	1,222	0.0533	1,255	0.0273		0.0107
ENTERPRISE	119,100	0.2487	143,917	0.2084	149,713	0.0403	150,473	0.0051	165,285	0.0984		0.1202
GLENDALE												
LAUGHLIN	8,258	0.0038	8,607	0.0423	8,561	(0.0053)	7,714	(0.0990)	7,667	(0.0060)	YES	(0.0129)
MOAPA VALLEY	6,845	0.0178	8,085	0.1811	7,134	(0.1177)	7,269	0.0189	7,496	0.0313		0.0263
PARADISE	186,370	(0.0276)	185,935	(0.0023)	182,264	(0.0197)	178,974	(0.0181)	185,304	0.0354		(0.0065)
SEARCHLIGHT	764	(0.2977)	798	0.0444	750	(0.0608)	718	(0.0418)	743	0.0342		(0.0643)
SPRING VALLEY	172,110	0.0410	176,815	0.0273	176,910	0.0005	174,458	(0.0139)	176,712	0.0129		0.0136
SUMMERLIN	21,692	0.0709	26,415	0.2177	27,992	0.0597	28,342	0.0125	29,667	0.0468		0.0815
SUNRISE MANOR	191,858	0.0287	191,966	0.0006	185,745	(0.0324)	179,808	(0.0320)	175,206	(0.0256)	YES	(0.0121)
WHITNEY	33,144	0.2206	36,182	0.0917	36,164	(0.0005)	37,690	0.0422	37,603	(0.0023)		0.0703
WINCHESTER	34,874	(0.0095)	37,561	0.0770	37,141	(0.0112)	35,235	(0.0513)	35,142	(0.0026)	YES	0.0005
BOULDER LIBRARY												
CLARK CO FIRE												
HENDERSON LIBRARY												
LV/CC LIBRARY												
MOAPA VLY FIRE												
MT CHAS FIRE												
*KYLE CANYON WATER												

Population reduced by 200 each year

**ASSESSED VALUATION
Data Base**

	FY 08 : FY 12	FY 07/08		FY 08/09		FY 09/10		FY 10/11		FY 11/12	
	ASSESSED VALUATION 5 YEAR MOVING PERCENTAGE CHANGE	ASSESSED VALUE INCLUDES REDEVELOPMENT PERCENTAGE CHANGE Excludes NPM	PERCENTAGE CHANGE								
	CLARK COUNTY	-0.0672	109,209,816,132	0.2059	116,013,873,637	0.0623	93,790,191,674	(0.1916)	72,752,816,429	(0.2243)	59,053,195,520
BOULDER CITY	-0.0417	814,896,052	0.1402	823,658,707	0.0108	743,981,551	(0.0967)	633,724,366	(0.1482)	561,103,591	(0.1146)
HENDERSON	-0.0684	16,735,078,968	0.1973	17,127,254,581	0.0234	13,746,185,305	(0.1974)	10,738,315,416	(0.2188)	9,163,994,190	(0.1466)
LAS VEGAS	-0.0856	25,810,783,929	0.1448	26,349,842,579	0.0209	19,880,557,870	(0.2455)	15,447,216,061	(0.2230)	13,515,523,188	(0.1251)
MESQUITE	0.0394	1,052,660,897	0.5758	1,154,111,239	0.0964	1,031,163,955	(0.1065)	890,904,602	(0.1360)	683,659,289	(0.2326)
NORTH LAS VEGAS	-0.0631	9,093,539,492	0.3018	9,320,405,943	0.0249	6,774,486,661	(0.2732)	5,185,155,870	(0.2346)	4,488,418,230	(0.1344)
BUNKERVILLE	-0.0640	59,494,115	0.2890	63,301,289	0.0640	62,794,272	(0.0080)	46,422,410	(0.2607)	27,657,312	(0.4042)
ENTERPRISE	-0.0512	10,745,881,472	0.3728	11,304,262,419	0.0520	8,651,153,282	(0.2347)	6,379,880,361	(0.2625)	5,209,640,855	(0.1834)
GLENDALE	0.0000										
LAUGHLIN	-0.0283	691,435,933	0.3339	751,475,778	0.0868	629,095,694	(0.1629)	594,563,397	(0.0549)	389,604,258	(0.3447)
MOAPA VALLEY	-0.0141	307,926,422	0.4727	326,473,509	0.0602	276,839,123	(0.1520)	224,885,718	(0.1877)	165,563,494	(0.2638)
PARADISE	-0.0328	19,250,064,382	0.1855	23,115,518,054	0.2008	21,196,965,616	(0.0830)	17,006,171,509	(0.1977)	12,421,302,087	(0.2696)
SEARCHLIGHT	0.0128	35,567,021	0.3125	33,478,879	(0.0587)	34,266,640	0.0235	31,153,254	(0.0909)	27,334,259	(0.1226)
SPRING VALLEY	-0.0864	9,284,395,964	0.1523	9,207,646,976	(0.0083)	7,419,366,351	(0.1942)	5,543,458,369	(0.2528)	4,828,582,331	(0.1290)
SUMMERLIN	-0.0908	2,849,832,996	0.0958	2,852,749,492	0.0010	2,255,706,303	(0.2093)	1,882,720,200	(0.1654)	1,550,818,190	(0.1763)
SUNRISE MANOR	-0.0891	4,582,041,788	0.1767	4,723,618,633	0.0309	3,484,372,218	(0.2624)	2,518,190,040	(0.2773)	2,232,194,486	(0.1136)
WHITNEY	-0.0695	1,121,734,985	0.3117	1,156,541,220	0.0310	771,515,512	(0.3329)	587,409,641	(0.2386)	517,649,937	(0.1188)
WINCHESTER	-0.0139	2,772,482,232	0.4335	3,277,294,049	0.1821	3,546,008,065	0.0820	2,730,022,107	(0.2301)	1,264,396,839	(0.5369)
BOULDER LIBRARY	-0.0230	795,900,244	0.2113	812,497,424	0.0209	743,981,551	(0.0843)	633,724,366	(0.1482)	561,103,591	(0.1146)
CLARK CO FIRE	-0.0592	53,137,762,322	0.2180	58,592,771,579	0.1027	49,429,997,362	(0.1564)	38,071,564,941	(0.2298)	29,292,466,724	(0.2306)
HENDERSON LIBRARY	-0.0685	16,735,079,309	0.1971	17,127,254,748	0.0234	13,746,185,305	(0.1974)	10,738,315,416	(0.2188)	9,163,640,081	(0.1466)
LV/CC LIBRARY	-0.0675	82,534,131,411	0.1976	88,689,747,005	0.0746	72,525,538,157	(0.1823)	56,195,606,174	(0.2252)	44,824,237,156	(0.2024)
MOAPA VLY FIRE	-0.0266	366,674,115	0.4419	376,181,966	0.0259	327,408,386	(0.1297)	239,039,267	(0.2699)	190,888,660	(0.2014)
MT CHAS FIRE	-0.0931	89,330,875	0.0308	87,203,963	(0.0238)	82,309,766	(0.0561)	52,808,361	(0.3584)	49,738,943	(0.0581)
*KYLE CANYON WATER	-0.0960	63,073,090	0.0294	60,789,081	(0.0362)	53,770,456	(0.1155)	37,418,581	(0.3041)	35,406,206	(0.0538)

NOTE: THE ASSESSED VALUE OF GLENDALE HAS BEEN ADDED TO CLARK COUNTY DUE TO ABSORPTION

**CONSOLIDATED TAX DISTRIBUTION
REVENUE SUMMARY BY COUNTY**

<u>COUNTY</u>	<u>BCCRT</u>	<u>SCCRT</u>	<u>CIGARETTE</u>	<u>LIQUOR</u>	<u>RPTT</u>	<u>GST</u>	<u>CTX REVENUE TOTAL</u>
CARSON CITY	3,619,200	12,441,634	238,597	66,580	186,461	1,983,556	18,536,027
CHURCHILL	1,163,406	3,787,952	112,613	31,424	80,633	1,069,209	6,245,236
CLARK	140,347,704	490,093,797	8,411,062	2,347,078	17,528,964	84,200,314	742,928,920
DOUGLAS	2,742,406	12,722,012	210,367	58,702	488,043	2,110,950	18,332,480
ELKO	4,941,949	17,645,633	222,564	62,106	203,718	3,550,066	26,626,037
ESMERALDA	46,889	887,728	4,892	1,365	2,219	147,029	1,090,121
EUREKA	1,244,229	4,718,112	6,874	1,918	2,762	257,102	6,230,997
HUMBOLDT	2,321,937	8,442,982	78,453	21,892	59,810	1,359,028	12,284,102
LANDER	1,021,838	2,224,255	25,598	7,143	13,585	576,504	3,868,923
LINCOLN	147,934	1,072,353	19,784	5,521	7,461	387,411	1,640,465
LYON	1,621,667	9,455,549	223,577	62,388	340,453	2,325,884	14,029,517
MINERAL	187,679	1,422,487	19,101	5,330	4,378	339,224	1,978,199
NYE	2,111,678	6,937,144	194,206	54,192	226,823	2,289,339	11,813,382
PERSHING	220,953	1,685,958	30,473	8,503	10,395	501,599	2,457,882
STOREY	253,671	1,402,319	18,088	5,047	40,133	270,561	1,989,820
WASHOE	25,164,609	86,474,612	1,783,089	497,565	2,822,749	19,227,089	135,969,713
WHITE PINE	<u>924,368</u>	<u>2,448,373</u>	<u>40,598</u>	<u>11,329</u>	<u>23,354</u>	<u>802,708</u>	<u>4,250,729</u>
TOTAL	188,082,118	663,862,898	11,639,936	3,248,084	22,041,942	121,397,573	1,010,272,550

Sample Calculation for SCCRT

- 1) The Guaranteed counties' distribution is subtracted from the total in-state collections. ($\$49,259,677.14 - \$3,035,034.16 = \$46,224,642.98$)
- 2) The percentage of each Point of Origin county's in-state collections to the whole of the remaining in-state collections is determined. (*Clark is $\$36,690,800.22 \div \$47,349,827.60 = 77.4888\%$*)
- 3) The above percentage is applied to the total amount remaining after the Guaranteed counties' distribution. (*Clark is $77.4888\% \times \$50,165,027.06 = \$38,872,26.274$*)

**FY 10-11
CONSOLIDATED TAX DISTRIBUTION
CALCULATION OF TAX TO COUNTIES**

COUNTY	SCCRT IN-STATE COLLECTIONS	GUARANTEED COUNTIES	POINT OF ORIGIN			SCCRT CO ALLOCATION
			COLLECTIONS	% OF TOTAL	DISTRIBUTION	
CARSON CITY	943,842.47		943,842.47	1.9933%	999,958.93	999,958.93
CHURCHILL	279,467.63		279,467.63	0.5902%	296,083.47	296,083.47
CLARK	36,690,800.22		36,690,800.22	77.4888%	38,872,263.73	38,872,263.74
DOUGLAS	672,073.74	1,158,779.79				1,158,779.79
ELKO	1,471,591.14		1,471,591.14	3.1079%	1,559,085.07	1,559,085.07
ESMERALDA	15,693.32	80,858.35				80,858.35
EUREKA	345,454.85		345,454.85	0.7296%	365,993.98	365,993.98
HUMBOLDT	732,106.66		732,106.66	1.5462%	775,634.30	775,634.30
LANDER	260,879.23	202,595.46				202,595.46
LINCOLN	37,652.70	97,674.90				97,674.90
LYON	352,415.79	861,255.23				861,255.23
MINERAL	45,102.43	129,566.69				129,566.69
NYE	530,694.20		530,694.20	1.1208%	562,246.80	562,246.80
PERSHING	49,773.63	153,564.91				153,564.91
STOREY	74,447.66	127,729.68				127,729.68
WASHOE	6,355,870.43		6,355,870.43	13.4232%	6,733,760.78	6,733,760.78
WHITE PINE	401,811.04	223,009.15				223,009.15
TOTAL	49,259,677.14	3,035,034.16	47,349,827.60	100.0000%	50,165,027.06	53,200,061.23

TOTAL SCCRT IN-STATE COLLECTIONS	49,259,677.14
TOTAL SCCRT OUT-OF-STATE RECEIPTS	4,891,239.56
OTHER ADDITIONS	-
LESS SCCRT GENERAL FUND COMMISSION	950,855.47
SCCRT AVAILABLE FOR DISTRIBUTION	<u>53,200,061.23</u>

Sample Base Distribution

Note that the “Revenue Available to Distribute” is the same as the First Tier distribution amount. It is allocated among the local governments according to the Base Distribution percentage. In the case where revenue is less than the base distribution amount, a modified distribution is made prorating the amount of revenue available among the local governments in the same proportion as the base distribution.

	BASE MONTHLY ALLOCATION	% OF BASE	MODIFIED DISTRIBUTION	EXCESS DISTRIBUTION OR SHORTFALL	BASE DISTRIBUTION
FY 06-07					
THE COUNTY OF CHURCHILL					
REVENUE AVAILABLE TO DISTRIBUTE	643,309.90				
LOCAL GOVERNMENTS					
CHURCHILL COUNTY	423,136.25	0.7474	-	-	423,136.25
FALLON	121,237.70	0.2141	-	-	121,237.70
SPECIAL DISTRICTS					
CARSON-TRUCKEE WATER CONSERVANCY	636.39	0.0011	-	-	636.39
CHURCHILL MOSQUITO ABA TEMENT GID	21,164.79	0.0374	-	-	21,164.79
TOTAL CHURCHILL COUNTY	566,175.14	1.0000	-	77,134.76	566,175.14



Sample Excess Distribution

The Revenue Available to Distribute less the Base Distribution equals the amount of excess distribution. In the case where the amount of revenue is less than the base distribution, there is no excess distribution.

	BASE DISTRIBUTION	WITH 1 PLUS EXCESS % DISTRIBUTION	NO 1 PLUS EXCESS % DISTRIBUTION	EXCESS DISTRIBUTION	TOTAL DISTRIBUTION
FY 06-07					
THE COUNTY OF CHURCHILL					
REVENUE AVAILABLE TO DISTRIBUTE	643,309.90			77,134.76	
LOCAL GOVERNMENTS					
CHURCHILL COUNTY	423,136.25	-	0.7789	60,079.17	483,215.41
FALLON	121,237.70	-	0.1909	14,725.43	135,963.14
SPECIAL DISTRICTS					
CARSON-TRUCKEE WATER CONSERVANCY	636.39	-	0.0009	67.96	704.36
CHURCHILL MOSQUITO ABATEMENT GID	21,164.79	-	0.0293	2,262.20	23,426.99
TOTAL CHURCHILL COUNTY	566,175.14	0.0000	1.0000	77,134.76	643,309.90

This column is calculated according to a statutory formula

NRS 360.740 Request of newly created local government or special district for allocation from Account.

1. The governing body of a local government or special district that is created after July 1, 1998, and which provides police protection and at least two of the following services:

- (a) Fire protection;
- (b) Construction, maintenance and repair of roads; or
- (c) Parks and recreation.

→ may, by majority vote, request the Nevada Tax Commission to direct the Executive Director to allocate money from the Account to the local government or special district pursuant to the provisions of NRS 360.680 and 360.690.

2. On or before December 31 of the year immediately preceding the first fiscal year that the local government or special district would receive money from the Account, a governing body that submits a request pursuant to subsection 1 must:

- (a) Submit the request to the Executive Director; and
- (b) Provide copies of the request and any information it submits to the Executive Director in support of the request to each local government and special district that:
 - (1) Receives money from the Account; and
 - (2) Is located within the same county.

3. The Executive Director shall review each request submitted pursuant to subsection 1 and submit his or her findings to the Committee on Local Government Finance. In reviewing the request, the Executive Director shall:

- (a) For the initial year of distribution, establish an amount to be allocated to the new local government or special district pursuant to the provisions of NRS 360.680 and 360.690. If the new local government or special district will provide a service that was provided by another local government or special district before the creation of the new local government or special district, the amount allocated to the local government or special district which previously provided the service must be decreased by the amount allocated to the new local government or special district; and

- (b) Consider:

- (1) The effect of the distribution of money in the Account, pursuant to the provisions of NRS 360.680 and 360.690, to the new local government or special district on the amounts that the other local governments and special districts that are located in the same county will receive from the Account; and

- (2) The comparison of the amount established to be allocated pursuant to the provisions of NRS 360.680 and 360.690 for the new local government or special district to the amounts allocated to the other local governments and special districts that are located in the same county.

4. The Committee on Local Government Finance shall review the findings submitted by the Executive Director pursuant to subsection 3. If the Committee determines that the distribution of money in the Account to the new local government or special district is appropriate, it shall submit a recommendation to the Nevada Tax Commission. If the Committee determines that the distribution is not appropriate, that decision is not subject to review by the Nevada Tax Commission.

5. The Nevada Tax Commission shall schedule a public hearing within 30 days after the Committee on Local Government Finance submits its recommendation. The Nevada Tax Commission shall provide public notice of the hearing at least 10 days before the date on which the hearing will be held. The Executive Director shall provide copies of all documents relevant to the recommendation of the Committee on Local Government Finance to the governing body of each local government and special district that is located in the same county as the new local government or special district.

6. If, after the public hearing, the Nevada Tax Commission determines that the recommendation of the Committee on Local Government Finance is appropriate, it shall order the Executive Director to distribute money in the Account to the new local government or special district pursuant to the provisions of NRS 360.680 and 360.690.

7. For the purposes of this section, the local government or special district may enter into an interlocal agreement with another governmental entity for the provision of the services set forth in subsection 1 if that local government or special district compensates the governmental entity that provides the services in an amount equal to the value of those services.

8. As used in this section:

(a) "Construction, maintenance and repair of roads" includes the acquisition, operation or use of any material, equipment or facility that is used exclusively for the construction, maintenance or repair of a road and that is necessary for the safe and efficient use of the road except alleys and pathways for bicycles that are separate from the roadway and, including, without limitation:

- (1) Grades or regrades;
- (2) Gravel;
- (3) Oiling;
- (4) Surfacing;
- (5) Macadamizing;
- (6) Paving;
- (7) Cleaning;
- (8) Sanding or snow removal;
- (9) Crosswalks;
- (10) Sidewalks;
- (11) Culverts;
- (12) Catch basins;
- (13) Drains;
- (14) Sewers;
- (15) Manholes;
- (16) Inlets;
- (17) Outlets;
- (18) Retaining walls;
- (19) Bridges;
- (20) Overpasses;
- (21) Tunnels;
- (22) Underpasses;
- (23) Approaches;
- (24) Sprinkling facilities;
- (25) Artificial lights and lighting equipment;
- (26) Parkways;
- (27) Fences or barriers that control access to the road;
- (28) Control of vegetation;
- (29) Rights-of-way;
- (30) Grade separators;
- (31) Traffic separators;
- (32) Devices and signs for control of traffic;
- (33) Facilities for personnel who construct, maintain or repair roads; and
- (34) Facilities for the storage of equipment or materials used to construct, maintain or repair roads.

(b) "Fire protection" includes the provision of services related to:

- (1) The prevention and suppression of fire; and
- (2) Rescue,

and the acquisition and maintenance of the equipment necessary to provide those services.

(c) "Parks and recreation" includes the employment by the local government or special district, on a permanent and full-time basis, of persons who administer and maintain recreational facilities and parks. "Parks and recreation" does not include the construction or maintenance of roadside parks or rest areas that are constructed or maintained by the local government or special district as part of the construction, maintenance and repair of roads.

(d) "Police protection" includes the employment by the local government or special district, on a permanent and full-time basis, of at least three persons whose primary functions specifically include:

- (1) Routine patrol;
- (2) Criminal investigations;
- (3) Enforcement of traffic laws; and
- (4) Investigation of motor vehicle accidents.

(Added to NRS by 1997, 3283; A 1999, 15)

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October 14, 2011

Senator Joseph P. Hardy, MD
P.O. Box 60306
Boulder City, NV 89006-0306

Dear Senator Hardy:

You have asked this office if the Township of Laughlin incorporates into the City of Laughlin (City), whether the City will be entitled to apply for an allocation of money distributed from the Local Government Tax Distribution Account (commonly referred to as the CTX Account).

As background, NRS 360.660 creates the CTX Account and provides that the Executive Director of the Department of Taxation administers the CTX Account. The following are deposited in the CTX Account and then distributed to local governments, special districts and enterprise districts in accordance with the formula set out in NRS 360.690: (1) a portion of the proceeds from taxes on hard liquor, cigarettes and transfers of real property; (2) a portion of the proceeds of the governmental services tax; and (3) the proceeds of the city-county relief tax.

Any newly created local government may apply for a distribution of money from the CTX Account pursuant to NRS 360.740, which provides in relevant part:

1. The governing body of a local government or special district that is created after July 1, 1998, and which provides police protection and at least two of the following services:

- (a) Fire protection;
- (b) Construction, maintenance and repair of roads; or
- (c) Parks and recreation,

→ may, by majority vote, request the Nevada Tax Commission to direct the Executive Director [of the Department of Taxation] to allocate money from the Account to the local government or special district pursuant to the provisions of NRS 360.680 and 360.690.

(Emphasis added.) If the Township incorporates, the City will be a newly created government pursuant to NRS 360.740(1). Thus, if the City provides services that meet the requirements of subsection 1 of NRS 360.740, the City Council of the City may apply for a distribution from the CTX Account.

In interpreting the provisions of NRS 360.740, which authorizes a newly created local government such as the City to apply for an allocation from the CTX Account, we must look at several rules of statutory construction established by the Supreme Court. First, as a general rule of statutory construction, a court presumes that the plain meaning of statutory language reflects a full and complete statement of the Legislature's intent. Villanueva v. State, 117 Nev. 664, 669 (2001). Therefore, when the plain meaning of statutory language is clear and unambiguous on its face, a court will generally apply the plain meaning of the statutory language and will not search for any meaning beyond the language of the statute itself. Erwin v. State, 111 Nev. 1535, 1538-39 (1995). This is especially true when the plain meaning of the statutory language is supported by the legislative history of the statute. *See, e.g.,* Gaines v. State, 116 Nev. 359, 366-67 (2000). Under such circumstances, a court will be reluctant to interpret the statutory language in a manner that is contrary to its plain meaning and the legislative history of the statute. Id.

NRS 360.740 was adopted as part of Senate Bill No. 254 of the 69th Session of the Legislature. Section 15 of chapter 660, Statutes of Nevada 1997, at page 3283. S.B. 254 was recommended by members of an interim study of the distribution of tax revenues among local governments. S.C.R. 40, File No. 162, Statutes of Nevada 1995, at page 3034. The members of the interim study included members of the Legislature as well as experts in taxation and local government finance. When considering the passage of the provisions of NRS 360.740, it was explained to the Senate Committee of the Whole by Guy Hobbs, a member of the advisory committee to the interim study, that the provisions of NRS 360.740 "allow for the creation of a new local government" and provide a mechanism for establishing allocations of money from the CTX Account to the new local government if the new local government provides police protection and at least two of the three following services: fire protection; construction, repair and maintenance of roads; and parks and recreation. *See* Senate Journal, 69th Sess., pp 892-894 (1997).

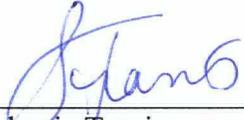
It is the opinion of this office that the legislative history of S.B. 254 supports the plain meaning of the NRS 360.740. Therefore, it is the opinion of this office, that if the Town incorporates into a city, the City may apply for an allocation of money from the CTX Account pursuant to NRS 360.740.

Senator Hardy
October 14, 2011
Page 3

If you have any further questions regarding this matter, please do not hesitate to contact this office.

Very truly yours,

Brenda J. Erdoes
Legislative Counsel

By 
Stephanie Travis
Deputy Legislative Counsel

By 
Heidi Chlarson
Principal Deputy Legislative Counsel

HAC:dtm
Encl.
Ref No. 1108231311
File No. OP_Hardy111005124634



JIM GIBBONS
Governor

THOMAS R. SHEETS
Chair, Nevada Tax Commission

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April 8, 2008

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Fire Chief Michael Greene
Sierra Fire Protection District
4000 Joy Lake Road
Reno, NV 89511

Dear Chief Greene:

You have requested an opinion from the Department of Taxation about whether "the dissolution of an NRS 473 Fire Protection District and creating a new NRS 474 County Fire Protection District is a new government for the treatment of AB 489." Restated, I understand your question to be whether the change in the governance model for the fire district amounts to an annexation for purposes of applying the calculation of the property tax abatement provided in NRS 361.4732.

Short Answer

NAC 361.613 provides the criteria for determining whether a parcel or other taxable unit of real property has been annexed for the purpose of carrying out the provisions of NRS 361.4732. If the new 474 entity will assume the functions of the dissolved 473 entity, then the conditions of NAC 361.613(2) and (3)(a) and (b) have been met.

Discussion

NRS 361.4732 provides a method for calculating the abatement of property taxes when annexation occurs. The amount of abatement for the first fiscal year in which a new taxing entity is entitled to levy a property tax as a result of annexation must be calculated in such a way that the annexing entity receives taxes generated by the current year entity tax rate but does not remove the abatement generated by prior increases in assessed value.

NRS 361.4732 states:

The amount otherwise required to be determined pursuant to paragraph (a) of subsection 1 of NRS 361.4722, paragraph (a) of subsection 2 of NRS 361.4722, paragraph (a) of subsection 1 of NRS 361.4723 or paragraph (a) of subsection 1 of NRS 361.4724 with respect to that property for the first fiscal year in which that taxing entity is entitled to levy or require the levy on its behalf of any ad valorem taxes on the property as a result of that annexation of the property, shall be deemed to be the amount of ad valorem taxes which would have been levied on the property for the immediately preceding fiscal year if the annexation had occurred 1 year earlier, based upon the tax rates that would have applied to the property for the immediately preceding fiscal year if the annexation had occurred 1 year earlier and without regard to any exemptions from taxation

that applied to the property for the immediately preceding fiscal year but do not apply to the property for the current fiscal year

As an example, assume a single family owner-occupied residence had increased in value each year since 2004-05 through fiscal year 2007-08. Even though the tax rate remained the same in each of those years, the increase in taxable value was sufficient to trigger an abatement of property taxes. Let us further assume that the existing fire district dissolves in FY 2008-09. A new fire district will be formed but the tax rate is five cents more than previously levied. Assuming the new fire district meets the criteria of annexation, the abatement is deemed to be the amount resulting as if the FY 2008-09 tax rate of the new entity had been levied on the assessed value of the property in the prior year. The purpose of this calculation is to allow the new entity to obtain a revenue increase due to an increase in the tax rate, while at the same time protect the taxpayer by keeping in place any abatement resulting from prior years' increases in assessed value. Stated another way, the tax rate increase caused by annexation does not generate abatement. The tax rate increase provides new revenue to the annexing entity, but the annexing entity is required to share in any abatement caused by increases in property value in the proportion of the ratio of the entity tax rate to the overlapping tax rate.

When AB 489 passed, the Legislature declared that:

“an increase in the tax bill of a homeowner of more than 3 percent from the previous year constituted a severe economic hardship for purposes of the Nevada Constitution. If such an economic hardship occurs, this bill provides for a partial abatement of the taxes of the homeowner who would otherwise experience the hardship. The effect of the abatement is to reduce the amount of the property taxes owed on the property to not more than 3 percent more than the amount levied or which would have been levied in the immediately preceding fiscal year if not for any applicable exemptions.”

The Legislature then proceeded to make “technical corrections” in trailer bill SB 509, including “exempting certain tax levies from the partial abatements.” Included in the exemptions from abatement were increases in tax rates required by legislative acts (AB 489 amended by SB 509, Section 29; NRS 361.4726); increases in tax rates required to secure debt obligations (AB 489 amended by SB 509, Section 30; NRS 361.4727); increases in tax rates resulting from voter overrides (SB 509, Section 31; NRS 361.4728); and increases in tax rates resulting from annexation (SB 509, Section 16; NRS 361.4732).

The legislative history of AB 489 and SB 509 indicates that Legislative Counsel Brenda Erdoes discussed technical changes to AB 489 and noted that exceptions to the abatement included voter-approved overrides of tax rates and additional rates imposed for debt service. She stated that “what we said was to ensure that new property was treated as new growth.”¹ In addition, the Legislature entertained testimony regarding the ability of local governments to provide infrastructure services; that growth must continue to pay for growth.² During the discussions for SB 509, Carole Villardo of the Nevada Taxpayers Association remarked that “the second trailer bill will probably need language for the redevelopment distribution and how to handle annexation.”³

Ms. Erdoes later remarked that SB 509, Section 16 “sets forth a formula for making certain calculations regarding and determining the amount of the partial abatement applicable to a parcel of property after its annexation to an additional tax entity. This section would generally decrease the amount of the partial abatement applicable to a parcel of property for the first fiscal year after

¹ Minutes of the Joint Meeting of the Assembly Committee on Growth and Infrastructure and the Senate Committee on Taxation, March 29, 2005; pp. 3-4.

² Minutes of the Joint Meeting of the Assembly Committee on Growth and Infrastructure and the Senate Committee on Taxation, March 29, 2005; pp. 7-8.

³ Minutes of the Senate Committee on Taxation, May 10, 2005; p. 7.

annexation, and then, as a result of the way the abatement applies, it would continue on by requiring that the property had been annexed to the taxing entity for that prior year. The way this is set up, it treats the parcel as if it had been in the annexed area and part of whatever entity annexing it in the previous year. For example, if it were annexed into the city from the unincorporated county, this formula would assimilate the tax rate that had been for the city as if it had applied to that parcel of property, and then apply the abatement to it. It will reduce the abatement that is applied if the property has been annexed."⁴

Clearly the Legislature intended a reduction in the abatement to account for an increase in the tax rate but did not intend for the abatement to be removed in its entirety. This is a reflection of its concern that the cost of growth be addressed by mitigating the amount of the abatement without removing it entirely.

Section 17 of SB 509 charged the Committee on Local Government Finance (CLGF) with rule-making authority over the application of the annexation methodology for calculating the abatement. In accordance with that authority, CLGF adopted Nevada Administrative Code (NAC) 361.613 for the purpose of carrying out the provisions of NRS 361.4732. At a workshop on April 17, 2006, CLGF determined that Section 3 of LCB File No. R044-06 "provides the same treatment when a new entity is created or when an existing entity takes over the functions of a dissolved entity. In both those cases, the same problem crops up as is created by annexation. In order to address those situations, they are, for purposes of carrying out NRS 361.4732, deemed to be a type of annexation."⁵

In order for annexation to occur, either the subject property must be included in the boundaries of an existing entity; or if the property is included within the boundaries of a new entity, the new entity must assume the functions of another tax entity that was entitled to levy property taxes during the immediately preceding fiscal year and that tax entity has been dissolved. In the situation you describe, the NRS 473 fire protection district was entitled to levy property taxes during FY 2007-08. The NRS 473 district will be dissolved and a new 474 district will assume the functions of the old 473 district. Under these conditions, all of the criteria required by NAC 361.613 will have been met, and therefore for purposes of applying NRS 361.4732, property in the 473 district will be deemed to have been annexed by the 474 district.

Opinion

Based upon the foregoing authorities and facts, it is the opinion of the Nevada Department of Taxation that by the dissolution of the NRS 473 fire district and the assumption of its functions by a new NRS 474 fire district, an annexation will occur for purposes of NRS 361.4732. As stated above, any tax rate increase resulting from the annexation provides new revenue to the annexing entity, but the annexing entity is required to share in any abatement caused by increases in property value in the proportion of the ratio of the entity tax rate to the overlapping tax rate.

Sincerely,

Dino DiCianno
Executive Director

⁴ Minutes of the Joint Meeting of the Assembly Committee on Growth and Infrastructure and the Senate Committee on Taxation, May 24, 2005; p.3.

⁵ Annotated draft of LCB File No. R044-06, Department of Taxation, April 17, 2006 workshop.

NAC 361.613 Annexation of real property to taxing entity. (NRS 361.4732, 361.4733) For the purpose of carrying out the provisions of NRS 361.4732, the annexation of a parcel or other taxable unit of real property to a taxing entity includes:

1. The inclusion of the property within the boundaries of an existing taxing entity as a result of a change in the boundaries of that taxing entity;
 2. The inclusion of the property within the boundaries of a new taxing entity; and
 3. The assumption by a taxing entity of the functions of another taxing entity that:
 - (a) Was entitled to levy or require the levy on its behalf of any ad valorem taxes on the property during the immediately preceding fiscal year; and
 - (b) Has been dissolved.
- (Added to NAC by Com. on Local Gov't Finance by R044-06, eff. 5-4-2006)

Nevada Department of Taxation
**HISTORY OF PROPERTY TAXES
PROJECTIONS - BILLED - ACTUAL**
LAUGHLIN TOWN
FY2004-05 TO FY2011-12

Explanation	Fiscal Year	Projected Taxes	Billed Taxes	Actual Taxes (Per Audit)
For fiscal year 2005 projecting property taxes was straight forward. We had an projected assessed value and a tax rate. At that time the Department of Taxation did not receive billed information. The actual taxes collected could be checked by reviewing the fiscal year audit.	FY2004-05			
	Assessed Value - 360,348,091	3,032,690		2,971,651
In 2005 the Nevada Legislature created the property tax abatement legislation. legislation. This capped how much a taxpayer's tax bill could increase in a given year. Projecting property tax revenue became quite complicated and required pro forma reports to be created by each county treasurer's office. A new term was developed "net property taxes after abatement." The straight forward calculation of AV times tax rate could not be used to project property tax revenue anymore. It was extremely difficult projecting property tax revenue the first year of the abatement legislation (FY2005-06). Accurate projected numbers were generally not available for FY05-06.	FY2005-06			
	Assessed Value - 400,552,849			
	Tax Rate - 0.8416			
	Secured			-
	New Property			-
	Unsecured			-
	Secured CA			-
Unsecured CA			-	
Total		-		3,202,970
The second year of the abatement legislation gave us the Pro Forma Report due March 25th. The Pro Forma Report was made up of information provided by the county treasurer, county assessor and the Department's Centrally Assessed Properties. The county treasurer created a pro forma for the secured roll. The county assessor provided assessed values for new property and unsecured values; and the Department in turn calculated a net revenue by applying a tax rate. Because of the nature of unsecured & new property, little or no abatement is generated allowing for this calculation. Centrally Assessed Properties also created a pro forma for their secured and unsecured values. The projected abatement for FY2006-07 was \$957,231.	FY2006-07			
	Assessed Value - 518,362,949			
	Tax Rate - 0.8416			
	Secured	3,021,383	2,941,123	-
	New Property	104,616	294,382	-
	Unsecured	183,720	166,896	-
	Secured CA	127,844	117,349	-
	Unsecured CA	1,561	22,485	-
Total	3,439,124	3,542,235	3,503,748	

Nevada Department of Taxation

Explanation	Fiscal Year	Projected Taxes	Billed Taxes	Actual Taxes (Per Audit)
In FY2007-08 the assessed value increased by over \$173 million and this in turn increased the abatement level. The reported abatement from the Pro Forma Report was \$1,987,725.	FY2007-08			
	Assessed Value - 691,435,933			
	Tax Rate - 0.8416			
	Secured	3,472,351	3,381,271	-
	New Property	51,246	224,232	-
	Unsecured	168,312	148,246	-
	Secured CA	119,981	120,005	-
Unsecured CA	19,531	14,206	-	
Total		3,831,421	3,887,960	3,821,010
In FY2008-09 the assessed value increased by over 43 million and this in turn increased the abatement level. The reported abatement from the Pro Forma Report was \$2,000,119.	FY2008-09			
	Assessed Value - 734,809,899			
	Tax Rate - 0.8416			
	Secured	3,747,836	3,685,129	-
	New Property	54,406	117,196	-
	Unsecured	240,203	205,645	-
	Secured CA	114,548	115,017	-
Unsecured CA	27,122	24,253	-	
Total		4,184,115	4,147,240	4,003,176
In FY2009-10 the assessed value decreased by over 105 million and this in turn decreased the abatement level. The reported abatement from the Pro Forma Report was \$1,381,160.	FY2009-10			
	Assessed Value - 629,095,694			
	Tax Rate - 0.8416			
	Secured	3,632,266	3,631,749	-
	New Property	51,033	59,614	-
	Unsecured	121,968	124,731	-
	Secured CA	81,654	81,357	-
Unsecured CA	26,997	26,163	-	
Total		3,913,918	3,923,614	3,913,112

Nevada Department of Taxation

Explanation	Fiscal Year	Projected Taxes	Billed Taxes	Actual Taxes (Per Audit)
<p>In FY2010-11 the assessed value decreased by over 160 million and this in turn decreased the abatement level. The reported abatement from the Pro Forma Report was \$551,225</p>	FY2010-11			
	Assessed Value - 468,970,811 Tax Rate - 0.8416			
	Secured	3,239,287	3,238,455	-
	New Property	23,910	441	-
	Unsecured	137,321	100,842	-
	Secured CA	83,676		-
	Unsecured CA	10,175		-
Total	3,494,369	3,339,738	3,427,007	
<p>In FY2011-12 the assessed value decreased by over 79 million and this in turn decreased the abatement level. The reported abatement from the Pro Forma Report was \$230,024. The assessed value for FY12 had decreased over \$345 million from the high water mark of FY2008-09.</p>	FY2011-12			
	Assessed Value - 389,604,258 Tax Rate - 0.8416			
	Secured	2,831,666	2,839,352	-
	New Property	35,891		-
	Unsecured	114,058		-
	Secured CA	84,070		-
	Unsecured CA	6,497		-
Total	3,072,182	2,839,352	-	
<p>Had Laughlin become a City starting 7/1/11 and having estimates of what percentage the new city's assessed vlaue was to the Redbook AV (49.79%) we could have adjusted the FY2011-12 pro forma to estimate the property tax revenue for the new City. In addition we could have estimated how much property tax the city could anticipate from the new 28 cent levy. As reported before the adjusting of the 28 cents, not levying it for Metro and levying it for the new city, would not change the overlapping tax rate of \$3.3483. In addition the new City could levy above 28 cents and not have the rate increase create abatement in the first year. Each additional 1 cent above the 28 cents would generate approximately \$19,400 in property tax revenue.</p>	FY2011-12 Proposed City			
	Assessed Value (est.) 194,001,297 Tax Rate - 0.8416 New Rate - 0.2800			
	Secured	2,831,666	2,839,352	-
	New Property	35,891		-
	Unsecured	114,058		-
	Secured CA	84,070		-
	Unsecured CA	6,497		-
	Total	3,072,182	2,839,352	-
New City Percentage	0.4979			
Sub-Total	1,529,639			
New 28 cent levy	543,204			
New City Total (Est.)	2,072,843			

CLARK COUNTY		Fiscal Year 2012 Distribution					8/26/2011			
Laughlin Estimate		Area	*		**		Annual Vehicle		Average	
County	Sq. Miles	%	Population	%	Miles	%	Miles	%	Percent	
TOTAL ~Clark	8,021.39	100.000%	1,968,831	100.000%	5,440.46	100.000%	7,496,347,907	100.000%	100.000%	
Las Vegas	133.25	1.661%	586,536	29.791%	1,265.00	23.252%	2,247,383,829	29.980%	21.171%	
North Las Vegas	100.40	1.252%	217,482	11.046%	664.60	12.216%	633,469,910	8.450%	8.241%	
Henderson	105.42	1.314%	267,270	13.575%	805.54	14.806%	852,525,766	11.373%	10.267%	
~Boulder City	207.32	2.585%	15,359	0.780%	86.97	1.599%	42,688,663	0.569%	1.383%	
~Mesquite	32.00	0.399%	20,440	1.038%	67.05	1.232%	29,669,003	0.396%	0.766%	
Laughlin	104.80	1.307%	7,867	0.400%	166.45	3.059%	57,118,120	0.762%	1.382%	
TOTAL Remainder County	7,338.20	91.483%	853,877	43.370%	2,384.85	43.835%	3,633,492,616	48.470%	56.790%	

=: road miles are estimated based on values derived from GIS within the proposed boundary and may or may not include private roads.
 Note: Annual Vehicle Miles on local roadways are estimated from traffic counts on like facilities.

Clark County Department of Business License

List of Active Licenses within Proposed Incorporated Laughlin - Excluding Franchise/Utilities

Note: Gross revenue based licenses; fees due were assessed at .05555% of the gross revenue/sales for the reporting period

Note The "totals" will not foot down as some license fees are proprietary. The license and room tax collections reported are the total fees collected.

License #	DBA Name	Address	City	St	Annual Fees paid	Note
2000067.76	Riteway Beverage	3193 Arroya Ct	Laughlin	NV	\$250.00	
2001722.507	A Plus Cleaning	2173 Aspen Mirror Wy Bldg 9-103	Laughlin	NV	\$150.00	
1000180.345	Tri R Construction	2077 Avalon Ave	Laughlin	NV	0.05555%	Note
2001056.558	Electronic Publishing Service	3550 Bay Sands Dr #2065	Laughlin	NV	0.05555%	Note
1003408.24	Southern California Edison Co	655 Bruce Woodbury Dr	Laughlin	NV	\$200.00	
2002309.237	Destrier, Inc.	655 Bruce Woodbury Dr	Laughlin	NV	\$200.00	
2003970.24	F H I Plant Services, Inc	655 Bruce Woodbury Dr	Laughlin	NV	\$200.00	
2000076.307	F H I Plant Services, Inc	655 Bruce Woodbury Dr	Laughlin	NV	\$150.00	
1003362.LIQ.112	American Legion Post 60	1510 Bruce Woodbury Dr	Laughlin	NV	\$860.00	
1003362.CON.102	E-T-T, LLC	1510 Bruce Woodbury Dr	Laughlin	NV	\$150.00	
1003362.GAM.103	E-T-T, LLC	1510 Bruce Woodbury Dr	Laughlin	NV	\$1,800.00	
1003362.GEN.101	E-T-T, LLC	1510 Bruce Woodbury Dr	Laughlin	NV	\$2,470.00	
2001409.51	Maye-"Meeting All Your Expectations"	3144 Cactus Springs Dr	Laughlin	NV	\$150.00	
2000439.51	Gaither, George	3449 Cactus Valley Ln	Laughlin	NV	\$150.00	
1050580.GEN.101	Gnats Landing	1631 Cal Edison Dr #201	Laughlin	NV	\$2,470.00	
1050580.GAM.103	Gnats Landing	1631 Cal Edison Dr #201	Laughlin	NV	\$1,800.00	
1000579.866	Gnats Landing	1631 Cal Edison Dr #201	Laughlin	NV	\$770.00	
1050580.LIQ.104	Gnats Landing	1631 Cal Edison Dr #201	Laughlin	NV	\$2,460.00	
1000242.93	Gnats Landing	1631 Cal Edison Dr #201	Laughlin	NV	\$30.00	
1000386.700.102	Gnats Landing	1631 Cal Edison Dr #201	Laughlin	NV	0.05555%	Note
1050580.CON.102	Gnats Landing	1631 Cal Edison Dr #201	Laughlin	NV	\$150.00	
2000333.198	B-4 Payday, Inc.	1631 Cal Edison Dr #A-14	Laughlin	NV	\$300.00	
2000393.699	Pizza Hut / Wing Street	1631 Cal Edison Dr Ste #A-4 & A-5	Laughlin	NV	0.05555%	Note
2002274.237	Middagh, Inc.	1631 Cal Edison Dr Suite A-10	Laughlin	NV	\$200.00	
1000093.825	R & E Storage	1667 Cal Edison Dr	Laughlin	NV	\$200.00	
1031350.24	Robinson Electric Co Inc	1667 Cal Edison Dr	Laughlin	NV	\$200.00	
2001278.519	Froes-Borrego, Gisele P.	3263 Calanda St	Laughlin	NV	0.05555%	Note
2000139.196	Benson, Gary B	2377 Cottage Hill Ave	Laughlin	NV	\$300.00	
2002604.237	Metropolitan Company	2350 Cottage Ridge Ave	Laughlin	NV	\$0.00	
1001183.05	Laughlin Coffee & Beverage Service	3190 Del Monte St	Laughlin	NV	0.05555%	Note
2000316.262	Inspiration Places	3771 Desert Marina Dr Unit 90	Laughlin	NV	\$200.00	
2000980.512	Precision Landscapes	3851 Desert Marina Dr Unit 227	Laughlin	NV	\$150.00	
2001954.51	Precision Landscapes	3851 Desert Marina Dr Unit 227	Laughlin	NV	\$150.00	
1000559.045	W P G Nevada Inc	3434 Dry Gulch Dr	Laughlin	NV	\$280.00	
2000237.507	Bond Cleaning Service	2160 Highpointe Dr #101	Laughlin	NV	\$150.00	
2001020.519	Leonard, Kelly J	2220 Highpointe DR #19 -102	Laughlin	NV	0.05555%	Note
2000382.514	High Desert Reps LLC	2723 Hopewell Landing St	Laughlin	NV	\$300.00	
2000201.598	Home Sweet Home Inspections LLC	2723 Hopewell Landing St	Laughlin	NV	\$200.00	
2001814.237	Bec Enterprises, LLC	3190 S James A Bilbray Pkwy	Laughlin	NV	\$200.00	
2001896.51	MJMH	1964 Las Palmas Ln Unit #144	Laughlin	NV	\$200.00	
2000379.512	G. A. Gardening	3280 Mirador St	Laughlin	NV	\$150.00	
2000377.685	Farmer, Emily	3030 Needles Hwy	Laughlin	NV	\$150.00	
2000022.702	Mama's Pizzeria	3030 Needles Hwy 800	Laughlin	NV	0.05555%	Note
2000965.700.102	Humbertos Mexican Food	3030 Needles Hwy Ste 1100	Laughlin	NV	\$180.00	Gross
1000050.735	Palace Jewelry & Loan Co of Laughlin	3030 Needles Hwy STE 300	Laughlin	NV	\$350.00	
1000044.625	Palace Jewelry & Loan Co of Laughlin	3030 Needles Hwy STE 300	Laughlin	NV	\$800.00	
1000300.626	Palace Jewelry & Loan Co of Laughlin	3030 Needles Hwy STE 300	Laughlin	NV	\$550.00	
2001192.684	River City Realty	3030 Needles Hwy Ste 500	Laughlin	NV	\$300.00	
2000310.549	River City Realty	3030 Needles Hwy Ste 500	Laughlin	NV	\$200.00	
2000227.335	Laughlin Laundromat	3030 Needles Hwy Suite 1200	Laughlin	NV	0.05555%	Note
2000455.01	H & R Block	3030 Needles Hwy Suite 1300	Laughlin	NV	\$300.00	
2000107.847	A&G Towing & Storage, Inc.	3080 Needles Hwy	Laughlin	NV	\$200.00	
2000788.702	Gilligan's	3801 Needles Hwy	Laughlin	NV	0.05555%	Note
2000288.866	Gilligan's	3801 Needles Hwy	Laughlin	NV	\$140.00	
2000469.GEN.101	Gilligan's	3801 Needles Hwy	Laughlin	NV	\$2,470.00	
2000752.GAM.103	Gilligan's	3801 Needles Hwy	Laughlin	NV	\$1,800.00	
2000981.LIQ.104	Gilligan's	3801 Needles Hwy	Laughlin	NV	\$1,860.00	
2000873.93	Gilligan's	3801 Needles Hwy	Laughlin	NV	\$30.00	
2000476.CON.102	Gilligan's	3801 Needles Hwy	Laughlin	NV	\$150.00	
1003239.CON.102	Laughlin Mobil Mart	3020 Needles Hwy	Laughlin	NV	\$28.00	
1003239.93	Laughlin Mobil Mart	3020 Needles Hwy	Laughlin	NV	\$30.00	
1003239.LIQ.108	Laughlin Mobil Mart	3020 Needles Hwy	Laughlin	NV	\$660.00	
1003239.GEN.101	Laughlin Mobil Mart	3020 Needles Hwy	Laughlin	NV	\$1,206.00	

License #	DBA Name	Address	City	St	Annual Fees paid	Note
1003239.GAM.103	Laughlin Mobil Mart	3020 Needles Hwy	Laughlin	NV	\$840.00	
1003239.703	Laughlin Mobil Mart	3020 Needles Hwy	Laughlin	NV	0.05555%	Note
1003239.74	Laughlin Mobil Mart	3020 Needles Hwy	Laughlin	NV	0.05555%	Note
2000227.198	Dollar Loan Center	3080 Needles Hwy #2700	Laughlin	NV	\$300.00	
1000099.205	Laughlin Chiropractic	3080 Needles Hwy STE 1700	Laughlin	NV	\$420.00	
1000975.13	Kruz N Kuts	3080 Needles Hwy STE 2400	Laughlin	NV	\$0.00	
2000512.247	Kruz N Kuts	3080 Needles Hwy STE 2400	Laughlin	NV	0.05555%	Note
1000161.535	James B. Schafer, Dist.	3080 Needles Hwy STE 2600	Laughlin	NV	0.05555%	Note
1000062.01	Schafer, Marilyn	3080 Needles Hwy STE 2600	Laughlin	NV	\$300.00	
1000710.684	Realty Consultants	3080 Needles Hwy STE 3000	Laughlin	NV	\$300.00	
2000285.198	Security Finance	3080 Needles Hwy Suite# 2200	Laughlin	NV	\$300.00	
1000351.41	Aldape's Marketplace Inc	3100 Needles Hwy	Laughlin	NV	0.05555%	Note
1051025.GAM.103	Aldape's Marketplace Inc	3100 Needles Hwy	Laughlin	NV	\$1,800.00	
1051025.GEN.101	Aldape's Marketplace Inc	3100 Needles Hwy	Laughlin	NV	\$2,470.00	
1051025.LIQ.109	Aldape's Marketplace Inc	3100 Needles Hwy	Laughlin	NV	\$2,560.00	
1000276.93	Aldape's Marketplace Inc	3100 Needles Hwy	Laughlin	NV	\$30.00	
1051025.CON.102	Aldape's Marketplace Inc	3100 Needles Hwy	Laughlin	NV	\$150.00	
2000833.13	In Style Salon	3100 Needles Hwy #600	Laughlin	NV	\$115.00	
1003323.685	Bleich, Patricia	3100 Needles Hwy STE 1000	Laughlin	NV	\$150.00	
1000232.684	Prime Properties	3100 Needles Hwy STE 1000	Laughlin	NV	\$300.00	
1001701.51	Alexander, Larry	3100 Needles Hwy STE 1100	Laughlin	NV	\$150.00	
1000204.146	Chelsea Street Video Productions In	3100 Needles Hwy STE 1700	Laughlin	NV	0.05555%	Note
2000204.198	Your Credit	3100 Needles Hwy Ste #1100	Laughlin	NV	\$300.00	
2000501.GEN.101	Alberto's	3100 Needles Hwy Suite 1200	Laughlin	NV	\$2,470.00	
2000505.CON.102	Alberto's	3100 Needles Hwy Suite 1200	Laughlin	NV	\$150.00	
2001042.LIQ.104	Alberto's	3100 Needles Hwy Suite 1200	Laughlin	NV	\$2,460.00	
2000800.GAM.103	Alberto's	3100 Needles Hwy Suite 1200	Laughlin	NV	\$1,800.00	
2000544.700.102	Alberto's	3100 Needles Hwy Suite 1200	Laughlin	NV	0.05555%	Note
2000926.93	Alberto's	3100 Needles Hwy Suite 1200	Laughlin	NV	\$30.00	
1000685.045	Vistas Apartments The	3300 Needles Hwy	Laughlin	NV	\$2,050.00	
1000307.045	Crown Pointe Apartments	3665 Needles Hwy	Laughlin	NV	\$2,824.50	
1051146.LIQ.106	Beside The Pointe	3673 Needles Hwy	Laughlin	NV	\$1,260.00	
1051146.GAM.103	Beside The Pointe	3675 Needles Hwy	Laughlin	NV	\$1,800.00	
1051146.CON.102	Beside The Pointe	3675 Needles Hwy	Laughlin	NV	\$150.00	
1051146.GEN.101	Beside The Pointe	3675 Needles Hwy	Laughlin	NV	\$2,470.00	
1000578.866	Beside The Pointe	3675 Needles Hwy	Laughlin	NV	\$140.00	
1000041.702	Beside The Pointe	3675 Needles Hwy	Laughlin	NV	0.05555%	Note
1049103.GEN.101	South Pointe Market	3675 Needles Hwy	Laughlin	NV	\$2,470.00	
1049103.GAM.103	South Pointe Market	3675 Needles Hwy	Laughlin	NV	\$1,800.00	
1000143.41	South Pointe Market	3675 Needles Hwy	Laughlin	NV	0.05555%	Note
1049103.CON.102	South Pointe Market	3675 Needles Hwy	Laughlin	NV	\$150.00	
1049103.LIQ.109	South Pointe Market	3675 Needles Hwy	Laughlin	NV	\$1,860.00	
1000102.93	South Pointe Market	3675 Needles Hwy	Laughlin	NV	\$30.00	
1001362.512	Proper Person Lawn Care	3105 Palo Verde Dr	Laughlin	NV	\$150.00	
2000080.639	"My Best Friend Pet Sitters"	1719 Paloma Ave	Laughlin	NV	0.05555%	Note
2004553.24	Laughlin Desert Sun Plumbing	3650 S Pointe Cir	Laughlin	NV	\$200.00	
2003509.24	Terry Schaefer Paint	3650 S Pointe Cir	Laughlin	NV	\$200.00	
2000084.264	Walter H & Barbara J Knoll Family Trust	3650 S Pointe Cir	Laughlin	NV	\$180.00	
2000602.65	Desert Oasis Medical Center, W. Zehri PLLC	3650 S Pointe Cir #102	Laughlin	NV	\$300.00	
1000017.319	Always Better Care	3650 S Pointe Cir # 116	Laughlin	NV	0.05555%	Note
2002692.685	Govan, Gerald	3650 S Pointe Cir #205	Laughlin	NV	\$150.00	
2000863.684	Masters, Milton G	3650 S Pointe Cir #205	Laughlin	NV	\$300.00	
2000033.541	Maxfire	3650 S Pointe Cir #205	Laughlin	NV	\$50.00	
2000084.96	Oracle Network, Inc	3650 S Pointe Cir #205	Laughlin	NV	\$0.00	
2001662.24	Royal Painting, Inc.	3650 S Pointe Cir #205	Laughlin	NV	\$200.00	
1005620.24	Les' Plumbing Service	3650 S Pointe Cir # 205-14	Laughlin	NV	\$200.00	
2000165.424	Sleep Care Systems	3650 S Pointe Cir ste 104A	Laughlin	NV	0.05555%	Note
2000026.605	Daulat, Jaldeep	3650 S Pointe Cir STE 106	Laughlin	NV	\$300.00	
1000097.196	Coplan, Charles G Jr	3650 S Pointe Cir Ste 110	Laughlin	NV	\$300.00	
2000721.13	New Image Hair & Nails	3650 S Pointe Cir Ste 114	Laughlin	NV	\$70.00	
2000821.247	New Image Hair & Nails	3650 S Pointe Cir Ste 114	Laughlin	NV	0.05555%	Note
1004195.24	L Barrios & Associates	3650 S Pointe Cir STE 205	Laughlin	NV	\$200.00	
2000412.684	MVP Realty, LLC	3650 S Pointe Cir Ste 205	Laughlin	NV	\$300.00	
1007840.24	Peake Development Inc	3650 S Pointe Cir Ste 205	Laughlin	NV	\$200.00	
2000858.684	S.B. Port Investments, LLC	3650 S Pointe Cir Ste 205	Laughlin	NV	\$300.00	
2000404.527	The Management Trust	3650 S Pointe Cir Ste 205	Laughlin	NV	\$150.00	
2004864.24	Willis Newberry	3650 S Pointe Cir Ste 205	Laughlin	NV	\$200.00	
2000033.597	Anuenue Enterprise	3650 S Pointe Cir Ste 205-C	Laughlin	NV	\$150.00	
2001018.237	Gillis, Ph.D, Herbert R	3650 S Pointe Cir Ste #108	Laughlin	NV	\$200.00	
2000012.319	New Hope Hospice of Nevada, Inc.	3650 S Pointe Cir Ste #112	Laughlin	NV	0.05555%	Note

License #	DBA Name	Address	City	St	Annual Fees paid	Note
2000212.684	MyLaughlinBroker	3650 S Pointe Cir Ste #S-205	Laughlin	NV	\$300.00	
2000496.684	Century 21Along the River Properties	3650 S Pointe Cir Ste#-101	Laughlin	NV	\$300.00	
2000309.527	C D M Management	3650 S Pointe Cir Ste. 117	Laughlin	NV	\$150.00	
2002006.22	Laughlin Bridal	3650 S Pointe Cir Suite 118	Laughlin	NV	0.05555%	Note
2006685.24	Pennington Backhoe, LLC	3650 S Pointe Cir Suite 205	Laughlin	NV	\$200.00	
1002681.545	A G E M Of Laughlin	3650 S Pointe Cir Suite #205	Laughlin	NV	\$150.00	
2000448.65	Retina Consultants of Nevada	3650 S Pointe Cir Suite #210	Laughlin	NV	\$300.00	
2000089.01	Laughlin Bookkeeping & Income Tax	3650 S Pointe Cir Unit #108	Laughlin	NV	\$300.00	
2001827.597	Nig & Co	3225 Rio Vista Dr #135	Laughlin	NV	\$150.00	
2000761.684	Robison Land & Realty Co.	3650 South Pointe Cir #205	Laughlin	NV	\$300.00	
2000892.65	Southwest Cardiovascular Associates, Alfafara, Jac	3650 South Pointe Cir Ste 102	Laughlin	NV	\$545.00	
2000649.684	Cinque Terre Realty Nevada	3650 South Pointe Cir Ste 205-9	Laughlin	NV	\$300.00	
1001052.GEN-101	Lazy River Lounge	1955 W Casino Dr Bldg. C	Laughlin	NV	\$2,470.00	
1001052.CON-102	Lazy River Lounge	1955 W Casino Dr Bldg. C	Laughlin	NV	\$150.00	
1001052.GAM-103	Lazy River Lounge	1955 W Casino Dr Bldg. C	Laughlin	NV	\$1,800.00	
1000475.702	Lazy River Lounge	1955 W Casino Dr Bldg. C	Laughlin	NV	0.05555%	Gross
2000891.LIQ-106	Lazy River Lounge	1955 W Casino Dr Bldg. C	Laughlin	NV	\$3,060.00	
1000147.430	Bayshore Inn	1955 S Casino Dr	Laughlin	NV	\$630.00	
1000147.431-102	Bayshore Inn	1955 S Casino Dr	Laughlin	NV	0.05555%	Gross
1000147.G01	Bayshore Inn	1955 S Casino Dr	Laughlin	NV	10%	Gross
1001029.CON-102	Bayshore Inn	1955 S Casino Dr	Laughlin	NV	\$24.00	
1001029.GAM-103	Bayshore Inn	1955 S Casino Dr	Laughlin	NV	\$720.00	
1001029.GEN-101	Bayshore Inn	1955 S Casino Dr	Laughlin	NV	\$1,048.00	
2000556.597	All About Auto Repair & Towing (Collectively Towing)	1630 Thomas Edison Dr	Laughlin	NV	\$150.00	
Subtotal Annual Fees Payment					\$92,100.22	1

Note 1: Total included "ALL" licenses

Note 2: Room tax were assessed at 10% of monthly transient lodging revenue; Clark County retained only 2 of the 10% collected

Department of Business License
Franchise Fee (estimated) revenue

Franchise Fees

\$482,000 Public Utilities - including:
Electric
Gas
Telecommunications
Personal Wireless Service

\$66,400 Other Utilities - including:
Cable
Solid Waste
Landfill

\$548,400

Note:

1. These are broad assumptions based upon carving out the proposed borders, number of housing units, etc.
2. These broad assumptions are based upon the assumption that the proposed City will enter into similar franchise agreements and/or adopt a municipal code that would be comparable to those currently in unincorporated Clark and charge fees to the regulated providers at the same levels.

Aquatics Operations - Laughlin

<u>Revenues - Aquatic Operations</u>				
Programs	Summer 2008	\$3,836		
Admissions	Summer 2008	\$4,165		
Programs	Summer 2009	\$2,742		
Admissions	Summer 2009	\$5,910		
Programs	Summer 2010	\$1,925		
Admissions	Summer 2010	\$5,506		
Programs	Summer 2011	\$1,203		
Admissions	Summer 2011	\$4,176		
			4 year average	\$7,366
<u>Expenditures - Aquatic Operations</u>				
Staffing	Summer 2008	(\$64,900)		
Supplies	Summer 2008	(\$5,500)		
Staffing	Summer 2009	(\$45,100)		
Supplies	Summer 2009	(\$7,100)		
Staffing	Summer 2010	(\$31,600)		
Supplies	Summer 2010	(\$7,000)		
Staffing	Summer 2011	(\$40,000) (est.)		
Supplies	Summer 2011	(\$7,000) (est.)		
			4 year average	(\$52,000)

The County also employs a F/T Recreation Specialist that assists w Laughlin Water Park operation. When the pool is not open for operation, this individual will perform other duties at the community center and senior center. This position carries a salary between \$38000 and \$59000 annually. Benefits should be calculated at 35%. These costs are NOT included in costs above but should be considered when calculating in operations. There are no capital or maintenance costs included above - the above are just seasonal operation costs.

Explanation of CTX Model Allocation Scenarios 1 and 2

This analysis is prepared on the assumption that the current boundary encompassing the Town of Laughlin will be divided into two jurisdictions:

- (1) A new City of Laughlin (City)
- (2) The “opt out” area comprising the hotel corridor that will remain in unincorporated Clark County (Hotel Corridor).

The FY 2012 projection model for CTX has been modified for the purpose of this analysis. The base year for the FY 2012 distributions is FY 2011. In order to go forward projecting the amount of CTX revenue the proposed city may anticipate receiving; a base distribution amount for FY 2011 must be developed. FY 11 assessed values, and unaudited revenue and expenditure data associated with Laughlin, Clark County and LV Metro are applied as appropriate to develop percents of totals that could be used to facilitate the calculation of a new base for the proposed city.

Step 1

The procedure begins with the reapportionment of the FY 2011 base calculation (\$5,602,616) between the “City” and the “Hotel Corridor”. Assessed value, which is already a component of the formulas constructed for the distribution of CTX, Motor Vehicle Fuel Tax and Governmental Services Tax, offers a means to allocate the base calculation equitably. The percent of total assessed values calculated for the proposed city (44.11%) is applied to determine its share of the FY 2011 base (\$2,471,291).

Step 2

NRS 360.740 provides for adjustments to the base distributions when a local government assumes a function or functions previously performed by another government. This analysis assumes that the proposed City of Laughlin would take over the police function currently provided by the Las Vegas Metro Police (Metro). Metro does not directly receive distribution from the CTX Account. Clark County, while not paying directly for Laughlin’s police protection out of the county budget, does contribute to Metro’s annual budget through fund transfers from its general fund.

Under Scenario 1, the general fund is the operating fund of local governments and accounts for all financial resources and costs of operations traditionally associated with governments, except for those required to be accounted for in other funds. Therefore, this analysis assumes the revenue streams used to fund the general fund transfers from the County to Metro include CTX revenue. Based on that assumption, the amount of funds transferred from the county general fund that could be tied to CTX revenue (\$61,239,985) is measured against Metro’s total operating revenue (\$510,524,091) and a percent of total is developed (12%). This percent is applied to the total cost of police services (\$3,615,424) expended by Metro to service the “City”

portion of Laughlin in FY 11 to estimate an amount that could be attributable to CTX revenue (\$433,688).

Under Scenario 2, in FY 2011, Clark County reported \$262,887,094 in distributions from the Consolidated Tax Distribution Account. That amount constitutes 29.93 percent of total County general fund revenue. Clark County contributed \$204,623,329 to Metro for its share of service costs, of which \$61,239,985 (29.93%) can be tied to CTX. This analysis further assumes that revenue generated by the 28¢ property tax levy and the County's contribution to Metro are the only resources used to fund Laughlin's police services. Based on that assumption, estimated property tax revenue of \$556,042 is applied to reduce the total cost expended by Metro (\$3,615,985) to service the "City" portion of Laughlin, and 29.93 percent is applied against the remaining balance (\$3,059,381) to determine the amount of the costs that could be attributable to CTX (\$915,616).

Step 3

Under Scenario 1, for fiscal year 2011, Clark County estimated that \$1,816,944 was expended from its general fund in support of the "City" for activities related to detention, public works and parks and recreation. Clark County general fund revenue totaled \$878,393,952 from all sources, 29.93% of which was distributions from the CTX Account. Therefore, it would be reasonable to conclude that CTX revenue constitutes 29.93% (\$543,778) of the total amount expended to provide the specified services to the "City" of Laughlin.

Step 4

Under **Scenario 1**, from the analysis outlined in steps 2 and 3, this analysis concludes that the proposed City of Laughlin is entitled to a base adjustment of \$977,466. By adding the base adjustment to the proposed city's share of the FY 11 base (\$2,471,291), **a new base of \$3,448,758** is established for the "City" for use in the formula of the Consolidated Tax Distribution Program in FY 2012.

Under **Scenario 2**, this analysis concludes that the proposed City of Laughlin is entitled to a base adjustment of \$1,459,394. By adding the base adjustment to the proposed city's share of the FY 11 base (\$2,471,291), **a new base of \$3,930,685** is established for the "City" for use in the formula of the Consolidated Tax Distribution Program in FY 2012.

LV Metro Special Revenue Fund

(Step 2)

Sources of Revenue (Unaudited)				Percent of Total Metro Revenue	
Property Tax	130,995,489				0.2566
Intergovernment Revenues	143,732,253		% of Total		0.2815
Charges for Services	25,933,461		Clark County		0.0508
Miscellaneous	5,239,559		GF Revenue		0.0103
Transfers from County GF	204,623,329	64,951,689	0.3174	Property Tax	0.1272
		61,239,985	0.2993	CTX	0.1200
		78,431,655	0.3833	Others	0.1536
Total Revenue	<u>510,524,091</u>				<u>1.0000</u>

Costs of police services provided to Town of Laughlin

	FY2010-11				
	Total	City %	City	Corridor %	Corridor
Police - actual	7,664,739	0.4300	3,295,838	0.5700	4,368,901
Police - admin support	743,223	0.4300	319,586	0.5700	423,637
Total	<u>8,407,962</u>		<u>3,615,424</u>		<u>4,792,538</u>

Portion of total cost expended for police services for the proposed city that could be attributable to CTX

433,688.65

Source: Clark County Finance, Las Vegas Metro Police

Scenario 1

BASE CALCULATION

	FY 11 BASE ALLOCATION	PROJECTED FY 11 ALLOCATION	LESSER OF BASE OR ALLOCATION	FY 11 CPI= 0.0150	FY 12 BASE ALLOCATION
THE COUNTY OF CLARK					
ENTERPRISE DISTRICT					
KYLE CANYON WATER DISTRICT	10,346.04	10,346.04	10,346.04		10,346.04
LOCAL GOVERNMENTS					
CLARK COUNTY**	255,069,477.32	254,128,546.69	254,128,546.69	0.0150	257,940,474.89
BOULDER CITY	7,836,416.68	7,777,703.40	7,777,703.40	0.0150	7,894,368.95
HENDERSON***	71,984,487.35	71,445,153.36	71,445,153.36	0.0150	72,516,830.66
LAS VEGAS	206,959,652.50	205,409,035.45	205,409,035.45	0.0150	208,490,170.98
MESQUITE	6,497,539.78	6,448,857.84	6,448,857.84	0.0150	6,545,590.71
NORTH LAS VEGAS	35,020,987.99	34,758,598.00	34,758,598.00	0.0150	35,279,976.97
BUNKERVILLE	498,502.18	494,767.23	494,767.23	0.0150	502,188.74
ENTERPRISE	2,862,212.73	2,840,767.99	2,840,767.99	0.0150	2,883,379.51
GLENDALE**		-	-	0.0150	-
LAUGHLIN	3,448,757.74	5,560,639.58	3,448,757.74	0.0150	3,500,489.11
MOAPA VALLEY	670,572.08	665,547.91	665,547.91	0.0150	675,531.13
PARADISE	54,131,312.21	53,725,740.71	53,725,740.71	0.0150	54,531,626.82
SEARCHLIGHT	350,920.62	348,291.40	348,291.40	0.0150	353,515.77
SPRING VALLEY	15,187,706.68	15,073,914.86	15,073,914.86	0.0150	15,300,023.58
SUMMERLIN	122,699.22	121,779.92	121,779.92	0.0150	123,606.62
SUNRISE MANOR	7,482,595.88	7,426,533.55	7,426,533.55	0.0150	7,537,931.55
WHITNEY	585,470.40	581,083.85	581,083.85	0.0150	589,800.11
WINCHESTER	11,950,460.14	11,860,922.94	11,860,922.94	0.0150	12,038,836.78
SPECIAL DISTRICTS					
BOULDER LIBRARY DISTRICT	470,699.96	467,173.30	467,173.30	0.0150	474,180.90
CLARK COUNTY FIRE PROTECTION	37,334,596.87	37,054,872.48	37,054,872.48	0.0150	37,610,695.57
HENDERSON LIBRARY DISTRICT	1,686,667.81	1,674,030.68	1,674,030.68	0.0150	1,699,141.14
LAS VEGAS/CLARK CO LIBRARY DISTRICT	15,423,133.71	15,307,577.98	15,307,577.98	0.0150	15,537,191.65
MOAPA FIRE PROTECTION	648,358.18	643,500.45	643,500.45	0.0150	653,152.96
MT CHARLESTON FIRE PROTECTION	123,555.33	122,629.61	122,629.61	0.0150	124,469.05
TOTAL CLARK COUNTY	736,357,129.41	733,948,015.22	731,836,133.38		742,813,520.19

total w/out enterprise 736,346,783.37

**Glendale's base has been added to Clark County due to absorption

*** Henderson's base was increased by \$4,000,000 due to legislation

Scenario 1

**FINAL ESTIMATE - FISCAL YEAR 2011-12
NRS 360.600 through NRS 360.740**

	(1)	(2)	(3)	(4)	(5)
THE COUNTY OF CLARK	CONSOLIDATED REVENUE <u>PROJECTION</u>	FY 11-12 BASE <u>DISTRIBUTION</u>	% OF FY 12 BASE <u>ALLOCATION</u>	MODIFIED FY 11-12 BASE <u>DISTRIBUTION</u>	EXCESS DISTRIBUTION <u>OR SHORTFALL</u>
TOTAL REVENUE AVAILABLE TO DISTRIBUTE	742,928,919.70				
ENTERPRISE DISTRICT					
KYLE CANYON WATER DISTRICT		10,346.00			
LOCAL GOVERNMENTS					
CLARK COUNTY		257,940,474.89	0.3473		
BOULDER CITY		7,894,368.95	0.0106		
HENDERSON		72,516,830.66	0.0976		
LAS VEGAS		208,490,170.98	0.2807		
MESQUITE		6,545,590.71	0.0088		
NORTH LAS VEGAS		35,279,976.97	0.0475		
BUNKERVILLE		502,188.74	0.0007		
ENTERPRISE		2,883,379.51	0.0039		
GLENDALE		-			
LAUGHLIN		3,500,489.11	0.0047		
MOAPA VALLEY		675,531.13	0.0009		
PARADISE		54,531,626.82	0.0734		
SEARCHLIGHT		353,515.77	0.0005		
SPRING VALLEY		15,300,023.58	0.0206		
SUMMERLIN		123,606.62	0.0002		
SUNRISE MANOR		7,537,931.55	0.0101		
WHITNEY		589,800.11	0.0008		
WINCHESTER		12,038,836.78	0.0162		
SPECIAL DISTRICTS					
BOULDER LIBRARY DISTRICT		474,180.90	0.0006		
CLARK COUNTY FIRE PROTECTION		37,610,695.57	0.0506		
HENDERSON LIBRARY DISTRICT		1,699,141.14	0.0023		
LAS VEGAS/CLARK CO LIBRARY DISTRICT		15,537,191.65	0.0209		
MOAPA FIRE PROTECTION		653,152.96	0.0009		
MT CHARLESTON FIRE PROTECTION		124,469.05	0.0002		
TOTAL CLARK COUNTY		742,813,520.15	1.0000	-	115,399.55

Please refer to 'NOTES' page (D-59) for information and assumptions.

Scenario 1

**FINAL ESTIMATE - FISCAL YEAR 2011-12
NRS 360.600 through NRS 360.740**

	(6)	(7)	(8)	(9)	(10)	(12)	(13)	(14)
	<u>POPULATION</u>	<u>ASSESSED</u>	<u>1 PLUS</u>	<u>(2) x (8)</u>	<u>PERCENTAGE</u>	<u>NO 1 PLUS</u>	<u>(2) x (12)</u>	<u>PERCENTAGE</u>
	<u>GROWTH</u>	<u>VALUE</u>	<u>GROWTH</u>	<u>GROWTH</u>	<u>GOV'T ENTITY</u>	<u>GROWTH</u>	<u>GROWTH</u>	<u>GOV'T ENTITY</u>
	<u>FACTOR</u>	<u>GROWTH</u>	<u>FACTOR</u>	<u>AMOUNT</u>	<u>TO TOTAL</u>	<u>FACTOR</u>	<u>AMOUNT</u>	<u>TO TOTAL</u>
THE COUNTY OF CLARK								
TOTAL REVENUE AVAILABLE TO DISTRIBUTE								
ENTERPRISE DISTRICT								
KYLE CANYON WATER DISTRICT								
LOCAL GOVERNMENTS								
CLARK COUNTY	0.0187	-0.0672	0.9515	245,435,020.62	0.3498	0.0000	-	-
BOULDER CITY	0.0027	-0.0417	0.9610	7,586,541.48	0.0108	0.0000	-	-
HENDERSON	0.0210	-0.0684	0.9526	69,078,172.84	0.0985	0.0000	-	-
LAS VEGAS	0.0059	-0.0856	0.9203	191,866,581.42	0.2735	0.0000	-	-
MESQUITE	0.0452	0.0394	1.0846	7,099,228.87	0.0101	0.0846	553,638.17	0.7273
NORTH LAS VEGAS	0.0390	-0.0631	0.9759	34,428,688.45	0.0491	0.0000	-	-
BUNKERVILLE	0.0107	-0.0640	0.9467	475,409.15	0.0007	0.0000	-	-
ENTERPRISE	0.1202	-0.0512	1.0690	3,082,310.77	0.0044	0.0690	198,931.26	0.2613
GLENDALE				-	-		-	-
LAUGHLIN	-0.0129	-0.1650	0.8222	2,877,938.93	0.0041	0.0000	-	-
MOAPA VALLEY	0.0263	-0.0141	1.0122	683,757.74	0.0010	0.0122	8,226.61	0.0108
PARADISE	-0.0065	-0.0328	0.9607	52,390,943.36	0.0747	0.0000	-	-
SEARCHLIGHT	-0.0643	0.0128	0.9484	335,289.90	0.0005	0.0000	-	-
SPRING VALLEY	0.0136	-0.0864	0.9272	14,186,083.41	0.0202	0.0000	-	-
SUMMERLIN	0.0815	-0.0908	0.9907	122,456.89	0.0002	0.0000	-	-
SUNRISE MANOR	-0.0121	-0.0891	0.8987	6,774,618.04	0.0097	0.0000	-	-
WHITNEY	0.0703	-0.0695	1.0008	590,276.12	0.0008	0.0008	476.01	0.0006
WINCHESTER	0.0005	-0.0139	0.9866	11,877,690.69	0.0169	0.0000	-	-
SPECIAL DISTRICTS								
BOULDER LIBRARY DISTRICT		-0.0230	0.9770	463,276.41	0.0007	0.0000	-	-
CLARK COUNTY FIRE PROTECTION		-0.0592	0.9408	35,383,224.49	0.0504	0.0000	-	-
HENDERSON LIBRARY DISTRICT		-0.0685	0.9315	1,582,793.18	0.0023	0.0000	-	-
LAS VEGAS/CLARK CO LIBRARY DISTRICT		-0.0675	0.9325	14,488,231.63	0.0207	0.0000	-	-
MOAPA FIRE PROTECTION		-0.0266	0.9734	635,761.47	0.0009	0.0000	-	-
MT CHARLESTON FIRE PROTECTION		-0.0931	0.9069	112,877.29	0.0002	0.0000	-	-
TOTAL CLARK COUNTY				<u>701,557,173.15</u>	<u>1.0000</u>		<u>761,272.05</u>	<u>1.0000</u>

Please refer to 'NOTES' page (D-59) for information and assumptions.

Scenario 1

**FINAL ESTIMATE - FISCAL YEAR 2011-12
NRS 360.600 through NRS 360.740**

	(15)	(16)	(17)
	<u>EXCESS</u>	<u>ESTIMATE</u>	<u>ESTIMATE</u>
THE COUNTY OF CLARK	<u>DISTRIBUTION</u>	<u>FY 11-12</u>	<u>FY 11-12</u>
		<u>DISTRIBUTION</u>	<u>MONTHLY</u>
			<u>DISTRIBUTION</u>
TOTAL REVENUE AVAILABLE TO DISTRIBUTE			
ENTERPRISE DISTRICT			
KYLE CANYON WATER DISTRICT		10,346.00	862.17
LOCAL GOVERNMENTS			
CLARK COUNTY	-	257,940,474.90	21,495,039.57
Boulder City	-	7,894,368.95	657,864.08
HENDERSON	-	72,516,830.66	6,043,069.22
LAS VEGAS	-	208,490,170.98	17,374,180.92
MESQUITE	83,924.78	6,629,515.49	552,459.62
NORTH LAS VEGAS	-	35,279,976.97	2,939,998.08
BUNKERVILLE	-	502,188.74	41,849.06
ENTERPRISE	30,155.55	2,913,535.06	242,794.59
GLENDALE	-	-	-
LAUGHLIN	-	3,500,489.11	291,707.43
MOAPA VALLEY	1,247.05	676,778.18	56,398.18
PARADISE	-	54,531,626.82	4,544,302.24
SEARCHLIGHT	-	353,515.77	29,459.65
SPRING VALLEY	-	15,300,023.58	1,275,001.97
SUMMERLIN	-	123,606.62	10,300.55
SUNRISE MANOR	-	7,537,931.55	628,160.96
WHITNEY	72.16	589,872.27	49,156.02
WINCHESTER	-	12,038,836.78	1,003,236.40
SPECIAL DISTRICTS			
BOULDER LIBRARY DISTRICT	-	474,180.90	39,515.08
CLARK COUNTY FIRE PROTECTION	-	37,610,695.57	3,134,224.63
HENDERSON LIBRARY DISTRICT	-	1,699,141.14	141,595.10
LAS VEGAS/CLARK CO LIBRARY DISTRICT	-	15,537,191.65	1,294,765.97
MOAPA FIRE PROTECTION	-	653,152.96	54,429.41
MT CHARLESTON FIRE PROTECTION	-	124,469.05	10,372.42
TOTAL CLARK COUNTY	115,399.55	742,928,919.70	61,910,743.31

Please refer to 'NOTES' page (D-59) for information and assumptions.

Scenario 1

ALLOCATION OF BASE CALCULATION FOR THE PROPOSED CITY OF LAUGHLIN

Total FY 2011 General Fund Revenue

Clark County

Sources		% of Total
Property tax	278,820,460	0.3174
CTX	262,887,094	0.2993
Other sources	336,686,398	0.3833
	<u>878,393,952</u>	<u>1.0000</u>

Laughlin Town

Property tax	3,427,007	0.3238
CTX	5,746,648	0.5431
County Gaming Licenses	1,408,430	0.1331
	<u>10,582,085</u>	<u>1.0000</u>

(Step 1)

Town of Laughlin Assessed Value	FY07-08	FY08-09	FY09-10	FY10-11	FY11-12
Total AV(Redbook)	691,435,933	734,809,899	629,095,694	468,970,811	389,604,258
City AV	353,219,623	383,284,936	294,016,658	206,861,128	194,001,297
Corridor AV (Clark Co Assessor)	328,683,737	336,670,050	324,554,769	251,782,763	185,271,551
Centrally Assessed Values for taxing district 107 (Taxation)					
Secured	11,523,003	17,307,314	11,392,756	12,862,674	13,145,506
Unsecured	1,187,095	2,499,236	2,639,600.12	906,552.61	629,706.78
	<u>12,710,098</u>	<u>19,806,550</u>	<u>14,032,356</u>	<u>13,769,226</u>	<u>13,775,213</u>
CA AV allocated to Corridor @75%	9,532,573	14,854,913	10,524,267	10,326,920	10,331,410
Total Corridor AV	338,216,310	351,524,963	335,079,036	262,109,683	195,602,961
City % of Total	0.5108	0.5216	0.4674	0.4411	0.4979
Corridor % of Total	0.4892	0.4784	0.5326	0.5589	0.5021
FY 11 Base	5,602,616.42				
City portion of FY 11 Base				2,471,291.45	
Corridor portion of FY 11 Base				3,131,324.97	

Expenditures for Town of Laughlin	FY2010-11 Total	City %	City	Corridor %	Corridor
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Public Safety (Unaudited)

Function supported with Town funds

Fire Protection	9,135,306	0.3800	3,471,416	0.6200	5,663,890
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Function accounted for in the Las Vegas Metro Special Revenue Fund

Police - actual	7,664,739	0.4300	3,295,838	0.5700	4,368,901
Police - admin support	743,223	0.4300	319,586	0.5700	423,637
Total Police	8,407,962		3,615,424		4,792,538

(Step 3)

Functions supported with County funds

Detention	1,009,169	0.5000	504,585	0.5000	504,585
Public Works	740,000		740,000		
Parks & Recreation	572,359		572,359		
TOTAL	2,321,528		1,816,944		504,585

Total paid by CL in support of Town

Amount of total county support attributable to CTX **543,778** **151,013**

Amount of transfers from County General Fund to LV Metro that is attributable to CTX revenue **915,616** **(Step 4)**

Total support eligible for CTX base adjustment **1,459,394**

City of Laughlin FY 2011 Base **3,930,685**

Scenario 2

FY 2011

LV Metro Special Revenue Fund

(Step 2)

City of Laughlin AV	206,861,128
Tax rate	0.2800
Abatement level	4.00%

<u>Sources of Revenue (Unaudited)</u>				<u>Percent of Total Metro Revenue</u>	
Property Tax	130,995,489				0.2566
City of Laughlin Share		556,043			
Intergovernment Revenues	143,732,253		% of Total		0.2815
Charges for Services	25,933,461		Clark County		0.0508
Miscellaneous	5,239,559		GF Revenue		0.0103
Transfers from County GF	204,623,329	64,951,689	0.3174	Property Tax	0.1272
		61,239,985	0.2993	CTX	0.1200
		78,431,655	0.3833	Others	0.1536
Total Revenue	510,524,091				1.0000
	<u>379,528,602</u>				

Costs of police services provided to Town of Laughlin

	<u>FY2010-11</u>				
	<u>Total</u>	<u>City %</u>	<u>City</u>	<u>Corridor %</u>	<u>Corridor</u>
Police - actual	7,664,739	0.4300	3,295,838	0.5700	4,368,901
Police - admin support	743,223	0.4300	319,586	0.5700	423,637
Total	<u>8,407,962</u>		<u>3,615,424</u>		<u>4,792,538</u>

Less support attributable to the 28¢ property tax levy	(556,043)
Total cost supported with transfer from Clark County General Fund	3,059,381

Portion of total cost expended for police services for the proposed city that could be attributable to CTX

915,616.31

Source: Clark County Finance, Las Vegas Metro Police

Scenario 2

BASE CALCULATION

	FY 11 BASE ALLOCATION	PROJECTED FY 11 ALLOCATION	LESSER OF BASE OR ALLOCATION	FY 11 CPI= 0.0150	FY 12 BASE ALLOCATION
<div style="border: 1px solid black; padding: 2px; width: fit-content;"> Base reduced by \$1,459,394, an amount expended by CL in servicing Laughlin Town </div>					
THE COUNTY OF CLARK					
ENTERPRISE DISTRICT					
KYLE CANYON WATER DISTRICT	10,346.04	10,346.04	10,346.04		10,346.04
LOCAL GOVERNMENTS					
CLARK COUNTY**	254,587,549.66	254,128,546.69	254,128,546.69	0.0150	257,940,474.89
BOULDER CITY	7,836,416.68	7,777,703.40	7,777,703.40	0.0150	7,894,368.95
HENDERSON***	71,984,487.35	71,445,153.36	71,445,153.36	0.0150	72,516,830.66
LAS VEGAS	206,959,652.50	205,409,035.45	205,409,035.45	0.0150	208,490,170.98
MESQUITE	6,497,539.78	6,448,857.84	6,448,857.84	0.0150	6,545,590.71
NORTH LAS VEGAS	35,020,987.99	34,758,598.00	34,758,598.00	0.0150	35,279,976.97
BUNKERVILLE	498,502.18	494,767.23	494,767.23	0.0150	502,188.74
ENTERPRISE	2,862,212.73	2,840,767.99	2,840,767.99	0.0150	2,883,379.51
GLENDALE**		-	-	0.0150	-
LAUGHLIN	3,930,685.40	5,560,639.58	3,930,685.40	0.0150	3,989,645.68
MOAPA VALLEY	670,572.08	665,547.91	665,547.91	0.0150	675,531.13
PARADISE	54,131,312.21	53,725,740.71	53,725,740.71	0.0150	54,531,626.82
SEARCHLIGHT	350,920.62	348,291.40	348,291.40	0.0150	353,515.77
SPRING VALLEY	15,187,706.68	15,073,914.86	15,073,914.86	0.0150	15,300,023.58
SUMMERLIN	122,699.22	121,779.92	121,779.92	0.0150	123,606.62
SUNRISE MANOR	7,482,595.88	7,426,533.55	7,426,533.55	0.0150	7,537,931.55
WHITNEY	585,470.40	581,083.85	581,083.85	0.0150	589,800.11
WINCHESTER	11,950,460.14	11,860,922.94	11,860,922.94	0.0150	12,038,836.78
SPECIAL DISTRICTS					
BOULDER LIBRARY DISTRICT	470,699.96	467,173.30	467,173.30	0.0150	474,180.90
CLARK COUNTY FIRE PROTECTION	37,334,596.87	37,054,872.48	37,054,872.48	0.0150	37,610,695.57
HENDERSON LIBRARY DISTRICT	1,686,667.81	1,674,030.68	1,674,030.68	0.0150	1,699,141.14
LAS VEGAS/CLARK CO LIBRARY DISTRICT	15,423,133.71	15,307,577.98	15,307,577.98	0.0150	15,537,191.65
MOAPA FIRE PROTECTION	648,358.18	643,500.45	643,500.45	0.0150	653,152.96
MT CHARLESTON FIRE PROTECTION	123,555.33	122,629.61	122,629.61	0.0150	124,469.05
TOTAL CLARK COUNTY	736,357,129.41	733,948,015.22	732,318,061.04		743,302,676.77

total w/out enterprise 736,346,783.37

**Glendale's base has been added to Clark County due to absorption

*** Henderson's base was increased by \$4,000,000 due to legislation

Scenario 2

**FINAL ESTIMATE - FISCAL YEAR 2011-12
NRS 360.600 through NRS 360.740**

	(1)	(2)	(3)	(4)	(5)
THE COUNTY OF CLARK	CONSOLIDATED REVENUE PROJECTION	FY 11-12 BASE DISTRIBUTION	% OF FY 12 BASE ALLOCATION	MODIFIED FY 11-12 BASE DISTRIBUTION	EXCESS DISTRIBUTION OR SHORTFALL
TOTAL REVENUE AVAILABLE TO DISTRIBUTE	742,928,919.70				
ENTERPRISE DISTRICT					
KYLE CANYON WATER DISTRICT		10,346.00		10,346.00	
LOCAL GOVERNMENTS					
CLARK COUNTY		257,940,474.89	0.3470	257,810,772.13	(129,702.76)
BOULDER CITY		7,894,368.95	0.0106	7,890,399.35	(3,969.60)
HENDERSON		72,516,830.66	0.0976	72,480,366.31	(36,464.35)
LAS VEGAS		208,490,170.98	0.2805	208,385,333.81	(104,837.17)
MESQUITE		6,545,590.71	0.0088	6,542,299.32	(3,291.38)
NORTH LAS VEGAS		35,279,976.97	0.0475	35,262,236.79	(17,740.18)
BUNKERVILLE		502,188.74	0.0007	501,936.22	(252.52)
ENTERPRISE		2,883,379.51	0.0039	2,881,929.63	(1,449.88)
GLENDALE		-		-	-
LAUGHLIN		3,989,645.68	0.0054	3,987,639.53	(2,006.15)
MOAPA VALLEY		675,531.13	0.0009	675,191.44	(339.68)
PARADISE		54,531,626.82	0.0734	54,504,206.14	(27,420.68)
SEARCHLIGHT		353,515.77	0.0005	353,338.01	(177.76)
SPRING VALLEY		15,300,023.58	0.0206	15,292,330.12	(7,693.46)
SUMMERLIN		123,606.62	0.0002	123,544.46	(62.15)
SUNRISE MANOR		7,537,931.55	0.0101	7,534,141.18	(3,790.37)
WHITNEY		589,800.11	0.0008	589,503.53	(296.58)
WINCHESTER		12,038,836.78	0.0162	12,032,783.18	(6,053.61)
SPECIAL DISTRICTS					
BOULDER LIBRARY DISTRICT		474,180.90	0.0006	473,942.46	(238.44)
CLARK COUNTY FIRE PROTECTION		37,610,695.57	0.0506	37,591,783.41	(18,912.16)
HENDERSON LIBRARY DISTRICT		1,699,141.14	0.0023	1,698,286.74	(854.40)
LAS VEGAS/CLARK CO LIBRARY DISTRICT		15,537,191.65	0.0209	15,529,378.93	(7,812.72)
MOAPA FIRE PROTECTION		653,152.96	0.0009	652,824.53	(328.43)
MT CHARLESTON FIRE PROTECTION		124,469.05	0.0002	124,406.47	(62.59)
TOTAL CLARK COUNTY		743,302,676.73	1.0000	742,928,919.6994	(373,757.03)

Please refer to 'NOTES' page (D-59) for information and assumptions.

Scenario 2

**FINAL ESTIMATE - FISCAL YEAR 2011-12
NRS 360.600 through NRS 360.740**

	(6)	(7)	(8)	(9)	(10)	(12)	(13)	(14)
	<u>POPULATION</u>	<u>ASSESSED</u>	<u>1 PLUS</u>	<u>(2) x (8)</u>	<u>PERCENTAGE</u>	<u>NO 1 PLUS</u>	<u>(2) x (12)</u>	<u>PERCENTAGE</u>
	<u>GROWTH</u>	<u>VALUE</u>	<u>GROWTH</u>	<u>GROWTH</u>	<u>GOV'T ENTITY</u>	<u>GROWTH</u>	<u>GROWTH</u>	<u>GOV'T ENTITY</u>
	<u>FACTOR</u>	<u>GROWTH</u>	<u>FACTOR</u>	<u>AMOUNT</u>	<u>TO TOTAL</u>	<u>FACTOR</u>	<u>AMOUNT</u>	<u>TO TOTAL</u>
THE COUNTY OF CLARK								
TOTAL REVENUE AVAILABLE TO DISTRIBUTE								
ENTERPRISE DISTRICT								
KYLE CANYON WATER DISTRICT								
LOCAL GOVERNMENTS								
CLARK COUNTY	0.0187	-0.0672	0.9515	245,435,020.62	0.3496	0.0000	-	-
BOULDER CITY	0.0027	-0.0417	0.9610	7,586,541.48	0.0108	0.0000	-	-
HENDERSON	0.0210	-0.0684	0.9526	69,078,172.84	0.0984	0.0000	-	-
LAS VEGAS	0.0059	-0.0856	0.9203	191,866,581.42	0.2733	0.0000	-	-
MESQUITE	0.0452	0.0394	1.0846	7,099,228.87	0.0101	0.0846	553,638.17	0.7273
NORTH LAS VEGAS	0.0390	-0.0631	0.9759	34,428,688.45	0.0490	0.0000	-	-
BUNKERVILLE	0.0107	-0.0640	0.9467	475,409.15	0.0007	0.0000	-	-
ENTERPRISE	0.1202	-0.0512	1.0690	3,082,310.77	0.0044	0.0690	198,931.26	0.2613
GLENDALE				-	-		-	-
LAUGHLIN	-0.0129	-0.1650	0.8222	3,280,100.66	0.0047	0.0000	-	-
MOAPA VALLEY	0.0263	-0.0141	1.0122	683,757.74	0.0010	0.0122	8,226.61	0.0108
PARADISE	-0.0065	-0.0328	0.9607	52,390,943.36	0.0746	0.0000	-	-
SEARCHLIGHT	-0.0643	0.0128	0.9484	335,289.90	0.0005	0.0000	-	-
SPRING VALLEY	0.0136	-0.0864	0.9272	14,186,083.41	0.0202	0.0000	-	-
SUMMERLIN	0.0815	-0.0908	0.9907	122,456.89	0.0002	0.0000	-	-
SUNRISE MANOR	-0.0121	-0.0891	0.8987	6,774,618.04	0.0097	0.0000	-	-
WHITNEY	0.0703	-0.0695	1.0008	590,276.12	0.0008	0.0008	476.01	0.0006
WINCHESTER	0.0005	-0.0139	0.9866	11,877,690.69	0.0169	0.0000	-	-
SPECIAL DISTRICTS								
BOULDER LIBRARY DISTRICT		-0.0230	0.9770	463,276.41	0.0007	0.0000	-	-
CLARK COUNTY FIRE PROTECTION		-0.0592	0.9408	35,383,224.49	0.0504	0.0000	-	-
HENDERSON LIBRARY DISTRICT		-0.0685	0.9315	1,582,793.18	0.0023	0.0000	-	-
LAS VEGAS/CLARK CO LIBRARY DISTRICT		-0.0675	0.9325	14,488,231.63	0.0206	0.0000	-	-
MOAPA FIRE PROTECTION		-0.0266	0.9734	635,761.47	0.0009	0.0000	-	-
MT CHARLESTON FIRE PROTECTION		-0.0931	0.9069	112,877.29	0.0002	0.0000	-	-
TOTAL CLARK COUNTY				<u>701,959,334.88</u>	<u>1.0000</u>		<u>761,272.05</u>	<u>1.0000</u>

Please refer to 'NOTES' page (D-59) for information and assumptions.

Scenario 2

**FINAL ESTIMATE - FISCAL YEAR 2011-12
NRS 360.600 through NRS 360.740**

	(15)	(16)	(17)
	<u>EXCESS</u>	<u>ESTIMATE</u>	<u>ESTIMATE</u>
THE COUNTY OF CLARK	<u>DISTRIBUTION</u>	<u>FY 11-12</u>	<u>FY 11-12</u>
			<u>MONTHLY</u>
			<u>DISTRIBUTION</u>
TOTAL REVENUE AVAILABLE TO DISTRIBUTE			
ENTERPRISE DISTRICT			
KYLE CANYON WATER DISTRICT		10,346.00	862.17
LOCAL GOVERNMENTS			
CLARK COUNTY	-	257,810,772.14	21,484,231.01
BOULDER CITY	-	7,890,399.35	657,533.28
HENDERSON	-	72,480,366.31	6,040,030.53
LAS VEGAS	-	208,385,333.81	17,365,444.48
MESQUITE	-	6,542,299.32	545,191.61
NORTH LAS VEGAS	-	35,262,236.79	2,938,519.73
BUNKERVILLE	-	501,936.22	41,828.02
ENTERPRISE	-	2,881,929.63	240,160.80
GLENDALE	-	-	-
LAUGHLIN	-	3,987,639.53	332,303.29
MOAPA VALLEY	-	675,191.44	56,265.95
PARADISE	-	54,504,206.14	4,542,017.18
SEARCHLIGHT	-	353,338.01	29,444.83
SPRING VALLEY	-	15,292,330.12	1,274,360.84
SUMMERLIN	-	123,544.46	10,295.37
SUNRISE MANOR	-	7,534,141.18	627,845.10
WHITNEY	-	589,503.53	49,125.29
WINCHESTER	-	12,032,783.18	1,002,731.93
SPECIAL DISTRICTS			
BOULDER LIBRARY DISTRICT	-	473,942.46	39,495.21
CLARK COUNTY FIRE PROTECTION	-	37,591,783.41	3,132,648.62
HENDERSON LIBRARY DISTRICT	-	1,698,286.74	141,523.90
LAS VEGAS/CLARK CO LIBRARY DISTRICT	-	15,529,378.93	1,294,114.91
MOAPA FIRE PROTECTION	-	652,824.53	54,402.04
MT CHARLESTON FIRE PROTECTION	-	124,406.47	10,367.21
<u>TOTAL CLARK COUNTY</u>	-	<u>742,928,919.70</u>	61,910,743.31

Please refer to 'NOTES' page (D-59) for information and assumptions.

Scenario 2

COOPERATIVE AGREEMENT BETWEEN CLARK COUNTY, THE CITY OF LAS VEGAS, THE CITY OF NORTH LAS VEGAS, THE CITY OF HENDERSON, THE CITY OF BOULDER CITY, THE CITY OF MESQUITE, THE UNINCORPORATED TOWNS OF BUNKERVILLE, ENTERPRISE, LAUGHLIN, MOAPA VALLEY, PARADISE, SEARCHLIGHT, SPRING VALLEY, SUMMERLIN, SUNRISE MANOR, WHITNEY, AND WINCHESTER, THE MT. CHARLESTON FIRE PROTECTION DISTRICT, THE MOAPA VALLEY FIRE DISTRICT, THE CLARK COUNTY FIRE SERVICE DISTRICT, THE LAS VEGAS CLARK COUNTY LIBRARY DISTRICT, THE HENDERSON DISTRICT PUBLIC LIBRARIES, AND THE BOULDER CITY LIBRARY DISTRICT PURSUANT TO NEVADA REVISED STATUTE §360.730 ESTABLISHING AN ALTERNATIVE FORMULA FOR THE DISTRIBUTION OF THE LOCAL GOVERNMENT TAX DISTRIBUTION ACCOUNT

This Cooperative Agreement (hereinafter referred to as the “Agreement”) is made and entered into on this 16TH day of May, 2011, by and among Clark County, the City of Las Vegas, the City of North Las Vegas, the City of Henderson, the City of Boulder City, the City of Mesquite, the Unincorporated Towns of Bunkerville, Enterprise, Laughlin, Moapa Valley, Paradise, Searchlight, Spring Valley, Summerlin, Sunrise Manor, Whitney, and Winchester, the Mt. Charleston Fire Protection District, the Moapa Valley Fire District, the Clark County Fire Service District, the Las Vegas/Clark County Library District, the Henderson District Public Libraries, and the Boulder City Library District, all of which are political subdivisions of the State of Nevada. Each of the above-listed entities may hereinafter be referred to individually as a “Party” or collectively as the “Parties.”

RECITALS

1. In 1997, Senate Bill 254 was enacted, creating the Local Government Tax Distribution Account (the “Account”), codified at NRS §360.660, and its related distribution formula (the “Formula”), codified at NRS 360.690;
2. In 2001, Assembly Bill 653 was enacted, which removed language commonly referred to as the “one plus” factor from the Formula at NRS §360.690(4)(a)(1) and (4)(b)(1) for local governments and special districts. The removal of this language was due to the fact that, at that point in time, the faster growing communities were not, and would not, capture a share of Account “excess” proceeds proportionate with the rate at which those communities were growing, and the removal of that language permitted the faster growing cities to appropriately capture a proportionate share of the Account “excess” proceeds;
3. The economy has slowed dramatically between 2001 and 2011, and now the 2001 “fix” to the Formula permitting faster-growing communities to capture an appropriate proportionate share of their growth is affecting all communities in a disproportionate manner, and in conjunction with substantial reductions in state and county-wide assessed property valuation during the last three years, the result will be an unequal distribution of the “excess” proceeds of the Account of for all but a few recipients of the Account. This inequity will result in an allocation of 2012 Account “excess” proceeds to several local entities in Clark County that will be significantly higher than their actual rate of growth;

4. Because of this disparity and other significant issues concerning the Account and the Formula, the Nevada Legislature is currently considering Assembly Bill 71 requiring an interim study evaluating the appropriate allocation of money from the Account to Account recipients;

5. Based upon the filing of Assembly Bill 71, and the Nevada Legislature's concern regarding the appropriate proportionate allocation of Account proceeds, it is the Parties' understanding that certain members of the Nevada Legislature are supportive of a change to NRS §360.730(2), to permit local governments and special districts to enter into cooperative agreements establishing an alternate formula until May 31 of a current fiscal year, as long as the Parties to this Agreement approve a cooperative agreement establishing an appropriate alternative formula for distribution of Account proceeds for this fiscal year in a manner to which the Parties agree prior to May 31, 2011;

6. NRS §360.730(1) permits as follows:
The governing bodies of two or more local governments or special districts, or any combination thereof, may, pursuant to the provisions of NRS §277.045, enter into a cooperative agreement that sets forth an alternative formula for the distribution of the taxes included in the Account to the local governments or special districts which are parties to the agreement;

7. NRS 277.045 provides, in pertinent part, as follows:
[A]ny two or more political subdivisions of this State, including, without limitation, counties, incorporated cities and towns, unincorporated towns . . . and special districts, may enter into a cooperative agreement for the performance of any governmental function. Such an agreement may include . . . the payment of money;

8. Based upon the above, the Parties desire to enter into an agreement to establish an appropriate alternative formula to recreate the effect of adding back the "one plus" factor to the Formula to equalize the distribution of Account proceeds among the Parties.

NOW, THEREFORE, in consideration of the foregoing recitals, the promises and covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

AGREEMENT

A. Establishment of Alternative Formula.

1. Intent of Alternative Formula. The Parties to this Agreement agree that the alternative formula as provided herein shall be utilized by the Executive Director of the Nevada Tax Commission to determine a Party's share of the Clark County Account proceeds. Specifically, the Parties agree that the effect of the "one plus" factor on the Parties removed from the Formula by Assembly Bill 653 from NRS §390.690(4) is intended to be recreated by this Agreement for purposes of Account allocation to the Parties, after giving the city of Mesquite the first \$435,000 of Account distribution in excess of the base distribution, to the extent there is any.

An extract of NRS §390.690(4) with the "one plus" language inserted is attached hereto at Exhibit "1."

2. Alternative Formula Allocation Method. The mathematical method by which the Executive Director of the Nevada Tax Commission shall process the Alternative Formula and allocate Account proceeds to the Parties is described as follows:
 - a. Step 1 - To the extent there is any Account distribution in excess of the base distribution, the first \$435,000 of such excess shall be distributed to the city of Mesquite.
 - b. Step 2 - Any Account distribution in excess of the base distribution plus the \$435,000 identified in Step 1 shall be distributed to all the recipients as if the “one plus” language was included in:
 - i. NRS §360.690(4)(a)(1) by multiplying one-twelfth of the amount allocated to local governments pursuant to NRS 360.680 by one plus the sum of the population and assessed value growth factors; and
 - ii. NRS §360.690(4)(b)(1) by multiplying one-twelfth of the amount allocated to special districts pursuant to NRS 360.680 by one plus the assessed valuation growth factors.

A numerical depiction of the Alternative Formula is attached hereto at Exhibit “2.”

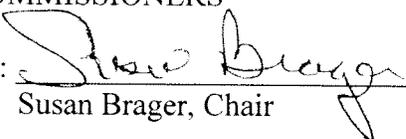
B. Miscellaneous Provisions.

1. Term of Agreement. This Agreement shall terminate at 11:59 p.m. on June 30, 2013 (i.e., the Alternative Formula will only apply to fiscal years 2012 and 2013).
2. Extension of Agreement. If the 2013 Legislature does not make any amendments to the Account distribution formula, the Agreement shall extend one additional year to June 30, 2014 (i.e., fiscal year 2014).
3. Amendment of this Agreement. This Agreement may only be amended pursuant to the provisions of NRS 360.690(6).
4. Termination of this Agreement. This Agreement may only be terminated pursuant to the provisions of NRS 360.690(7).
5. Special Districts not a Party to this Agreement. The Parties acknowledge that NRS 360.690(5) mandates that any “special district” as defined by NRS 360.650 not a party to this Agreement “must continue to receive money from the Account pursuant to the provisions of NRS 360.680 and 360.390.”
6. Entire Agreement. This Agreement constitutes the entire understanding and agreement of the Parties. This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto and supersedes all negotiations or previous agreements between the Parties with respect to all of any part of the subject matter hereof.
7. Headings; Exhibits. The recitals, headings and captions used in this Agreement are for convenience and ease of reference only and shall not be used to construe, interpret, expand or limit the terms of this Agreement. All exhibits attached to this Agreement are incorporated herein. Any term used in an exhibit hereto shall have the same meaning as in this Agreement unless otherwise defined in such exhibit. All references in this Agreement to sections and exhibits shall be to sections and exhibits to this Agreement, unless otherwise specified.

8. Counterparts. This Agreement may be executed in any number of counterparts, each of which when executed and upon delivery to the City of Las Vegas shall constitute an original of this Agreement, but all the counterparts shall together constitute the same agreement. No counterpart shall be effective until each Party has executed at least one counterpart.

IN WITNESS WHEREOF, this Agreement has been executed by the Parties on the day and year first above written (the "Effective Date").

BOARD OF CLARK COUNTY
COMMISSIONERS

By: 
Susan Brager, Chair

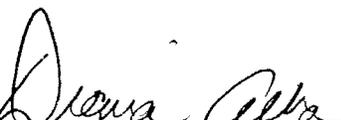
ATTEST:

By: 
Diana Alba, Clark County Clerk

UNINCORPORATED TOWNS OF
BUNKERVILLE, ENTERPRISE, LAUGHLIN,
MOAPA VALLEY, PARADISE, SEARCHLIGHT,
SPRING VALLEY, SUMMERLIN, SUNRISE MANOR,
WHITNEY, AND WINCHESTER

By: 
Susan Brager, Chair

ATTEST:

By: 
Diana Alba, Clark County Clerk

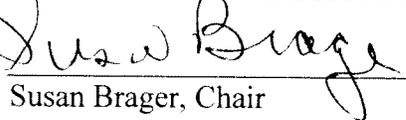
CLARK COUNTY FIRE SERVICE DISTRICT

By: 
Susan Brager, Chair

ATTEST:

By: 
Diana Alba, Clark County Clerk

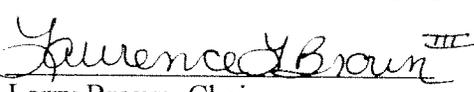
MOAPA VALLEY FIRE DISTRICT

By: 
Susan Brager, Chair

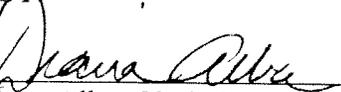
ATTEST:

By: 
Diana Alba, Clark County Clerk

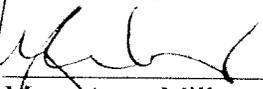
MT CHARLESTON FIRE PROTECTION DISTRICT

By: 
Larry Brown, Chair

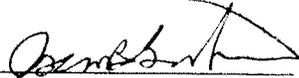
ATTEST:

By: 
Diana Alba, Clark County Clerk

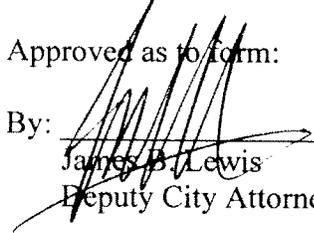
Approved as to form:

By: 
Mary-Anne Miller
County Counsel

CITY OF LAS VEGAS

By: 
Oscar B. Goodman, Mayor

Approved as to form:

By: 
James B. Lewis
Deputy City Attorney

CITY OF NORTH LAS VEGAS

By: _____
Shari L. Buck, Mayor

Approved as to form:

By: _____
Nicholas G. Vaskov,
Acting City Attorney

CITY OF HENDERSON

By: _____
Andy Hafen, Mayor

Approved as to form:

By: _____
Elizabeth Macias Quillin
City Attorney

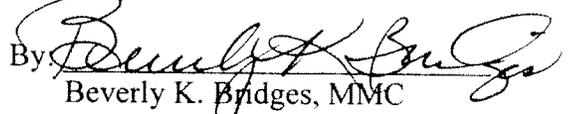
CITY OF BOULDER CITY

By: _____
Roger Tobler, Mayor

Approved as to form:

By: _____
Dave Olsen
City Attorney

ATTEST:

By: 
Beverly K. Bridges, MMC
City Clerk

ATTEST:

By: _____
Karen Storms, CMC
City Clerk

ATTEST:

By: _____
Sabrina Mercadante, CMC
City Clerk

Approved as to amount:

By: _____
Richard A. Derrick
Finance Director

ATTEST:

By: _____
Lorene Krumm, City Clerk

CITY OF LAS VEGAS

By: _____
Oscar B. Goodman, Mayor

Approved as to form:

By: _____
James B. Lewis
Deputy City Attorney

CITY OF NORTH LAS VEGAS

By: Shari L. Buck
Shari L. Buck, Mayor

Approved as to form:

By: Nicholas G. Vaskov
Nicholas G. Vaskov,
Acting City Attorney

CITY OF HENDERSON

By: _____
Andy Hafen, Mayor

Approved as to form:

By: _____
Elizabeth Macias Quillin
City Attorney

CITY OF BOULDER CITY

By: _____
Roger Tobler, Mayor

Approved as to form:

By: _____
Dave Olsen
City Attorney

ATTEST:

By: _____
Beverly K. Bridges, MMC
City Clerk

ATTEST:

By: Karen Storms
Karen Storms, CMC
City Clerk

ATTEST:

By: _____
Sabrina Mercadante, CMC
City Clerk

Approved as to amount:

By: _____
Richard A. Derrick
Finance Director

ATTEST:

By: _____
Lorene Krumm, City Clerk

CITY OF LAS VEGAS

By: _____
Oscar B. Goodman, Mayor

Approved as to form:

By: _____
James B. Lewis
Deputy City Attorney

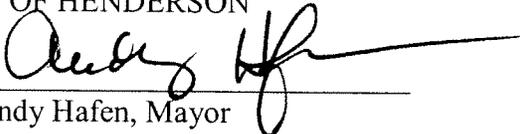
CITY OF NORTH LAS VEGAS

By: _____
Shari L. Buck, Mayor

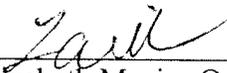
Approved as to form:

By: _____
Nicholas G. Vaskov,
Acting City Attorney

CITY OF HENDERSON

By:  _____
Andy Hafen, Mayor

Approved as to form:

By:  _____
Elizabeth Macias Quillin
City Attorney

CITY OF BOULDER CITY

By: _____
Roger Tobler, Mayor

Approved as to form:

By: _____
Dave Olsen
City Attorney

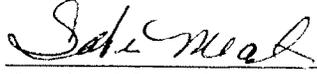
ATTEST:

By: _____
Beverly K. Bridges, MMC
City Clerk

ATTEST:

By: _____
Karen Storms, CMC
City Clerk

ATTEST:

By:  _____
Sabrina Mercadante, CMC
City Clerk

Approved as to amount:

By:  _____
Richard A. Derrick
Finance Director

ATTEST:

By: _____
Lorene Krumm, City Clerk

CITY OF LAS VEGAS

By: _____
Oscar B. Goodman, Mayor

Approved as to form:

By: _____
James B. Lewis
Deputy City Attorney

CITY OF NORTH LAS VEGAS

By: _____
Shari L. Buck, Mayor

Approved as to form:

By: _____
Nicholas G. Vaskov,
Acting City Attorney

CITY OF HENDERSON

By: _____
Andy Hafen, Mayor

Approved as to form:

By: _____
Elizabeth Macias Quillin
City Attorney

CITY OF BOULDER CITY

By: Roger Tobler
Roger Tobler, Mayor

Approved as to form:

By: Dave Olsen
Dave Olsen
City Attorney

ATTEST:

By: _____
Beverly K. Bridges, MMC
City Clerk

ATTEST:

By: _____
Karen Storms, CMC
City Clerk

ATTEST:

By: _____
Sabrina Mercadante, CMC
City Clerk

Approved as to amount:

By: _____
Richard A. Derrick
Finance Director

ATTEST:

By: Lorene Krumm
Lorene Krumm, City Clerk

CITY OF MESQUITE

By: Susan Holecheck
Susan Holecheck, Mayor

ATTEST:

By: Cherry L. Lawson
Cherry L. Lawson, City Clerk

Approved as to form:

By: Cheryl Truman Hunt
Cheryl Truman Hunt,
City Attorney

LAS VEGAS CLARK COUNTY LIBRARY DISTRICT

ATTEST:

By: _____
Kelly Benavidez, Vice-Chair

By: _____
Ron Kirsh, Secretary

By: _____
Jeanne Goodrich, Executive Director

Approved as to form:

By: _____
Gerry Welt
Attorney at Law

HENDERSON DISTRICT PUBLIC LIBRARIES

ATTEST:

By: _____
Thomas F. Fay
Executive Director

By: _____
Diana Alba, Clark County Clerk

By: _____
Colleen Bell
Board Chair

BOULDER CITY LIBRARY DISTRICT

ATTEST:

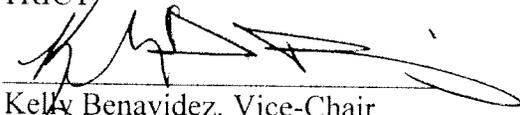
By: _____
Amy Carvalho, Chair

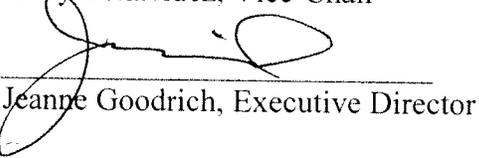
By: _____
S. Lynn Schofield-Dahl,
Director

8. Counterparts. This Agreement may be executed in any number of counterparts, each of which when executed and upon delivery to the City of Las Vegas shall constitute an original of this Agreement, but all the counterparts shall together constitute the same agreement. No counterpart shall be effective until each Party has executed at least one counterpart.

IN WITNESS WHEREOF, this Agreement has been executed by the Parties on the day and year first above written (the "Effective Date").

LAS VEGAS CLARK COUNTY LIBRARY
DISTRICT

By: 
Kelly Benavidez, Vice-Chair

By: 
Jeanne Goodrich, Executive Director

Approved as to form:

By: 
Gerry Welt
Attorney at Law

ATTEST:

By: 
Ron Kirsh, Secretary

CITY OF MESQUITE

By: _____
Susan Holecheck, Mayor

Approved as to form:

By: _____
Cheryl Truman Hunt,
City Attorney

ATTEST:

By: _____
Cherry L. Lawson, City Clerk

LAS VEGAS CLARK COUNTY LIBRARY
DISTRICT

By: _____
Kelly Benavidez, Vice-Chair

By: _____
Jeanne Goodrich, Executive Director

Approved as to form:

By: _____
Gerry Welt
Attorney at Law

ATTEST:

By: _____
Ron Kirsh, Secretary

HENDERSON DISTRICT PUBLIC LIBRARIES

By: _____
Thomas F. Fay
Executive Director

By: Colleen Bell
Colleen Bell
Board Chair

ATTEST:

By: N/A
~~Diana Alba, Clark County Clerk~~

BOULDER CITY LIBRARY DISTRICT

By: _____
Amy Carvalho, Chair

ATTEST:

By: _____
S. Lynn Schofield-Dahl,
Director

CITY OF MESQUITE

By: _____
Susan Holecheck, Mayor

Approved as to form:

By: _____
Cheryl Truman Hunt,
City Attorney

ATTEST:

By: _____
Cherry L. Lawson, City Clerk

LAS VEGAS CLARK COUNTY LIBRARY DISTRICT

By: _____
Kelly Benavidez, Vice-Chair

By: _____
Jeanne Goodrich, Executive Director

Approved as to form:

By: _____
Gerry Welt
Attorney at Law

ATTEST:

By: _____
Ron Kirsh, Secretary

HENDERSON DISTRICT PUBLIC LIBRARIES

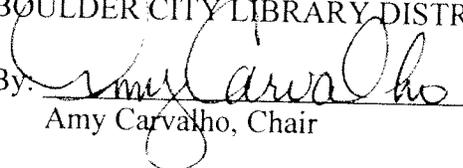
By: _____
Thomas F. Fay
Executive Director

By: _____
Colleen Bell
Board Chair

ATTEST:

By: _____
Diana Alba, Clark County Clerk

BOULDER CITY LIBRARY DISTRICT

By: 
Amy Carvalho, Chair

ATTEST:

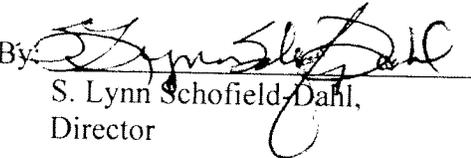
By: 
S. Lynn Schofield-Dahl,
Director

Exhibit 1

NRS 360.690, Section 4, with “one plus” language highlighted for calculation Step 2:

4. Except as otherwise provided in subsections 5 to 8, inclusive, if the Executive Director determines that there is money remaining in the county’s subaccount in the Account after the base monthly allocation determined pursuant to subsection 2 has been allocated to each local government, special district and enterprise district, he or she shall immediately determine and allocate each:

(a) Local government’s share of the remaining money by:

(1) Multiplying one-twelfth of the amount allocated pursuant to NRS 360.680 by **one plus** the sum of the:

(I) Average percentage of change in the population of the local government over the 5 fiscal years immediately preceding the year in which the allocation is made, as certified by the Governor pursuant to NRS 360.285, except as otherwise provided in subsection 9; and

(II) Average percentage of change in the assessed valuation of the taxable property in the local government, including assessed valuation attributable to a redevelopment agency but excluding the portion attributable to the net proceeds of minerals, over the year in which the allocation is made, as projected by the Department, and the 4 fiscal years immediately preceding the year in which the allocation is made; and

(2) Using the figure calculated pursuant to subparagraph (1) to calculate and allocate to each local government an amount equal to the proportion that the figure calculated pursuant to subparagraph (1) bears to the total amount of the figures calculated pursuant to subparagraph (1) of this paragraph and subparagraph (1) of paragraph (b), respectively, for the local governments and special districts located in the same county multiplied by the total amount available in the subaccount; and

(b) Special district’s share of the remaining money by:

(1) Multiplying one-twelfth of the amount allocated pursuant to NRS 360.680 by **one plus** the average change in the assessed valuation of the taxable property in the special district, including assessed valuation attributable to a redevelopment agency but excluding the portion attributable to the net proceeds of minerals, over the year in which the allocation is made, as projected by the Department, and the 4 fiscal years immediately preceding the year in which the allocation is made; and

(2) Using the figure calculated pursuant to subparagraph (1) to calculate and allocate to each special district an amount equal to the proportion that the figure calculated pursuant to subparagraph (1) bears to the total amount of the figures calculated pursuant to subparagraph (1) of this paragraph and subparagraph (1) of paragraph (a), respectively, for the local governments and special districts located in the same county multiplied by the total amount available in the subaccount.

↪ The State Treasurer shall remit the amount allocated to each local government or special district pursuant to this subsection.

Nevada Department of Taxation
Motor Vehicle Fuel Tax Projection for Proposed City of Laughlin

	(1)	(2)	(3)	(4)	(5)
	CURRENT TOWN	PROPOSED CITY	PROPOSED CITY	PROPOSED CITY	PROPOSED CITY
Population (Note 1)	7,867	7,867	8,000	8,200	8,400
Tax Type	Projected Revenue for FY2011-12	Projected Revenue for FY2011-12	Projected Revenue for FY2012-13	Projected Revenue for FY2013-14	Projected Revenue for FY2014-15
County Option (4-9 cents) Clark County Rate is 9 cents (Note 2)	\$ 67,037,058	\$ 67,037,058	\$ 67,037,058	\$ 67,037,058	\$ 67,037,058
County Option (1 cent) - County (Note 3)	\$ 3,276,904	\$ 3,246,989	\$ 3,246,483	\$ 3,245,722	\$ 3,244,962
Laughlin	\$ -	\$ 29,915	\$ 30,421	\$ 31,182	\$ 31,942
1.25 cents - County (Note 2)	\$ 6,212,051	\$ 6,212,051	\$ 6,212,051	\$ 6,212,051	\$ 6,212,051
1.75 cents - County (Notes 4, 5)	\$ 6,902,455	\$ 6,859,205	\$ 6,859,205	\$ 6,859,205	\$ 6,859,205
Laughlin	\$ -	\$ 43,250	\$ 43,250	\$ 43,250	\$ 43,250
2.35 cents - County	\$ 7,074,991	\$ 6,913,838	\$ 6,913,838	\$ 6,912,670	\$ 6,912,670
Laughlin	\$ -	\$ 161,153	\$ 161,153	\$ 162,321	\$ 162,321
LAUGHLIN TOTAL	\$ -	\$ 234,318	\$ 234,824	\$ 236,753	\$ 237,513
CLARK COUNTY TOTAL	\$ 90,503,459	\$ 90,269,141	\$ 90,268,635	\$ 90,266,706	\$ 90,265,946

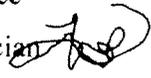
NOTES

- (1) Population shown in columns 1 & 2 is the governor-certified number as of July 1, 2010. Populations in columns 3-5 are to illustrate the effect if population changes on projected motor fuel tax revenues.
- (2) The county option (4-9 cents) is distributed to the RTC (pursuant to NRS 373.150), which allocates a portion to the 3 major cities in the county. The two small cities (Boulder City & Mesquite) along with the unincorporated towns receive funds from the Direct Distribution Fund, based on applications for capital transportation projects submitted to and approved by the RTC Board. The county option (4-9 cents) & 1.25 cent levies are distributed only to the county.
- (3) Ratio of population of City to County is 0.40%
- (4) For 1.75 cents, it is assumed that assessed values for the foreseeable future will remain stable.
- (5) Ratio of Assessed Value of City to County is 0.335%.

Exhibit 18

REGIONAL TRANSPORTATION COMMISSION
OF SOUTHERN NEVADA

MEMORANDUM

TO: Marc Traasdahl, Director of Finance
FROM: Zoe Coleman, Accounting Technician 
DATE: July 26, 2011
SUBJECT: Direct Distribution Allocation Percentages, Fiscal Year 2012

Pursuant to **NRS 373.150**:

Distribution of revenue to cities and towns not included in regional plan for transportation; use of money for projects.

1. Any city or town whose territory is not included wholly or in part in a regional plan for transportation established pursuant to NRS 373.1161 may receive a distribution in aid of an approved construction project from the regional street and highway fund, which must not exceed the amount allocated to such city or town pursuant to subsection 2.
2. The share of revenue from the county motor vehicle fuel tax allocated to a city or town pursuant to subsection 1 must be in the proportion which its total assessed valuation bears to the total assessed valuation of the entire county. Any amount so allocated which is not distributed currently in aid of an approved project must remain in the fund to the credit of that city or town.

(Added to NRS by 1965, 1268; A 1966, 54; 1977, 461; 1993, 2271; 1997, 348)

Referencing the Nevada Department of Taxation Fiscal Year 2011-2012 Property Tax Rates for Nevada Local Governments-The "Red Book", the following table reflects the Fiscal Year 2012 Direct Distribution percentages for allocation of motor vehicle fuel tax receipts.

<u>Direct Distribution Entities</u>	FY 2012	
	Assessed Valuation	
	Total \$	% of Total
Boulder City	525,806,003	0.009085
Bunkerville Town	27,657,312	0.000478
Indian Springs Town	13,143,010	0.000227
Laughlin Town	389,604,258	0.006731
Mesquite City	560,975,540	0.009692
Moapa Town	85,891,533	0.001484
Moapa Valley Town	167,203,126	0.002889
Mt. Charleston Town	49,500,566	0.000855
Searchlight Town	27,334,259	0.000472
DD Entities Total	1,847,115,607	0.031914
Clark County Total	57,878,335,897	

A copy of the Red Book reference page is provided on the reverse of this memo.

cc: M.J. Maynard
Fred Ohene
Mike Hand
Charity Cage
Sherwin Gutierrez

CARSON CITY
TOTAL PROPERTY TAX RATES - FISCAL YEAR 2011-2012
BY TAXING UNIT

TOTAL PROPERTY TAX RATE SHOWN IS HIGHEST RATE FOR ENTITY

1	2	3	4	5	6	7	8	9	10
LOCAL GOVERNMENT TAXING UNIT	ASSESSED VALUATION	EST. NET PROCEEDS OF MINERALS	TOTAL ASSESSED VALUATION	COMBINED TAX RATE (col 9, part B)	COUNTY TAX RATE	COMBINED SPECIAL DISTRICT TAX RATE	SCHOOL TAX RATE	STATE TAX RATE #	TOTAL PROPERTY TAX RATE
Carson City	1,506,371,935	-	1,506,371,935	1.7072		0.1300	1.1800	0.1700	3.1872
Carson City School District	1,506,371,935	-	1,506,371,935	1.1800					
Carson City Airport Authority	1,506,371,935	-	1,506,371,935	-					
Carson Truckee Water Conservancy District	1,506,371,935	-	1,506,371,935	0.0000					
Carson Water Subconservancy District	1,505,002,385	-	1,505,002,385	0.0300					
Nevada Commission - V & T Railway	1,506,371,935	-	1,506,371,935	-					
Sierra Forest Fire Protection District	121,122,801	-	121,122,801	0.1000					
Tahoe Regional Planning Agency	1,191,022	-	1,191,022	-					

CHURCHILL COUNTY

1	2	3	4	5	6	7	8	9	10
LOCAL GOVERNMENT TAXING UNIT	ASSESSED VALUATION	EST. NET PROCEEDS OF MINERALS	TOTAL ASSESSED VALUATION	COMBINED TAX RATE (col 9, part B)	COUNTY TAX RATE	COMBINED SPECIAL DISTRICT TAX RATE	SCHOOL TAX RATE	STATE TAX RATE #	TOTAL PROPERTY TAX RATE
Churchill County	708,612,795	24,673,378	733,286,173	1.2229		0.1100	1.3000	0.1700	2.8029
Churchill County School District	708,612,795	24,673,378	733,286,173	1.3000					
Fallon	172,989,635	-	172,989,635	0.8371	1.2229	0.1100	1.3000	0.1700	3.6400
Carson Truckee Water Conservancy District	708,612,795	24,673,378	733,286,173	-					
Carson Water Subconservancy District	661,152,713	-	661,152,713	0.0300					
Churchill County Mosquito Abatement District	708,612,795	24,673,378	733,286,173	0.0800					

CLARK COUNTY

1	2	3	4	5	6	7	8	9	10
LOCAL GOVERNMENT TAXING UNIT	ASSESSED VALUATION	EST. NET PROCEEDS OF MINERALS	TOTAL ASSESSED VALUATION	COMBINED TAX RATE (col 9, part B)	COUNTY TAX RATE	COMBINED SPECIAL DISTRICT TAX RATE	SCHOOL TAX RATE	STATE TAX RATE #	TOTAL PROPERTY TAX RATE
Clark County	57,876,696,265	1,639,632	57,878,335,897	0.6541		0.5989	1.3034	0.1700	2.7264
Clark County School District	57,876,696,265	1,639,632	57,878,335,897	1.3034					
Boulder City	525,806,003	-	525,806,003	0.2600	0.6541	0.1755	1.3034	0.1700	2.5630
Henderson	8,941,510,959	-	8,941,510,959	0.7108	0.6541	0.0575	1.3034	0.1700	2.8958
Las Vegas	12,958,012,131	-	12,958,012,131	0.7715	0.6541	0.3792	1.3034	0.1700	3.2782

PURSUANT TO SB 604 (2011), 2¢ ADDED TO STATE TAX RATE; \$0.0055 FOR CAPITAL PROJECTS & \$0.0145 FOR CONSERVATION OF NATURAL RESOURCES. OUTSIDE PROPERTY TAX CAP.

Assessed values in column 2 are from 5-13-11 amended final revenue projections & will not agree with net assessed values from the pro-forma reports, which reflect the effects of property tax abatement.

CLARK COUNTY
TOTAL PROPERTY TAX RATES - FISCAL YEAR 2011-2012
BY TAXING UNIT

TOTAL PROPERTY TAX RATE SHOWN IS HIGHEST RATE FOR ENTITY

1	2	3	4	5	6	7	8	9	10
LOCAL GOVERNMENT TAXING UNIT	ASSESSED VALUATION	EST. NET PROCEEDS OF MINERALS	TOTAL ASSESSED VALUATION	COMBINED TAX RATE (col 9, part B)	COUNTY TAX RATE	COMBINED SPECIAL DISTRICT TAX RATE	SCHOOL TAX RATE	STATE TAX RATE #	TOTAL PROPERTY TAX RATE
Mesquite	560,975,540	-	560,975,540	0.5520	0.6541	0.0942	1.3034	0.1700	2.7737
North Las Vegas	4,434,688,599	-	4,434,688,599	1.1587	0.6541	0.0682	1.3034	0.1700	3.3544
Bunkerville Town	27,657,312	-	27,657,312	0.0200	0.6541	0.3742	1.3034	0.1700	2.5217
* Enterprise Town	5,209,640,855	-	5,209,640,855	0.2064	0.6541	0.5989	1.3034	0.1700	2.9328
Indian Springs Town	13,143,010	-	13,143,010	0.0200	0.6541	0.3792	1.3034	0.1700	2.5267
Laughlin Town	389,604,258	-	389,604,258	0.8416	0.6541	0.3792	1.3034	0.1700	3.3483
Moapa Town	85,891,533	-	85,891,533	0.1094	0.6541	0.3792	1.3034	0.1700	2.6161
Moapa Valley Town	165,563,494	1,639,632	167,203,126	0.0200	0.6541	0.3792	1.3034	0.1700	2.5267
Mt. Charleston Town	49,500,566	-	49,500,566	0.0200	0.6541	1.2555	1.3034	0.1700	3.4030
* Paradise Town	12,421,302,087	-	12,421,302,087	0.2064	0.6541	0.5989	1.3034	0.1700	2.9328
Searchlight Town	27,334,259	-	27,334,259	0.0200	0.6541	0.3742	1.3034	0.1700	2.5217
* Spring Valley Town	4,828,582,331	-	4,828,582,331	0.2064	0.6541	0.5989	1.3034	0.1700	2.9328
* Summerlin Town	1,550,818,190	-	1,550,818,190	0.2064	0.6541	0.5989	1.3034	0.1700	2.9328
* Sunnise Manor Town	2,232,090,252	-	2,232,090,252	0.2064	0.6541	0.5989	1.3034	0.1700	2.9328
* Whitney Town	517,649,937	-	517,649,937	0.2064	0.6541	0.5989	1.3034	0.1700	2.9328
* Winchester	1,079,707,074	-	1,079,707,074	0.2064	0.6541	0.5989	1.3034	0.1700	2.9328
Big Bend Water District	372,255,370	-	372,255,370	-	-	-	-	-	-
Boulder City Library District	525,806,003	-	525,806,003	0.0855	-	-	-	-	-
Boulder City Library District - Debt	467,132,890	-	467,132,890	0.0900	-	-	-	-	-
Clark County Fire Service Area	29,107,672,725	2,000	29,107,674,725	0.2197	-	-	-	-	-
Clark County Flood Control District	57,876,696,265	1,639,632	57,878,335,897	-	-	-	-	-	-
Henderson District Public Libraries	8,941,510,959	-	8,941,510,959	0.0575	-	-	-	-	-
Kyle Canyon Water District	35,406,206	-	35,406,206	-	-	-	-	-	-
Las Vegas/Clark County Library District	43,959,248,351	1,639,632	43,960,887,983	0.0942	-	-	-	-	-
Las Vegas/Clark County Library - Debt	47,658,216,431	1,639,632	47,659,856,063	-	-	-	-	-	-
** LV Metropolitan Police-Mampower (LV)	14,197,714,452	-	14,197,714,452	0.2800	-	-	-	-	-
** LV Metropolitan Police-Mampower (Co)	29,188,958,771	1,639,632	29,190,598,403	0.2800	-	-	-	-	-
** Las Vegas Metropolitan Police	41,737,652,816	-	41,737,652,816	-	-	-	-	-	-

* NRS 354.59875 requires tax rate parity for seven unincorporated towns. The common levy for common services could be \$ 0.6313 but the Board of County Commissioners has decided to levy \$0.2064. The rate shown in the "Combined Tax Rate" column above is the parity rate. The "Maximum Allowed Tax Rate" column in Part B shows the rate allowed prior to parity.

** Designates special taxing authority not additional taxing district.

PURSUANT TO SB 504 (2011), 2¢ ADDED TO STATE TAX RATE; \$0.00655 FOR CAPITAL PROJECTS & \$0.0145 FOR CONSERVATION OF NATURAL RESOURCES. OUTSIDE PROPERTY TAX CAP.

Assessed values in column 2 are from 5-13-11 amended final revenue projections & will not agree with net assessed values from the pro-forma reports, which reflect the effects of property tax abatement.

Laughlin Justice Court
101 Civic Way
Laughlin NV 89029
Tim Atkins is an Elected Official

Position	Name of Current Employee	Position Status
Judge	Tim Atkins	Full -Time
Court Clerk	Helen Berdie	Full -Time
Legal Office Specialist	Arlene Hindt	Full -Time
Legal Office Specialist	Sally Burgess	Full -Time
Legal Office Specialist	Brenda Tuter	Full -Time
Legal Office Specialist	Barbara Weilage	Full -Time
Bailiff	Tom Thate	Part -Time
Bailiff	Tom Carbaugh	Part-Time

Budget Actuals	2007	2008	2009	2010
Total Revenues	\$1,069,061.00	\$1,056,681.00	\$1,049,598.00	\$950,377.00
Deposited to County General Fund	\$ 528,846.50	\$ 544,573.86	\$ 519,827.42	\$ 429,577.41
Deposited to NJC	2,289.00	2,660.00	2,085.00	1,780.00
Deposited to Metro	4,230.00	2,910.00	3,665.00	3,395.00
Deposited to District Court's Family Court AA Fees	13,946.00	14,689.00	12,836.00	11,946.00
Deposited to Public Defender	-	-	-	-
Transmitted to the State	400,579.00	341,389.00	384,015.50	397,593.50
Sent to Legal Aid Center	3,260.00	3,795.00	2,400.00	1,780.00
Deposited to Court's Regular AA Fees	49,710.00	51,392.00	44,918.00	41,798.00
Deposited to Court's Facility AA Fees	59,513.00	61,461.00	52,941.00	47,915.00
Deposited to Court's Court Collection Fund	-	33,812.00	27,271.00	14,593.00
Shortage/Overage	-	-	1.00	-
Interest	\$ 1,062,373.50	\$ 1,056,681.86	\$ 1,049,959.92	\$ 950,377.91
	6,633.00			
	\$ 1,069,006.50	\$ 1,056,681.86	\$ 1,049,959.92	\$ 950,377.91

Laughlin Justice Court
101 Civic Way
Laughlin NV 89029
Tim Atkins is an Elected Official

	2007	2008	2009	2010
Salaries Full-Time	\$299,434.00	\$299,805.16	\$325,738.00	\$287,459.52
Salaries Part-Time	\$26,000.00	\$29,871.00	\$39,844.00	\$31,767.85
Benefits	\$561.96	\$104,466.86	\$121,461.00	\$108,955.91
Total	\$2,568.96	\$136,345.86	\$163,314.00	\$142,733.76
Operational Budget	\$19,625.00	\$27,391.00	\$28,233.00	\$18,547.70
Capital Budget	\$0.00	\$0.00	\$0.00	\$0.00
Total for OP and CAP	\$19,625.00	\$27,391.00	\$28,233.00	\$18,547.70
Total for LAU JC	\$22,193.96	\$163,736.86	\$191,547.00	\$161,281.46

Caseloads	2007	2008	2009	2010
Civil	435	378	220	220
Criminal	1150	714	1007	1012
Traffic	9809	8497	5696	7247

Calendars	See Next Worksheet for Full Calendar
Traffic Court	Every Wednesday, two sessions 9am & 2pm
Civil Court	Once Every Month
Criminal Court	Every Thursday
Drug Court	Once Every Month
Probable Cause Hearings	Everyday incl. Weekends and Holidays
Video Arraignments	Everyday Morning 10am Monday thru Thursday

Court Hours
Monday thru Thursday
7:30am to 5pm

PROJECTED POLICE FUNDING FOR CITY OF LAUGHLIN

Laughlin's Budgets:		FY07/08	FY08/09	FY09/10	FY10/11	FY11/12 w/capital	AVERAGE
	Total Salaries:	4,865,630	5,005,791	5,095,809	4,990,496	4,844,730	
	Total Benefits:	1,914,471	2,052,423	2,159,210	2,048,394	2,163,151	
	Total Services/Supplies:	732,601	774,288	603,321	504,367	458,958	
	Total Capital:	425,606	231,000	102,000	68,000	660,384	
Total Base Budget:		7,938,308	8,063,502	7,960,340	7,611,257	8,127,223	7,940,126
City of Laughlin's portion of base budget:	43%	3,413,472	3,467,306	3,422,946	3,272,841	3,494,706	3,414,254
City of Laughlin's burden charge:		325,136	327,636	347,568	319,586	303,087	324,603
Less Laughlin's portion of Fingerprint Revenue:		(21,500)	(21,500)	(21,500)	(15,050)	(21,500)	-20,210
Total cost to Laughlin for the fiscal year:		3,717,108	3,773,442	3,749,014	3,577,377	3,776,293	3,718,647
<i>Reconciliation:</i>							
Laughlin's Actual Expenditures:							
	Total Salaries:	5,302,881	4,810,212	4,911,682	4,987,859	no actuals for FY12	7,684,191
	Total Benefits:	1,800,673	1,924,393	2,083,164	2,047,500		
	Total Services/Supplies:	635,978	533,481	381,930	387,798		
	Total Capital:	350,652	234,830	102,148	241,582		
Total Actual Expenditures:		8,090,183	7,502,916	7,478,924	7,664,739		
City of Laughlin's portion of actual expenses:		3,478,779	3,226,254	3,215,937	3,295,838	3,304,202	
City of Laughlin's burden charge:		325,136	327,636	347,568	319,586	329,982	
Less Laughlin's portion of actual revenue rec'd:		(30,990)	(23,609)	(19,978)	(22,354)	(24,233)	
Total cost to Laughlin for the fiscal year:		3,772,925	3,530,281	3,543,527	3,593,070	3,609,951	
Revenue over Expenses (-/+):		55,817	(243,161)	(205,487)	15,693	(94,284)	
<i>(owed to Laughlin)/owed to LVMPD</i>							

NOTE: These figures do not include detention services or police facility costs
Report Approved by CLGF 12-14-11

**PROPOSED INCORPORATION AREA
2008-2010 CALLS-FOR-SERVICE
401-447**

CALLS-FOR-SERVICE

	2010	2009	2008
Proposed Incorporated Area	2280	2099	2008
Hotel Corridor & Fort Mohave Indian Reservation	3232	2766	2462
TOTALS	5512	4865	4470

CALLS-FOR-SERVICE by MONTH

	2010	2009	2008
	Proposed Incorporated Area	Proposed Incorporated Area	Proposed Incorporated Area
January	173	154	176
February	142	147	155
March	152	196	154
April	195	198	180
May	225	202	163
June	198	164	139
July	195	169	183
August	242	199	170
September	209	190	163
October	192	175	175
November	166	153	184
December	191	152	166
TOTALS	2280	2099	2008

CALLS-FOR-SERVICE by SHIFT

	2010	2009	2008
	Proposed Incorporated Area	Proposed Incorporated Area	Proposed Incorporated Area
DAY	936	811	791
GRAVE	417	459	386
SWING	927	829	831
TOTALS	2280	2099	2008

Exhibit 22

**PROPOSED INCORPORATION AREA
2008-2010 CALLS-FOR-SERVICE
401-447**

CALLS-FOR-SERVICE by TYPE

	2010 Proposed Incorporated Area
401	20
401A	5
401B	29
401C	16
401M	2
402	9
403	9
404	174
404A	152
405Z	30
406	42
406A	79
406V	12
406Z	4
407	2
407A	2
408	2
409	32
410	28
411	7
411A	5
413	7
413A	1
414	14
414A	19
414Z	2
415	37
415B	1
415D	12
416	13
416A	60
416B	242
416F	10
417	177
418	18
418A	9
418B	20
419	18
421	24
421A	12
422	1
423	94
424	21
425	41
425A	70
425B	59

	2009 Proposed Incorporated Area
401	37
401A	5
401B	21
401C	13
401M	2
402	5
403	10
404	27
404A	64
405	1
405Z	28
406	35
406A	54
406V	24
406Z	8
407	2
407A	1
407Z	1
408	2
409	55
410	40
411	10
411A	5
411Z	1
413	7
413A	3
413B	2
414	8
414A	24
414Z	2
415	43
415A	1
415B	8
415D	7
416	20
416A	51
416B	291
416F	5
417	202
418	23
418A	7
418B	13
419	14
420	1
421	17
421A	7

	2008 Proposed Incorporated Area
401	27
401A	11
401B	21
401C	16
402	12
403	4
404	35
404A	76
405	1
405Z	23
406	34
406A	98
406V	14
406Z	2
407	6
407A	7
408	1
409	51
410	28
411	18
411A	10
411Z	1
413	2
413A	2
413B	1
414	11
414A	16
415	40
415A	5
415B	6
415D	8
416	11
416A	52
416B	253
416F	2
417	173
418	32
418A	4
418B	17
419	17
420Z	1
421	17
421A	11
422	1
423	65
424	12

**PROPOSED INCORPORATION AREA
2008-2010 CALLS-FOR-SERVICE
401-447**

	2010 Proposed Incorporated Area
426	1
428	5
429	4
430	21
431	18
432	18
433	1
434	9
437	41
438	151
439	212
440	25
441	50
443	48
445	1
446	17
447	15
Grand Total	2280

	2009 Proposed Incorporated Area
422	1
423	76
424	20
425	32
425A	73
425B	59
426	6
427	1
428	4
429	3
430	18
431	13
432	16
433	1
434	9
437	27
438	145
439	202
440	52
441	49
441Z	1
443	40
446	28
447	16
Grand Total	2099

	2008 Proposed Incorporated Area
425	37
425A	62
425B	51
426	1
427	2
428	2
429	5
430	14
431	16
432	17
433	2
434	13
437	37
438	144
439	203
440	39
441	54
443	23
446	18
447	13
Grand Total	2008

Las Vegas Metropolitan Police Department
I.D.F. Codes (Amended 12/1/98)
(When clearing from the following events, a disposition is required)

CODE	DESCRIPTION	CODE	DESCRIPTION
401	ACCIDENT	418A	FOUND PERSON
401A	HIT AND RUN	418B	RUNAWAY
401B	ACCIDENT WITH INJURY	419	DEAD BODY
401C	ACCIDENT (PRIVATE PROPERTY)	420	HOMICIDE
402	FIRE	421	SICK OR INJURED PERSON
403	PROWLER	421A	MENTALLY ILL PERSON
404	UNKNOWN TROUBLE	422	INJURED OFFICER
404A	9-1-1 DISCONNECT	423	SEE PERSON FOR INFO.
405	SUICIDE	424	ABUSE/NEGLECT
406	BURGLARY	425	SUSPICIOUS SITUATION
406A	BURGLARY ALARM	425A	SUSPICIOUS PERSON
406V	AUTO BURGLARY	425B	SUSPICIOUS VEHICLE
407	ROBBERY	426	SEXUAL ASSAULT
407A	ROBBERY ALARM	427	KIDNAP
407B	ROBBERY INVOLVING A B-PACK	428	CHILD MOLEST
408	DRUNK	429	INDECENT EXPOSURE
409	DRUNK DRIVER	430	ANIMAL COMPLAINT
410	RECKLESS DRIVER	431	MISSING/FOUND PROPERTY
411	STOLEN MOTOR VEHICLE	432	FRAUD
411A	RECOVERED STOLEN VEHICLE	433	STOLEN PROPERTY
411B	STOLEN DEPT. BAIT CAR	434	ILLEGAL SHOOTING
413	PERSON WITH A GUN	437	KEEP THE PEACE
413A	PERSON WITH A KNIFE	438	TRAFFIC PROBLEM
413B	PERSON WITH OTHER DEADLY WEAPON	439	ASSIST CITIZEN
414	GRAND LARCENY	440	WANTED SUSPECT
414A	PETIT LARCENY	441	MALICIOUS DESTRUCTION OF PROPERTY
414C	LARCENY FROM PERSON	442	AIRPLANE EMERGENCY
415	ASSAULT/BATTERY	443	ASSIST AN OFFICER
415A	ASSAULT/BATTERY WITH A GUN	444	OFFICER NEEDS HELP-EMERGENCY
415B	ASSAULT/BATTERY WITH OTHER DEADLY WEAPON	444A	PANIC ALARM AT METRO FACILITIES
415C	ASSAULT/BATTERY NEGATIVE	445	EXPLOSIVE DEVICE
416	FIGHT	446	NARCOTICS
416A	JUVENILE DISTURBANCE	447	CIVIL MATTER
416B	OTHER DISTURBANCE		
417	FAMILY DISTURBANCE		
418	MISSING PERSON		

NOTE: "Z" IS USED AFTER ANY OF THE ABOVE TO REPRESENT "ATTEMPT".

PROPOSED COSTS – LAUGHLIN (CITY) FIRE DEPARTMENT COSTS UTILIZING CCFD

Direct Costs

Staffing	\$	2,688,533	
Service and Supplies		<u>278,165</u>	
Subtotal Direct Costs	\$		2,966,698

Indirect Salary Costs

C-Staff	\$	30,075
EMS Quality Assurance		5,832
Emergency		
Preparedness/Planning		6,658
Infection Control		4,571
Fire Equipment Techs		12,239
Logistics and Warehousing		17,625
Employee Assistance		4,742
Payroll and Accounts Payable		12,442
Computer Support		11,878
Research and Planning		8,632
Clerical Support		14,937
Training Costs		64,627
Mechanic's Labor		40,605
Fire Prevention		62,517
Operational Supervision (BC's)		<u>30,396</u>

Subtotal Indirect Salary Costs

327,775

Indirect Admin Services and Supplies

13,177

Total Cost for FS 85

\$ 3,294,473

Notes:

- (1) Staffing cost includes bid and relief staff
- (2) Service and Supplies are based on FY 11 costs for both FS 76 and 85, allocated to each station based on FTE's assigned to each
- (3) Indirect Costs are based on FY 12 Salary Forecast for each position in above categories and service and supply costs allocated by percentage of FTE's at FS 85 with two exceptions:
 - a. Mechanic's labor is hours worked on FS 85 apparatus by shop rate
 - b. BC costs allocated on "suppression" FTEs only
- (4) Fire Investigative cost would need to be charged on a per hour basis
- (5) Cost for responses into "Laughlin City" are TBD

**LAUGHLIN TUCKER HOLDING (DETENTION) FACILITY
OPERATING COSTS - FY12**

Position	Rank	Total Compensation	Base Salary	Supervise Resident @ 8%	Shift Differential @ 6%	Resident Pay @ 20%	Longevity	Retirement @ 39%	Group Insurance (fixed by contract)	Industrial Insurance @ 3%	Medicare @ 1.45%	U/I @ 0.1%	Uniforms (fixed by contract)
Filled	Lt	9,633	0	9,633				0		0	0	0	
Filled	CO Sgt	165,435	98,590	7,887			6,524	38,450	8,573	2,958	1,430	99	925
Filled	CO II	133,439	73,100		4,386	14,620	0	28,509	8,573	2,193	1,060	73	925
Filled	CO II	148,766	80,246			16,049	8,025	31,296	8,573	2,407	1,164	80	925
Filled	CO II	147,562	80,246			16,049	6,821	31,296	8,573	2,407	1,164	80	925
Filled	CO II	145,957	80,246			16,049	5,216	31,296	8,573	2,407	1,164	80	925
Filled	CO II	125,807	68,598		4,116	13,720	0	26,753	8,573	2,058	995	69	925
Vacant - to be filled by EOY	CO II	70,370	40,123			8,025	0	15,648	4,287	1,204	582	40	463
Overtime -estimate **		50,000											
Budgeted Supplies		12,200											
Overhead Calculation - TBD		0											
Total Staff Costs		<u>1,009,169</u>											
Allocation of facility costs **													
Unincorporated County		\$ 504,584.56											
Proposed City of Laughlin		\$ 504,584.56											

NOTE: The call volume of arrests do not run this facility – it has to be fully staffed and maintained to Metro standards regardless of whether arrests occur.

NOTE: The Detention costs are based upon direct and indirect costs needed to operate the Tucker Holding Facility.

NOTE: If the proposed City chooses not use Metro, an understanding from Metro will need to be determined as to how/whether the sharing of the Tucker facility with another police force would logistically work.

** The cost to operate the facility would include all direct and indirect costs.

The salaries and benefits of the officers who directly operate this facility currently costs the unincorporated County \$1M annually.

The indirect costs would include support staff in Las Vegas, IT, utilities, databases, officer training, medical costs, food costs, transport to/from Las Vegas, etc.

Facility Maintenance costs - Laughlin

Expenditures - Pool Operations

Fiscal Year	2009	(\$108,307)
Fiscal Year	2010	(\$42,675)
Fiscal Year	2011	(\$34,337)

Expenditures - Mt. View Park (building exterior maintenance)

Fiscal Year	2009	(\$3,386)
Fiscal Year	2010	(\$2,889)
Fiscal Year	2011	(\$6,097)

Expenditures - Contracted Maintenance (landscaping)

Fiscal Year	2009	(\$37,620)
Fiscal Year	2010	(\$37,620)
Fiscal Year	2011	(\$37,620)

Expenditures - Housekeeping/Security)

Fiscal Year	2009	(\$49,000)
Fiscal Year	2010	(\$49,000)
Fiscal Year	2011	(\$49,000)

NOTE The County also employs a F/T County Rural Park Maintenance Worker assigned permanently to Laughlin. This position carries a salary between \$35000 and \$55000 annually. Benefits should be calculated at 35%.

NOTE The County also employs a F/T County Custodial Worker assigned permanently to Laughlin. This position carries a salary between \$28000 and \$43600 annually. Benefits should be calculated at 35%.

NOTE The County Parks and Recreation Department runs the facilities and the programs, but the maintenance/upkeep is handled by the County RPM Department. The costs below include services/supplies, but do not include utilities or capital replacement

NOTE If the (assigned) County staff stationed in Laughlin cannot perform the necessary repairs/maintenance (plumbing, electrical, etc), County staff is dispatched from Las Vegas down to Laughlin. Those costs of service are not included above. Due to the County's size and fixed staffing level/costs, we have the ability to dispatch staff without incurring additional costs that the proposed City would have to absorb through additional staff or contracts with local vendors.

Those are costs that will need to be considered by the proposed City that the County we cannot cost out.

The County RPM Department suggested an estimated labor rate of \$45/hour for our Las Vegas staff when dispatched to Laughlin.

Clark County - Department of Public Works

Laughlin - Average Annual Maintenance Expenditures

	Labor	Materials	Other	Totals
Road Maintenance				
	\$275,000	\$210,000	\$50,000	
Equipment: sweeper, backhoe, etc				
Trailer: field office				
Land: Clark County field yard				
Traffic Operations Maintenance				
Traffic Signals	\$25,000	\$15,000	\$5,000	
Streetlighting	\$20,000	\$15,000		
Signs	\$20,000	\$5,000		
Pavement Markings	\$20,000	\$5,000		
Vector				
Interlocal for Back Fly		\$25,000		
Larvacide Applications	\$50,000			
Totals	\$410,000	\$275,000	\$55,000	\$740,000

ACCOUNT NUMBER	METER#	ADDRESS	Jun'11	May'11	Apr'11	Mar'11	Feb'11	Jan'11	DEC'10	NOV'10	OCT'10	SEP'10	AUG'10	JUL'10	JUN 10	MAY'10	APR'10	MAR'10	FEB10	JAN10	DEC09	NOV09	OCT09	SEP09	AUG09	JUL'09	
Southwest Gas Corporation																											
215-1350597-002		3790 James A Bilbray Pky	272.72	1,846.38	361.03	26.94	26.31	26.31	26.31	26.31	26.31	26.31	26.31	26.31	26.31	1,935.33	865.73	37.00	26.31	26.31	26.31	283.83	2,038.81	31.57	31.57	35.54	8,082.17
215-1346868-002		1975 Arie Ave	53.04	56.35	47.48	56.88	168.20	228.46	244.86	165.96	47.18	45.33	43.07	43.84	47.10	49.46	56.43	103.05	162.46	208.01	336.92	114.70	67.70	64.96	65.91	72.35	2,549.70
NV Energy																											
1006049-1960495	PTD42D004689	3790 James A Bilbray Pkwy	1,772.31	1,419.90	1,429.31	1,550.36	1,490.80	1,574.13	1,681.27	1,531.83	2,012.94	2,298.70	2,193.39	2,147.16	2,013.68	881.01	1,673.77	1,391.61	1,911.03	2,047.82	1,816.27	1,582.20	2,119.56	2,530.20	2,676.26	2,681.06	44,426.57
1006049-1606778	BST423700079	1975 Arie Ave	720.17	650.01	479.88	449.99	471.55	531.28	683.01	850.35	1,220.29	1,600.89	1,784.13	1,360.98	883.43	702.33	555.32	559.24	608.72	640.63	790.67	919.82	1,551.15	1,812.81	1,878.13	-	21,704.78
Big Bend Water District																											
22380101	15679930	3790 James A Bilbray Pky	524.35	470.35	270.55	240.85	208.45	359.65	270.55	340.75	316.45	791.65	2,122.75	1,574.65	1,607.05	788.95	653.95	359.65	386.65	332.65	416.35	572.95	913.15	2,174.05	859.15	786.25	17,341.80
22380201	16257400	3790 James A Bilbray Pky	286.00	250.90	188.80	137.50	113.20	321.10	210.40	291.40	245.50	215.80	269.80	253.60	205.00	250.90	456.10	296.80	299.50	277.90	380.50	596.50	377.80	858.40	653.20	547.90	7,984.50
22104102	14348850	1975 Arie Ave	11,979.30	9,613.30	6,267.10	5,017.90	2,466.40	2,884.90	2,979.40	4,504.90	4,761.40	8,633.10	13,905.90	11,218.80	10,002.00	9,954.68	6,270.48	2,901.10	1,834.60	1,092.10	1,289.20	4,540.00	4,656.10	4,383.40	22.90	30,332.70	161,511.66
Clark County Water Reclamation District																											
			FY 2011			FY 2010																					
Account Number	Parcel Number		04/14/11	01/15/11	10/08/10	07/22/10	04/10/10	02/10/10	10/16/09	07/09/09																	
0207731	264-28-710-009	Laughlin Aquatic Center 3790 S James A Bilbray Pkwy	1,835.41	1,835.41	1,835.41	1,835.41	1,735.23	1,800.88	1,800.88	1,800.88																	
9501653	264-21-601-002	Spirit Mtn Rec Center 2610 Needles Hwy	1,393.05	1,393.05	1,393.05	1,393.05	1,317.07	1,349.89	1,349.98	1,349.90																	

Summary of Animal Control costs in Laughlin Township

- **Professional services contract:**
 - **Sheltering costs \$1600 / month flat fee PLUS related costs (see below)**
 - **Related costs for daily housing, vaccination, sterilization, etc.**
 - **for FY09, costs ran about \$200 / month**
 - **for FY10, costs ran about \$180 / month**
 - **for FY11, costs ran about \$225 / month**
 - **Cremation costs run about \$6,000 per year**
 - **Professional services contract for “pick up” services will not exceed \$30,600 per year.**

[Rev. 2/20/2010 1:36:42 PM]

FORT MOHAVE VALLEY DEVELOPMENT LAW

CHAPTER 427, STATUTES OF NEVADA 2007

AN ACT relating to public lands; transferring public lands administered by the Colorado River Commission of Nevada under the Fort Mohave Valley Development Law from the State of Nevada to Clark County; transferring the powers and duties of the Commission under the Fort Mohave Valley Development Law to the Board of County Commissioners of Clark County; transferring money in the Fort Mohave Valley Development Account to Clark County; and providing other matters properly relating thereto.

[Approved: June 13, 2007]

(Leadlines for sections have been supplied by the Legislative Counsel of the State of Nevada)

*The People of the State of Nevada, represented in Senate and Assembly, do enact as follows:***Sec. 2. Short title; legislative findings and declarations.**

1. This act may be cited as the Fort Mohave Valley Development Law.
 2. The Legislature hereby finds and declares that:
 - (a) It is in the public interest to transfer to Clark County all of the right, title and interest of the State of Nevada in all land held, controlled or administered by the Colorado River Commission of Nevada on behalf of the State under the Fort Mohave Valley Development Law.
 - (b) The Board of County Commissioners of Clark County has a fiduciary duty to:
 - (1) Administer the Fort Mohave Valley Development Law exclusively for the purposes of developing the Fort Mohave Valley and any general improvement district, special district, town or city whose territory contains all or a part of the land in the Fort Mohave Valley; and
 - (2) Use the money in the Fort Mohave Valley Development Fund only for the purposes expressly authorized by the Fort Mohave Valley Development Law.
- (Ch. 427, [Stats. 2007 p. 2002](#); A—Ch. 369, [Stats. 2009 p. 1857](#))

Sec. 3. Definitions.

1. As used in this act, unless the context otherwise requires:
 - (a) “Board of County Commissioners” or “Board” means the Board of County Commissioners of Clark County.
 - (b) “Clark County” or “County” means Clark County, Nevada, as created by [NRS 243.035](#).
 - (c) “Development” and “develop” include the:
 - (1) Preparation of a proposal, plans for a subdivision, plans for a zoning district or zoning regulations, or any other acts in conformance with [chapters 278](#) and [278A](#) of NRS and any local master plans, regulations and ordinances governing the improvement or use of land or the location and construction of structures;
 - (2) Planning, design, construction or any other act necessary to acquire, extend, alter, reconstruct, repair or make other improvements to a project; and
 - (3) Solicitation, consideration and approval of proposals for the use of land,
 2. As used in this section, “project” means any structure, facility, undertaking or system which a county, city, town, general improvement district or special district is authorized to acquire, improve, equip, maintain or operate, including all kinds of personal and real property, improvements and fixtures thereon, property of any nature appurtenant thereto or used in connection therewith and every estate, interest and right therein, legal or equitable, including terms for years, or any combination thereof.
- (Ch. 427, [Stats. 2007 p. 2002](#); A—Ch. 369, [Stats. 2009 p. 1857](#))

Sec. 4. Acquisition of certain lands authorized.

1. The Board of County Commissioners may purchase or otherwise acquire from the Federal Government all or any portion of the lands described in subsection 2, at intervals during any period when a purchase or acquisition may be made as provided by the Congress of the United States, including any extension of time granted by the Secretary of the Interior of the United States, or otherwise.
 2. The lands referred to in subsection 1 are described as follows:
 - (a) Parcel 1. All of sections 1, 12 and 13; fractional sections 24 and 25, T. 33 S., R. 65 E.
 - (b) Parcel 2. All of sections 6, 7 and 8; fractional sections 4, 5, 9, 10 and 15, all of section 16, fractional section 17, all of section 18, fractional sections 19, 20, 21, 30 and 31, T. 33 S., R. 66 E.
 - (c) Parcel 3. All of sections 9, 10, 11, 14, 15 and 16, east 1/2 section 20, all of sections 21, 22, 23, fractional sections 24, 25 and 26, all of sections 27 and 28, east 1/2 section 29, southeast 1/4 section 31, fractional sections 32, 33, 34 and 35, T. 32 S., R. 66 E.
 - (d) Parcel 4. Fractional sections 4 and 5, T. 34 S., R. 66 E., and any other surveyed land or any unsurveyed land lying between the lands described in parcels 2, 3 and 4 and the Arizona-Nevada state line.
- All references to township and range in this subsection refer to Mount Diablo base and meridian.
- (Ch. 427, [Stats. 2007 p. 2003](#); A—Ch. 369, [Stats. 2009 p. 1858](#))

Sec. 5. Requirements regarding planning and development.

1. The Board of County Commissioners shall undertake such engineering, planning and developmental studies and such other action as may be necessary for the development of the Fort Mohave Valley and any general improvement district, special district, town or city whose territory contains all or a part of the land in the Fort Mohave Valley.
2. The Board shall not solicit plans for development or dispose of lands described in sections 4 and 8 of this act unless it has first determined that the proposed development or disposal:
 - (a) Is consistent with the master plan adopted pursuant to [chapter 278](#) of NRS which governs the land proposed for development or disposal; or
 - (b) Constitutes an acceptable revision to the master plan,
3. Any such proposal for the development or disposal of land must comply with applicable local regulations and ordinances governing the development of land, the location and construction of structures or the regulation of projects.
4. The Board may adopt procedures for the development or disposal of the lands described in sections 4 and 8 of this act and may develop, dispose of and approve requests for the development or disposal of those lands only if the development or disposal:
 - and is consistent with the plans and projects of any general improvement district, special district, town or city whose territory contains the land proposed for development or disposal.

Exhibit 29

FORT MOHAVE VALLEY DEVELOPMENT LAW

- (a) Is consistent with the master plan governing the land proposed for development or disposal; or
- (b) Constitutes an acceptable revision to the master plan.

5. The Board may relinquish all rights, powers and privileges to purchase any portion, part or parcel of the lands described in section 4 of this act. Any such relinquishment must be made by written instrument, approved by the District Attorney of the County and forwarded to the Secretary of the Interior of the United States.

(Ch. 427, [Stats. 2007 p. 2003](#); A—Ch. 369, [Stats. 2009 p. 1859](#))

Sec. 6. Fort Mohave Valley Development Fund.

1. For the use of the Board of County Commissioners in carrying out the Fort Mohave Valley Development Law, the County Treasurer shall create in the County Treasury a separate fund designated as the Fort Mohave Valley Development Fund.

2. The interest and income earned on the money in the Fort Mohave Valley Development Fund, after deducting any applicable charges, must be credited to the Fund.

3. Money in the Fort Mohave Valley Development Fund must be paid out on claims against the Fund as other claims against the County are paid, after the claims have been approved by the Board.

(Ch. 427, [Stats. 2007 p. 2004](#); A—Ch. 369, [Stats. 2009 p. 1859](#))

Sec. 7. Administration of law; deposit of money.

1. The Board of County Commissioners shall administer the Fort Mohave Valley Development Law exclusively for the purposes of developing the Fort Mohave Valley and any general improvement district, special district, town or city whose territory contains all or a part of the land in the Fort Mohave Valley.

2. Any money received by the County in connection with the administration of the Fort Mohave Valley Development Law, including, without limitation, any money received from the development or disposition of any land described in section 4 or 8 of this act or any other land which the County acquires using money from the Fort Mohave Valley Development Fund, must be deposited in the County Treasury to the credit of the Fort Mohave Valley Development Fund.

(Ch. 427, [Stats. 2007 p. 2004](#); A—Ch. 369, [Stats. 2009 p. 1859](#))

Sec. 8. Development and disposal of certain lands authorized. The Board of County Commissioners may act as the agent of Clark County in the development and disposal of lands in the Fort Mohave Valley described as being all those lands in T. 32 S., R. 66 E., M.D.B. & M., lying between the meander line of the General Land Office dependent resurvey of 1947 and the right bank of the channel of the Colorado River and all those lands in T. 33 S., R. 66 E., M.D.B. & M. and T. 34 S., R. 66 E., M.D.B. & M., lying between the meander line of the General Land Office survey of 1932 and the right bank of the channel of the Colorado River.

(Ch. 427, [Stats. 2007 p. 2005](#); A—Ch. 369, [Stats. 2009 p. 1860](#))

Sec. 9. Limitations on use of money. The Board of County Commissioners may use money in the Fort Mohave Valley Development Fund only to:

1. Purchase or otherwise acquire lands described in sections 4 and 8 of this act; and

2. Administer the Fort Mohave Valley Development Law exclusively for the purposes of developing the Fort Mohave Valley and any general improvement district, special district, town or city whose territory contains all or a part of the land in the Fort Mohave Valley, including, without limitation, the planning, design and construction of capital improvements which develop the land in the Fort Mohave Valley or in any general improvement district, special district, town or city whose territory contains all or a part of the land in the Fort Mohave Valley.

(Ch. 427, [Stats. 2007 p. 2005](#); A—Ch. 369, [Stats. 2009 p. 1860](#))

Sec. 11. Transfer of certain lands to Clark County.

1. As soon as practicable after passage and approval of this act but not later than July 1, 2007, the Colorado River Commission of Nevada and the State Land Registrar shall, on behalf of the State of Nevada, convey gratuitously and by quitclaim deed to Clark County all of the right, title and interest of the State of Nevada in all land held, controlled or administered by the Commission on behalf of the State under the Fort Mohave Valley Development Law.

2. Each conveyance authorized by subsection 1 is subject to any easement existing on the date of the conveyance, whether or not of record.

3. Clark County shall pay any expenses incurred by the Commission and the State Land Registrar to carry out the provisions of this section.

(Ch. 427, [Stats. 2007 p. 2006](#))

Sec. 12. Transfer of certain funds to Clark County; treatment of outstanding claims, contracts and liabilities.

1. As soon as practicable after passage and approval of this act but not later than July 1, 2007, the State Treasurer shall transfer the money in the Fort Mohave Valley Development Account in the State Treasury to the County Treasurer of Clark County who must deposit the money in the County Treasury to the credit of the Fort Mohave Valley Development Fund.

2. On and after the date on which the State Treasurer makes the transfer required by subsection 1:

(a) All outstanding claims against the Colorado River Commission of Nevada or the State of Nevada payable from the Fort Mohave Valley Development Account in the State Treasury before the date of the transfer shall be deemed to be claims against Clark County payable from the Fort Mohave Valley Development Fund in the County Treasury;

(b) All outstanding contracts or other agreements entered into by the Commission or the State of Nevada to carry out the Fort Mohave Valley Development Law before the date of the transfer shall be deemed to be binding upon Clark County and may be enforced by and against Clark County according to their terms; and

(c) All outstanding obligations, debts and liabilities incurred by the Commission or the State of Nevada to carry out the Fort Mohave Valley Development Law before the date of the transfer shall be deemed to be assumed by Clark County and may be enforced against Clark County, and Clark County shall indemnify and hold the Commission and the State of Nevada harmless against all such obligations, debts and liabilities.

3. The provisions of this section do not apply to any outstanding bonds or similar obligations issued by the Commission or the State of Nevada to carry out the Fort Mohave Valley Development Law before the date of the transfer, but only to the extent that the provisions of this section would constitute an impairment of the rights of the holders of the bonds or similar obligations. If there are any such outstanding bonds or similar obligations, the State of Nevada and its officers and agencies shall take whatever actions that are deemed necessary to protect the interests of the State and the rights of the holders of the bonds or similar obligations.

(Ch. 427, [Stats. 2007 p. 2006](#))

Sec. 13. Transfer of administrative responsibilities to Clark County. The Colorado River Commission of Nevada shall cooperate with the Board of County Commissioners of Clark County to ensure that the provisions of this act are carried out in an orderly manner, including, without limitation, the transfer or exchange of books and records relating to the administration of the Fort Mohave Valley Development Law.

(Ch. 427, [Stats. 2007 p. 2007](#))

Sec. 14. Effective date. This act becomes effective:

1. Upon passage and approval for the purposes of carrying out the provisions of sections 11, 12 and 13 of this act and the orderly transfer to the Board of County Commissioners of Clark County of the powers and duties of the Colorado River Commission of Nevada under the Fort Mohave Valley Development Law; and

2. On July 1, 2007, for all other purposes.

(Ch. 427, [Stats. 2007 p. 2007](#))

Clark County, Nevada
Fund 4290 Laughlin Capital Acquisition
Fund Balance & Project Balance Report
FY 2001 thru 2011

Project Name	Project Number	Prior Year Resources	Prior Year Expenditures	Carryforward
<u>History</u>				
Child Care Facility Planning	LAUTWN-0002	2,175.27	(2,175.27)	(0.00)
Community Resource	LAUTWN-0003	43,515.05	(43,515.05)	-
RGC / CRC Security	LAUTWN-0008	33,400.00	(33,400.00)	-
Audio Video Project	LAUTWN-0009	39,480.50	(39,480.50)	-
Property Clean-up	LAUTWN-0011	9,000.00	(9,000.00)	-
Conference Room	LAUTWN-0012	5,240.00	(5,240.00)	-
Fairgrounds / Special Events	LAUTWN-0014	58,577.05	(58,577.05)	-
Development Coord.	LAUTWN-0016	6,019.88	(6,019.88)	-
Landscaping	LAUTWN-0017	201,846.14	(201,846.14)	-
Pool	LAUTWN-0018	1,363,573.43	(1,363,573.43)	-
Refrigerator Replacement	LAUTWN-0019	944.95	(944.95)	-
Special Events Park Project (1)	LAUTWN-0020	192,582.42	(192,582.42)	-
Channel 20 Equipment Upgrade	LAUTWN-0021	17,786.23	(17,786.23)	-
Digital Copier	LAUTWN-0022	35,163.49	(35,163.49)	-
Park Improvements	LAUTWN-0023	10,041.96	(10,041.96)	-
Mojave Generating Station	LAUTWN-0026	1,502,000.00	(1,502,000.00)	-
Kovis System/Records Retent	LAUTWN-0027	32,000.00	(15,694.33)	16,305.67
Replacement 4-wheel or vehicle	LAUTWN-0028	21,382.28	(21,382.28)	-
Coverd Parking CRC	LAUTWN-0029	8,941.00	(8,941.00)	-
Government Center Improvements	LAUTWN-0030	185,919.17	(179,472.00)	6,447.17
Mental Health Clinic	LAUTWN-0031	23,189.64	(23,189.64)	-
Laughlin Land Use Guide Update	LAUTWN-0032	91,236.19	(7,052.73)	84,183.46
Economic Development Strategy Study	LAUTWN-0033	250,760.00	(250,760.00)	-
Special Events Park Project (2)	LAUTWN-0034	125,000.00	(123,890.53)	1,109.47
Fort Mohave Lands - Title Report	LAUTWN-0035	9,500.00	(9,500.00)	-
RTC Facility		1,000,000.00	(1,000,000.00)	-
Metro Video Camera	LAUMET-0001	654.00	(654.00)	-
Metro MDTS	LAUMET-0002	19,870.20	(19,870.20)	-
Metro computer workstations	LAUMET-0003	3,808.81	(3,808.81)	-
Vehicle Replacement	LAUMET-0004	564,313.00	(564,313.00)	-
Drafting Pit	LAUFIR-0001	1,574.20	(1,574.20)	-
Fire Station	LAUFIR-0002	13,207.70	(13,207.70)	-
800 MHZ Communications	LAUFIR-0003	78,623.63	(78,623.63)	-
4x4 Vehicle	LAUFIR-0005	31,515.90	(31,515.90)	-
Fire Breathing Apparatus Replacement	LAUFIR-0006	95,810.94	(95,810.94)	-
Fire Equipment	LAUFIR-0008	11,748.75	(11,748.75)	-
Fire Vehicle	LAUFIR-0009	59,061.00	(59,061.00)	-
Medical Facility	MEDFAC	955,100.00	(955,100.00)	-

Funding Sources: Interest earnings, transfers from Laughlin Town Fund 2640, grants and RTC funding

NOTE: Fort Mohave money was originally deposited in this Fund before the County established Fund 2340 and transferred the Fort Mohave resources into that Fund.

Clark County, Nevada
Miscellaneous capital project expenditures - Laughlin Town
Non-Laughlin resource funded projects

FY12 Capital projects

<u>Boundary</u>		
Town	Laughlin Justice Court - Security Doors *	\$155,914
Town	Laughlin Gov't Center - Justice Court Kiosk *	\$20,784

FY11 Capital projects

<u>Boundary</u>		
Proposed City	Laughlin Ind Park Development **	\$51,900
Town	Laughlin GC BDA Installation **	\$38,180
Proposed City	Spirit Mtn Activity Ctr- Tower Install **	\$30,485
Town	Laughlin Just Ct Vehicle Carport *	\$68,950
Proposed City	Mountain View Safety Surface/Swing Install ****	\$78,975

FY10 Capital projects

<u>Boundary</u>		
Town	Laughlin Justice Court Security *	\$51,250
Proposed City	Mountain View Park- Dog Run ***	\$144,275

FY09 Capital projects

<u>Boundary</u>		
Town	Laughlin Justice Court Tenant Improvement *	\$161,565
Town	Laughlin GC HVAC Replacement ****	\$678,617

Funding Sources:

- * County Justice Court Administrative Assessment Fund - County Fund 2190
- ** Las Vegas Metropolitan Police Department Fund 2080
- *** County (Parks and) Recreation Capital Improvement Fund 4110
- **** County Capital Fund 4370

Clark County, Nevada
Fund 2340 Fort Mohave Valley Development
Fund Balance & Project Balance Report
FY 2008 thru 2011

Project Name	Prior Resources	Prior Expenditures	Carryforward
<u>History</u>			
Other Revenue	98,560.28		98,560.28
Transfer In	10,457,497.40		10,457,497.40
Salaries & Wages (5000)	27,698.75	(27,698.75)	-
Employee Bensfits (6000)	8,779.69	(8,779.69)	-
Services & Supplies (7000)	128,477.31	(128,477.31)	-
Capital Outlay (8000)	-	-	-
Available Balance	948,125.64		948,125.64
Fund Balance	11,669,139.07	(164,955.75)	11,504,183.32

NOTE: County took control of Fort Mojave funds in FY 2008

Clark County, Nevada
Fund 4340 Fort Mohave Valley Development
Fund Balance & Project Balance Report
FY 2008 thru 2011

Project Name	Prior Resources	Prior Expenditures	Carryforward
<u>History</u>			
Other Revenue	-		-
Transfer In	-		-
Salaries & Wages (5000)	-	-	-
Employee Bensfits (6000)	-	-	-
Services & Supplies (7000)	-	-	-
Capital Outlay (8000)	-	-	-
Available Balance	-		-
Fund Balance	- =====	- =====	- =====

NOTE: No expenditures since County took control of the funds

Clark County Facility listing - Laughlin Township

Item #	Description	Object type	Street	City	Tenant Name	Beginning Date	Expiration Date	Sqft/Acres	APN	Assessor's land value	Estimated Building Value	Previous 3 years Expenditures	3yr maint Forecast
1	LAUGHLIN COMMUNITY AQUATIC CENTER	BLDG	3790 S. JAMES BILBARY	LAUGHLIN				3.75 acres	264-28-710-009	\$ 120,062.00	\$ 1,710,060.00		\$ 153,905.40
2	LAUGHLIN COM AQUATIC CENTER BATH HOUSE	BATHHOUSE		LAUGHLIN				6375			\$ 150,000.00		\$ 13,500.00
3	LAUGHLIN AQUATIC CENTER ENCLOSURE 1	ENCL		LAUGHLIN				80			\$ 15,609.00		\$ 1,404.81
5	LAUGHLIN COMMUNITY AQUATIC CENTER POOL	POOL		LAUGHLIN				7865			\$ 1,249,000.00		\$ 112,410.00
6	LAUGHLIN AQUATIC CENTER SHADE SHELTER 1	SS		LAUGHLIN				250			\$ 6,000.00		\$ 540.00
7	LAUGHLIN AQUATIC CENTER SHADE SHELTER 2	SS		LAUGHLIN				250			\$ 6,000.00		\$ 540.00
8	LAUGHLIN AQUATIC CENTER SHADE SHELTER 3	SS		LAUGHLIN				250			\$ 6,000.00		\$ 540.00
9	LAUGHLIN AQUATIC CENTER SHADE SHELTER 4	SS		LAUGHLIN				250			\$ 6,000.00		\$ 540.00
10	FIRE STATION 85/PARKING LOT	BLDG	3770 S. JAMES BILBRAY	LAUGHLIN				0.07 acres	264-28-701-005	\$ 22,412.00	\$ 2,257,095.00		\$ 203,138.55
11	FIRE STATION 85 ENCLOSURE 1	ENCL		LAUGHLIN				240			\$ 15,433.00		\$ 1,388.97
12	LAUGHLIN COMMUNITY RESOURCE CENTER/PARKING LOT	BLDG	1555 S. CASINO DRIVE	LAUGHLIN				14661	264-12-801-008	\$ 352,580.00	\$ 1,520,672.00		\$ 136,860.48
13	LAUGHLIN CRC SHADE SHELTER 1	SS		LAUGHLIN				800			\$ 16,623.00		\$ 1,496.07
14	LAUGHLIN CRC SHADE SHELTER 2	SS		LAUGHLIN				1200			\$ 24,789.00		\$ 2,231.01
15	NEVADA COOPERATIVE EXTENSION LAUGHLIN COMMUNITY RESOURCE CENTER RIVER FUND, INC.	LEASE		LAUGHLIN	NEVADA COOPERATIVE EXTENSION	8/17/10	3/31/14	203			\$ -		\$ -
16	LAUGHLIN COMMUNITY RESOURCE CENTER	LEASE	SUITES 125	LAUGHLIN	RIVER FUND, INC.	9/21/10	9/20/15	237			\$ -		\$ -
17	COLORADO RIVER FOOD BANK	BLDG	1555 S. CASINO DRIVE	LAUGHLIN				6000	264-12-801-008		\$ 1,555,700.00		\$ 140,013.00
18	COLORADO RIVER FOOD BANK	LEASE	1555 S. CASINO DRIVE	LAUGHLIN	COLORADO RIVER FOOD BANK AND CLOTHES CLOSET	9/6/05	9/5/15	6000	264-12-801-008		\$ 10.00		\$ 0.90
19	FIRE STATION 76/PARKING LOT	BLDG	1555 S. CASINO DRIVE	LAUGHLIN				22520	264-12-801-008		\$ 3,252,575.00		\$ 292,731.75
20	FIRE STATION 76 ENCLOSURE 1	ENCL		LAUGHLIN				414			\$ 14,000.00		\$ 1,260.00
21	LAUGHLIN GOVERNMENT CENTER	BLDG	1555 S. CASINO DRIVE	LAUGHLIN				80801	264-12-801-008		\$ 8,376,042.00		\$ 753,843.78
22	LAUGHLIN GOVT CENTER ENCLOSURE 1	ENCL		LAUGHLIN				447			\$ 18,222.00		\$ 1,639.98
23	LAUGHLIN GOVT CENTER SHADE SHELTER 1	SS		LAUGHLIN				120			\$ 6,000.00		\$ 540.00
24	LAUGHLIN GOVT CENTER SHADE SHELTER 2	SS		LAUGHLIN				80			\$ 5,210.00		\$ 468.90
25	LAUGHLIN GOVT CENTER SHADE SHELTER 3	SS		LAUGHLIN				80			\$ 5,210.00		\$ 468.90
26	LAUGHLIN GOVT CENTER SHADE SHELTER 4	SS		LAUGHLIN				80			\$ 5,210.00		\$ 468.90
27	LAUGHLIN GOVT CENTER SHADE SHELTER 5	SS		LAUGHLIN				160			\$ 7,025.00		\$ 632.25
28	LAUGHLIN GOVT CENTER SHADE SHELTER 6	SS		LAUGHLIN				80			\$ 5,210.00		\$ 468.90
29	LAUGHLIN GOVT CENTER SHADE SHELTER 7	SS		LAUGHLIN				80			\$ 5,210.00		\$ 468.90
30	LAUGHLIN GOVT CENTER STORAGE 1	STORAGE		LAUGHLIN				288			\$ 7,321.00		\$ 658.89
31	LAUGHLIN JUSTICE COURT	BDLG	1555 S. CASINO DRIVE	LAUGHLIN				2772	264-12-801-008		\$ 149,950.00		\$ 13,495.50
32	LAUGHLIN METRO SUBSTATION	BDLG	1555 S. CASINO DRIVE	LAUGHLIN				15025	264-12-801-008		\$ 1,000,000.00		\$ 90,000.00
33	LAUGHLIN VISITOR CENTER	BDLG	1555 S. CASINO DRIVE	LAUGHLIN					264-12-801-008		\$ 180,000.00		\$ 16,200.00
34	LAUGHLIN VISITOR CENTER	LEASE	1555 S. CASINO DRIVE	LAUGHLIN	LAS VEGAS CONVENTION & VISITORS AUTHORITY	2/20/01	2/1/16	11925	264-12-801-008		\$ -		\$ -
35	MOUNTAIN VIEW PARK	PARK	2610 NEEDLES HWY	LAUGHLIN				19.83 ACRES	264-21-601-002	\$ 227,620.00	\$ 6,280,000.00		\$ 565,200.00
36	MOUNTAIN VIEW PARK BALLFIELD 1 (SE)	BALLFLD		LAUGHLIN				8875			\$ 1,100,000.00		\$ 99,000.00
37	MOUNTAIN VIEW PARK BALLFIELD 2 (NW)	BALLFLD		LAUGHLIN				8761			\$ 1,100,000.00		\$ 99,000.00
38	MOUNTAIN VIEW PARK BASKETBALL COURT 1	BASKETBC		LAUGHLIN				8094			\$ 269,000.00		\$ 24,210.00
39	MOUNTAIN VIEW PARK ENCLOSURE 1	ENCL		LAUGHLIN				160			\$ 16,000.00		\$ 1,440.00
40	MOUNTAIN VIEW PARK GAZEBO 1	GAZEBO		LAUGHLIN				1320			\$ 69,000.00		\$ 6,210.00
41	MOUNTAIN VIEW PARK GAZEBO 2	GAZEBO		LAUGHLIN				144			\$ 6,000.00		\$ 540.00
42	MOUNTAIN VIEW PARK GAZEBO 3	GAZEBO		LAUGHLIN				144			\$ 6,000.00		\$ 540.00
43	MOUNTAIN VIEW PARK GAZEBO 4	GAZEBO		LAUGHLIN				144			\$ 6,000.00		\$ 540.00
44	MOUNTAIN VIEW PARK HORSESHOE COURT 1	HORSECT		LAUGHLIN							\$ 2,210.00		\$ 198.90
45	MOUNTAIN VIEW PARK HORSESHOE COURT 2	HORSECT		LAUGHLIN							\$ 2,210.00		\$ 198.90
46	MOUNTAIN VIEW PARK HORSESHOE COURT 3	HORSECT		LAUGHLIN							\$ 2,210.00		\$ 198.90
47	MOUNTAIN VIEW PARK HORSESHOE COURT 4	HORSECT		LAUGHLIN							\$ 2,210.00		\$ 198.90
48	MOUNTAIN VIEW PARK PLAYGROUND AREA 1	PLAYGRD		LAUGHLIN				680			\$ 144,768.00		\$ 13,029.12
49	MOUNTAIN VIEW PARK PLAYGROUND AREA 2	PLAYGRD		LAUGHLIN				2651			\$ 107,843.00		\$ 9,705.87
50	MOUNTAIN VIEW PARK PLAYGROUND AREA 3	PLAYGRD		LAUGHLIN				2204			\$ 96,467.00		\$ 8,682.03
51	MOUNTAIN VIEW PARK RESTROOM 1	RRBLDG		LAUGHLIN				930			\$ 260,452.00		\$ 23,440.68
52	MOUNTAIN VIEW PARK TENNIS COURT 1	TC		LAUGHLIN				7300			\$ 114,520.00		\$ 10,306.80
53	MOUNTAIN VIEW PARK TENNIS COURT 2	TC		LAUGHLIN				7300			\$ 114,520.00		\$ 10,306.80
54	MOUNTAIN VIEW PARK VOLLEY BALL COURT 1	VBC		LAUGHLIN				4157			\$ 25,222.00		\$ 2,269.98
55	MOUNTAIN VIEW PARK VOLLEY BALL COURT 2	VBC		LAUGHLIN				4157			\$ 25,222.00		\$ 2,269.98
56	MOUNTAIN VIEW PARK DOG RUN			LAUGHLIN				1000			\$ 74,699.00		\$ 6,722.91
57	MOUNTAIN VIEW PARK SKATE PARK			LAUGHLIN				2450			\$ 223,000.00		\$ 20,070.00
58	SPIRIT MOUNTAIN ACTIVITY CENTER	BLDG	2610 NEEDLES HWY	LAUGHLIN				24285	264-21-601-002		\$ 3,414,700.00		\$ 307,323.00
59	SPIRIT MTN ACTIVITY CENTER ENCLOSURE 1	ENCL		LAUGHLIN				120			\$ 14,921.00		\$ 1,342.89
60	SPIRIT MTN ACTIVITY CTR (BOYS & GIRLS CLUB)	LEASE		LAUGHLIN	BOYS & GIRLS CLUB OF THE COLORADO RIVER	4/16/99	3/31/12	ROOM A			\$ -		\$ -
61	LAUGHLIN REGIONAL PARK		1985 THOMAS EDISON DRV	LAUGHLIN				320 acres	264-14-000-001	\$ 6,400,000.00			\$ 48,000.00
62	LAUGHLIN HERITAGE TRAIL			LAUGHLIN							\$ 17,692,269.00		\$ 1,592,304.21

Clark County Facility listing - Laughlin Township

Item #	Description	Object type	Street	City	Tenant Name	Beginning Date	Expiration Date	Sqft/Acres	APN	Assessor's land value	Estimated Building Value	Previous 3 years Expenditures	3yr maint Forecast
SOUTHLAND PROPERTIES - AKA FORT MOJAVE													
63	VACANT LAND - ALL NW4 SEC 06 33 66			LAUGHLIN				162.09 acres	265-00-001-010	\$ 56,732.00			\$ 425.49
64	VACANT LAND - ALL S2 SEC 06 33 66			LAUGHLIN				320 acres	265-00-001-012	\$ 112,000.00			\$ 840.00
65	VACANT LAND - ALL SEC 07 33 66		6000 NEEDLES HWY	LAUGHLIN				640 acres	265-00-001-013	\$ 224,000.00			\$ 1,680.00
66	VACANT LAND - PT SEC 08 33 66			LAUGHLIN				386.47 acres	265-00-001-014	\$ 135,979.00			\$ 1,019.84
67	VACANT LAND - PT SEC 08 33 66			LAUGHLIN				228.93 acres	265-00-001-015	\$ 80,826.00			\$ 606.20
68	VACANT LAND - GOV LOTS 2.3 & PT SW4 NW4 SEC 09 33 66			LAUGHLIN				88.27 acres	265-00-001-017	\$ 1,081,308.00			\$ 8,109.81
69	VACANT LAND - PT S2 SEC 09 33 66			LAUGHLIN				308.14 acres	265-00-001-019	\$ 107,849.00			\$ 808.87
70	VACANT LAND - PT SEC 10 33 66			LAUGHLIN				30 acres	265-00-001-021	\$ 367,500.00			\$ 2,756.25
71	VACANT LAND - PT N2 SEC 15 33 66			LAUGHLIN				322.70 acres	265-00-001-027	\$ 3,953,075.00			\$ 29,648.06
72	VACANT LAND - PT S2 SEC 15 33 66			LAUGHLIN				329.93 acres	265-00-001-028	\$ 4,041,643.00			\$ 30,312.32
73	VACANT LAND - PT N2 SEC 16 33 66			LAUGHLIN				240 acres	265-00-001-029	\$ 84,000.00			\$ 630.00
74	VACANT LAND - ALL S2 SEC 16 33 66			LAUGHLIN				320 acres	265-00-001-035	\$ 112,000.00			\$ 840.00
75	VACANT LAND - PT SEC 17 33 66			LAUGHLIN				472.69 acres	265-00-001-040	\$ 165,442.00			\$ 1,240.82
76	VACANT LAND - PT NW4 SEC 17 33 66			LAUGHLIN				43.49 acres	265-00-001-041	\$ 15,222.00			\$ 114.17
77	VACANT LAND - PT SE4 SEC 18 33 66			LAUGHLIN				46.85 acres	265-00-001-042	\$ 16,398.00			\$ 122.99
78	VACANT LAND - PT SEC 18 33 66			LAUGHLIN				579.84 acres	265-00-001-043	\$ 203,382.00			\$ 1,525.37
79	VACANT LAND - PT SEC 19 33 66			LAUGHLIN				225.18 acres	265-00-002-001	\$ 79,566.00			\$ 596.75
80	VACANT LAND - PT SEC 19 33 66			LAUGHLIN				371.14 acres	265-00-002-002	\$ 130,652.00			\$ 979.89
81	VACANT LAND - PT W2 SEC 20 33 66			LAUGHLIN				104.99 acres	265-00-002-003	\$ 36,747.00			\$ 275.60
82	VACANT LAND - PT NE4 NE4 SEC 20 33 66			LAUGHLIN				1.44 acre	265-00-002-004	\$ 504.00			\$ 3.78
83	VACANT LAND - PT N2 SEC 21 33 66			LAUGHLIN				221.06 acres	265-00-002-005	\$ 77,371.00			\$ 580.28
84	VACANT LAND - PT N2 SEC 22 33 66			LAUGHLIN				273.79 acres	265-00-002-007	\$ 3,353,928.00			\$ 25,154.46
85	VACANT LAND - GOV LOTS 3-5			LAUGHLIN				61.99 acres	265-00-002-009	\$ 759,378.00			\$ 5,695.34
86	VACANT LAND - PT N2 SEC 30 33 66			LAUGHLIN				203.39 acres	265-00-002-011	\$ 71,274.00			\$ 534.56
87	VACANT LAND - PT NW4 NW4 SEC 30 33 66			LAUGHLIN				0.66 acres	265-00-002-012	\$ 200.00			\$ 1.50
88	VACANT LAND - GOV LOTS 4-6			LAUGHLIN				97.90 acres	265-00-002-013	\$ 34,265.00			\$ 256.99
89	VACANT LAND - ALL SEC 01 33 65			LAUGHLIN				640.80 acres	266-00-001-001	\$ 224,280.00			\$ 1,682.10
90	VACANT LAND - ALL SEC 12 33 65			LAUGHLIN				640 acres	266-00-001-009	\$ 224,000.00			\$ 1,680.00
91	VACANT LAND - ALL SEC 13 33 65			LAUGHLIN				640 acres	266-00-001-010	\$ 224,000.00			\$ 1,680.00
92	VACANT LAND - ALL SEC 24 33 65			LAUGHLIN				635.80 acres	266-00-002-002	\$ 222,530.00			\$ 1,668.98
93	VACANT LAND - PT SEC 25 33 65			LAUGHLIN				163.42 acres	266-00-002-003	\$ 57,593.00			\$ 431.95
94	VACANT LAND - PT SEC 25 33 65			LAUGHLIN				69.33 acres	266-00-002-004	\$ 24,266.00			\$ 182.00
Calculations:													
Building Value = # of sqft/acres*price/sqft/acre													
3 yr Maint. Forecast = Building value*0.03*3 yrs.													
3 yr Maint. Forecast = Assessor's Land Value*.0025*3 yrs.													
Grand Totals:										\$ 23,400,584.00	\$ 52,745,619.00		\$ 4,917,190.04

FY2007-2008 FUNDING FORMULA (CONTINUED)

ADMINISTRATIVE SUPPORT

FUNCTION	DIRECT COST	% OF TOTAL	DISTRIBUTION
Uniform	224,615,241	47.6491660%	21,394,796
Investigative	137,258,289	29.1175390%	13,073,971
Resident/North	5,087,297	1.0792030%	484,569
Resident/Laughlin-CC	4,524,836	0.9598840%	430,994
Resident/Laughlin-City	3,413,472	0.7241230%	325,136
Community Services	2,173,255	0.4610270%	207,004
Airport	12,106,454	2.5682250%	1,153,150
Field Support	82,215,011	17.4408320%	7,831,051
TOTAL	471,393,855	100.0000000%	44,900,672

FIELD SUPPORT

FUNCTION	DIRECT COST	% OF TOTAL	DISTRIBUTION
Uniform	224,615,241	62.0700940%	55,891,675
Investigative	137,258,289	37.9299060%	34,154,387
TOTAL	361,873,530	100.0000000%	90,046,062

SUMMARY

FUNCTION	DIRECT COST	INDIRECT COST	TOTAL COST
Uniform	224,615,241	77,286,472	301,901,713
Investigative	137,258,289	47,228,357	184,486,646
Resident/North	5,087,297	484,569	5,571,866
Resident/Laughlin-CC	4,524,836	430,994	4,955,830
Resident/Laughlin-City	3,413,472	325,136	3,738,608
Community Services	2,173,255	207,004	2,380,259
Airport	12,106,454	1,153,150	13,259,604
TOTAL	389,178,844	127,115,682	516,294,526

Exhibit 32

FY2007-2008 FUNDING FORMULA (CONTINUED)

COST SHARING PLAN

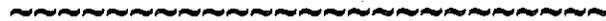
FUNCTION	TOTAL COST	CITY / COUNTY SHARING RATIO		CITY COST	COUNTY COST
Uniform	301,901,713	40.7%	59.3%	122,873,997	179,027,716
Investigative	184,486,646	37.9%	62.1%	69,920,439	114,566,207
Resident/North	5,571,866	0.0%	100.0%	0	5,571,866
Resident/Laughlin	4,955,830	0.0%	100.0%	0	4,955,830
Community Services	2,380,259	51.5%	48.5%	1,225,833	1,154,426
SUBTOTAL	499,296,314	38.9%	61.1%	194,020,269	305,276,045
Resident/Laughlin-City*	3,738,608				
Airport**	<u>13,259,604</u>				
TOTAL	516,294,526				

* Paid 100% by City of Laughlin

FY2007-2008 FUNDING FORMULA (CONTINUED)

BUDGET DISTRIBUTION

BUDGET REQUEST	516,294,526	
Less: Beginning Balance	500,000	
LVMPD Generated Revenues	166,977,479	
Airport	13,259,604	
Resident/Laughlin-City	3,738,608	
Less: Laughlin Operations Revenues	<u>(21,500)</u>	3,717,108
 TOTAL TO BE DISTRIBUTED PER NRS 280	 331,818,835	
 CITY CONTRIBUTION - 38.6%	 128,082,070	
 COUNTY CONTRIBUTION - 61.4%	 203,736,765	
Less: Laughlin Operations Revenues	<u>(28,500)</u>	203,708,265



CAPITAL FACILITIES FUNDING	
Substation #1	8,844,878
Substation #2 Design/Engineering	768,321
Metrocomm Expansion	<u>5,750,000</u>
	15,363,199
 CITY CONTRIBUTION - 38.6%	 5,930,195
 COUNTY CONTRIBUTION - 61.4%	 9,433,004

TOTAL CITY CONTRIBUTION	134,012,265
TOTAL COUNTY CONTRIBUTION	213,141,269

FY2008-2009 FUNDING FORMULA (CONTINUED)

ADMINISTRATIVE SUPPORT

FUNCTION	DIRECT COST	% OF TOTAL	DISTRIBUTION
Uniform	238,067,098	47.4408650%	22,495,677
Investigative	150,149,347	29.9210390%	14,188,064
Resident/North	5,057,301	1.0077950%	477,880
Resident/Laughlin-CC	4,596,196	0.9159080%	434,308
Resident/Laughlin-City	3,467,306	0.6909480%	327,636
Community Services	2,693,104	0.5366690%	254,480
Airport	13,157,944	2.6220520%	1,243,334
Field Support	84,630,334	16.8647250%	7,996,975
TOTAL	501,818,630	100.0000000%	47,418,354

FIELD SUPPORT

FUNCTION	DIRECT COST	% OF TOTAL	DISTRIBUTION
Uniform	238,067,098	61.3232900%	56,802,113
Investigative	150,149,347	38.6767100%	35,825,196
TOTAL	388,216,445	100.0000000%	92,627,309

SUMMARY

FUNCTION	DIRECT COST	INDIRECT COST	TOTAL COST
Uniform	238,067,098	79,297,790	317,364,888
Investigative	150,149,347	50,013,260	200,162,607
Resident/North	5,057,301	477,880	5,535,181
Resident/Laughlin-CC	4,596,196	434,308	5,030,504
Resident/Laughlin-City	3,467,306	327,636	3,794,942
Community Services	2,693,104	254,480	2,947,584
Airport	13,157,944	1,243,334	14,401,278
TOTAL	417,188,296	132,048,688	549,236,984

FY2008-2009 FUNDING FORMULA (CONTINUED)

COST SHARING PLAN

FUNCTION	TOTAL COST	CITY / COUNTY SHARING RATIO		CITY COST	COUNTY COST
Uniform	317,364,888	40.5%	59.5%	128,532,780	188,832,108
Investigative	200,162,607	38.2%	61.8%	76,462,116	123,700,491
Resident/North	5,535,181	0.0%	100.0%	0	5,535,181
Resident/Laughlin-CC	5,030,504	0.0%	100.0%	0	5,030,504
Community Services	2,947,584	50.7%	49.3%	1,494,425	1,453,159
SUBTOTAL	531,040,764	38.9%	61.1%	206,489,321	324,551,443
Resident/Laughlin-City*	3,794,942				
Airport**	14,401,278				
TOTAL	549,236,984				

* Paid 100% by City of Laughlin

FY2008-2009 FUNDING FORMULA (CONTINUED)

BUDGET DISTRIBUTION

BUDGET REQUEST	549,236,984	
Less: Beginning Balance	500,000	
LVMPD Generated Revenues	182,995,379	
Airport	14,401,278	
City of Laughlin	3,794,942	
Less: Laughlin Operations Revenues	<u>(21,500)</u>	3,773,442
TOTAL TO BE DISTRIBUTED PER NRS 280	347,545,385	
CITY CONTRIBUTION - 38.6%	134,152,519	
COUNTY CONTRIBUTION - 61.4%	213,392,866	
Less: Laughlin Operations Revenues	(28,500)	213,364,366

FY2009-2010 FUNDING FORMULA (CONTINUED)

ADMINISTRATIVE SUPPORT

FUNCTION	DIRECT COST	% OF TOTAL	DISTRIBUTION
Uniform	232,914,125	46.71%	23,650,248
Investigative	154,581,259	31.00%	15,696,279
Resident/North	5,392,769	1.08%	547,585
Resident/Laughlin-CC	4,537,394	0.91%	460,730
Resident/Laughlin-City	3,422,946	0.69%	347,568
Community Services	2,764,539	0.55%	280,713
Airport	14,914,716	2.99%	1,514,450
Field Support	80,080,263	16.06%	8,131,400
TOTAL	498,608,011	100.00%	50,628,973

FIELD SUPPORT

FUNCTION	DIRECT COST	% OF TOTAL	DISTRIBUTION
Uniform	232,914,125	60.11%	53,021,902
Investigative	154,581,259	39.89%	35,189,761
TOTAL	387,495,384	100.00%	88,211,663

SUMMARY

FUNCTION	DIRECT COST	INDIRECT COST	TOTAL COST
Uniform	232,914,125	76,672,150	309,586,275
Investigative	154,581,259	50,886,040	205,467,299
Resident/North	5,392,769	547,585	5,940,354
Resident/Laughlin-CC	4,537,394	460,730	4,998,124
Resident/Laughlin-City	3,422,946	347,568	3,770,514
Community Services	2,764,539	280,713	3,045,252
Airport	14,914,716	1,514,450	16,429,166
TOTAL	418,527,748	130,709,236	549,236,984

FY2009-2010 FUNDING FORMULA (CONTINUED)

COST SHARING PLAN

FUNCTION	TOTAL COST	CITY / COUNTY SHARING RATIO		CITY COST	COUNTY COST
Uniform	309,586,275	40.7%	59.3%	126,001,614	183,584,661
Investigative	205,467,299	38.5%	61.5%	79,104,910	126,362,389
Resident/North	5,940,354	0.0%	100.0%	0	5,940,354
Resident/Laughlin	4,998,124	0.0%	100.0%	0	4,998,124
Community Services	3,045,252	50.3%	49.7%	1,531,762	1,513,490
SUBTOTAL	529,037,304	39.1%	60.9%	206,638,286	322,399,018
Resident/Laughlin-City*	3,770,514				
Airport**	16,429,166				
TOTAL	549,236,984				

* Paid 100% by City of Laughlin

FY2009-2010 FUNDING FORMULA (CONTINUED)

BUDGET DISTRIBUTION

BUDGET REQUEST	549,236,984	
Fund Balance Contribution	829,825	
LVMPD Generated Revenues	178,494,519	
Airport	16,429,166	
City of Laughlin	3,770,514	
Less: Laughlin Operations Revenues	<u>(21,500)</u>	3,749,014
TOTAL TO BE DISTRIBUTED PER NRS 280	349,712,960	
CITY CONTRIBUTION - 38.8%	135,688,628	
COUNTY CONTRIBUTION - 61.2%	214,024,332	
Less: Laughlin Operations Revenues	(28,500)	213,995,832

POLICE LEVY CALCULATION *

District Receipts # (Provided by CC Treasurer)	FY 2012	FY 2011	FY 2010	FY 2009
105	\$15,975.66	\$24,493.23	\$26,865.18	\$25,288.02
106	\$0.00	\$0.00	\$0.00	\$0.00
107	\$11,195,353.73	\$12,877,021.55	\$14,396,422.37	\$14,747,733.07
	<u>\$11,211,329.39</u>	<u>\$12,901,514.78</u>	<u>\$14,423,287.55</u>	<u>\$14,773,021.09</u>

Fiscal Year:	Total Levy	Metro Rate-Distribution **	Metro in Laughlin Town
2012	\$11,211,329.39	8.36%	\$937,542.10
2011	\$12,901,514.78	8.36%	\$1,078,883.06
2010	\$14,423,287.55	8.36%	\$1,206,140.58
2009	\$14,773,021.09	8.36%	\$1,235,386.88

Fiscal Year:	Total Township Levy	Uninc Town Distribution	Uninc. Town Metro	City split Distribution	"Proposed" City Allocation for police to the City ***
2012	\$937,542.10	51.73%	\$484,972.42	48.27%	\$452,569.69
2011	\$1,078,883.06	54.29%	\$585,705.68	45.71%	\$493,177.38
2010	\$1,206,140.58	52.24%	\$630,037.07	47.76%	\$576,103.51
2009	\$1,235,386.88	52.21%	\$644,943.40	47.79%	\$590,443.49

* The incorporation committee has indicated they will not be using the services of Metro police. They will create their own police force. They have indicated they will levy a similar rate as Metro to support their police force.

** The Metro levy of 0.2800 is approximately 8.36% of the entire levy of the Tax District (#107)
The tax levy for District 107 is attached with the calculated percentages by jurisdictional levy is attached.

** The expected levy/collections are developed from the remaining unincorporated portion of the Town.
See attached

*** Calculated difference by formula of the remaining portion of police levy that would be allocated to the proposed City.

Rate with "Metro" levy

		Percentage
<u>District 107 - LAUGHLIN TOWN</u>	<u>Rate</u>	<u>of Rate</u>
CLARK COUNTY CAPITAL	0.0500	0.0149
CLARK COUNTY DEBT	0.0129	0.0039
CLARK COUNTY FAMILY COURT	0.0192	0.0057
CLARK COUNTY GENERAL OPERATING	0.4470	0.1335
COUNTY SCHOOL DEBT (BONDS)	0.5534	0.1653
COUNTY SCHOOL MAINTENANCE & OPERATION	0.7500	0.2240
INDIGENT ACCIDENT FUND	0.0150	0.0045
LAUGHLIN TOWN	0.8416	0.2514
LV/CLARK COUNTY LIBRARY	0.0942	0.0281
LVMPD EMERGENCY 911	0.0050	0.0015
LVMPD MANPOWER SUPPLEMENT COUNTY	0.2800	0.0836
MEDICAL ASST TO INDIGENT PERSONS	0.1000	0.0299
STATE COOPERATIVE EXTENSION	0.0100	0.0030
STATE OF NEVADA	0.1700	0.0508
Total	3.3483	1.0000

Proposed Rate without "Metro" levy

		Percentage
<u>District 107 - LAUGHLIN TOWN</u>	<u>Rate</u>	<u>of Rate</u>
CLARK COUNTY CAPITAL	0.0500	0.0149
CLARK COUNTY DEBT	0.0129	0.0039
CLARK COUNTY FAMILY COURT	0.0192	0.0057
CLARK COUNTY GENERAL OPERATING	0.4470	0.1335
COUNTY SCHOOL DEBT (BONDS)	0.5534	0.1653
COUNTY SCHOOL MAINTENANCE & OPERATION	0.7500	0.2240
INDIGENT ACCIDENT FUND	0.0150	0.0045
LAUGHLIN TOWN	1.1216	0.3350
LV/CLARK COUNTY LIBRARY	0.0942	0.0281
LVMPD EMERGENCY 911	0.0050	0.0015
LVMPD MANPOWER SUPPLEMENT COUNTY	0.0000	0.0000
MEDICAL ASST TO INDIGENT PERSONS	0.1000	0.0299
STATE COOPERATIVE EXTENSION	0.0100	0.0030
STATE OF NEVADA	0.1700	0.0508
Total	3.3483	1.0000

Treasurer Property Tax Levy Laughlin Township

District Receipts # (Provided by CC Treasurer)	FY 2012	FY 2011	FY 2010	FY 2009
105	15,975.66	24,493.23	26,865.18	25,288.02
106	0	0.00	0.00	0.00
107	11,195,353.73	12,877,021.55	14,396,422.37	14,747,733.07
	<u>11,211,329.39</u>	<u>12,901,514.78</u>	<u>14,423,287.55</u>	<u>14,773,021.09</u>



Fiscal Year:	<u>Total Levy</u>	<u>Laughlin Town Rate-Distribution *</u>	<u>Allocation to Laughlin Town</u>
2012	\$11,211,329.39	0.2513514321	\$2,817,983.70
2011	\$12,901,514.78	0.2519232496	\$3,250,191.53
2010	\$14,423,287.55	0.2515994021	\$3,628,890.52
2009	\$14,773,021.09	0.2508345255	\$3,705,583.74

Fiscal Year:	<u>Unincorporated Town Total Levy **</u>	<u>Laughlin Town Rate-Distribution *</u>	<u>Uninc. Town Allocation</u>	<u>Uninc. Town % of whole</u>	<u>"Proposed" City Allocation ***</u>	<u>Proposed City % of whole</u>
2012	\$5,799,404.11	0.2513514321	\$1,457,688.53	51.73%	\$1,360,295.17	48.27%
2011	\$7,003,993.99	0.2519232496	\$1,764,468.93	54.29%	\$1,485,722.60	45.71%
2010	\$7,534,118.34	0.2515994021	\$1,895,579.67	52.24%	\$1,733,310.85	47.76%
2009	\$7,712,371.33	0.2508345255	\$1,934,529.00	52.21%	\$1,771,054.73	47.79%

* The Laughlin Town levy is approximately 25% of the entire levy of the Tax District (#107)
The tax levy for District 107 is attached with the calculated percentages by jurisdictional levy is attached.

** The expected levy/collections are developed from the remaining unincorporated portion of the Town.
See attached

*** Calculated difference by formula of the remaining portion of "Laughlin levy" would be allocated to the proposed City.

<u>District 107 - LAUGHLIN TOWN</u>	<u>Rate</u>	<u>Percentage of Rate</u>
CLARK COUNTY CAPITAL	0.0500	0.0149
CLARK COUNTY DEBT	0.0129	0.0039
CLARK COUNTY FAMILY COURT	0.0192	0.0057
CLARK COUNTY GENERAL OPERATING	0.4470	0.1335
COUNTY SCHOOL DEBT (BONDS)	0.5534	0.1653
COUNTY SCHOOL MAINTENANCE & OPERATION	0.7500	0.2240
INDIGENT ACCIDENT FUND	0.0150	0.0045
LAUGHLIN TOWN	0.8416	0.2514
LV/CLARK COUNTY LIBRARY	0.0942	0.0281
LVMPD EMERGENCY 911	0.0050	0.0015
LVMPD MANPOWER SUPPLEMENT COUNTY	0.2800	0.0836
MEDICAL ASST TO INDIGENT PERSONS	0.1000	0.0299
STATE COOPERATIVE EXTENSION	0.0100	0.0030
STATE OF NEVADA	0.1700	0.0508
Total Rate	3.3483	1.0000

**Proposed City of Laughlin
November 2011**

FY2008-2009 Ending Fund		
Balance		
Per CAFR	=	\$6,816,270

<u>CAFR Revenue Category</u>	<u>Assumption</u>	<u>City Percent</u>	<u>Town Percent</u>	<u>FY09 actual revenues per CAFR</u>	<u>Percent of FY09 actual revenues</u>	<u>2009 EFB Dollars to Proposed City</u>	<u>2009 EFB Dollars to Remaining Township</u>
Taxes	A	48.0000%	52.0000%	\$4,003,176	33.9361%	\$1,110,324.95	\$1,202,852.03
Licenses	B	5.0934%	94.9066%	\$1,808,210	15.3287%	\$53,218.64	\$991,629.19
Inter-Gov't	C	48.0000%	52.0000%	\$5,984,827	50.7352%	\$1,659,957.69	\$1,798,287.49
				<u>\$11,796,213</u>	<u>100.0000%</u>	<u>\$2,823,501.29</u>	<u>\$3,992,768.71</u>
				percent allocation of EFB:		41.4230%	58.5770%

ASSUMPTIONS:

Used 2009 CAFR as all the Fund balance was created prior to that time.....

Used same percentage computed for property tax. Property taxes are a known number.

A - Property Tax percentage based upon actual FY09 figures per CC Treasurer

B - Licenses - Table 1B from LEDC Feasibility Analysis dated 10/28/11 line 7 based upon Base year FY12.

Franchise fees are accounted for in the County General Fund so this figure is solely business license figures.

C - Used same percentage computed for property tax. Property taxes are a known number.

Exhibit 33

Laughlin EFB

(unaudited)

FYE:	2005	2006	2007	2008	2009	2010	2011
	\$3,558,511	\$3,648,091	\$4,423,504	\$5,735,315	\$6,816,270	\$5,523,066	\$6,969,845

Laughlin EFB

FYE:	2005	2006	2007	2008	2009	(unaudited)		Average
						2010	2011	
Ctax	\$4,439,102	\$5,417,804	\$5,913,201	\$6,697,926	\$5,984,827	\$5,455,737	\$5,746,648	\$5,665,035

Laughlin EFB

FYE:	(unaudited)							Average
	2005	2006	2007	2008	2009	2010	2011	
Property	\$2,971,651	\$3,202,970	\$3,503,749	\$3,884,037	\$4,003,176	\$3,913,112	\$3,427,007	\$3,557,957

Property Tax Levy
Laughlin Jurisdiction

District #	<u>FY 2012 - projected</u>	<u>FY 2011</u>	<u>FY 2010</u>	<u>FY 2009</u>
105	15,975.66	24,493.23	26,865.18	25,288.02
106	0.00	0.00	0.00	0.00
107	11,156,175.27	12,877,021.55	14,396,422.37	14,747,733.07
	<u>11,172,150.93</u>	<u>12,901,514.78</u>	<u>14,423,287.55</u>	<u>14,773,021.09</u>

Incorporation Projections:

Fiscal Year	Total Levy	Laughlin Town (25%) Rate-Distribution	Current Laughlin Town **
2012 - projected	\$11,172,150.93	0.2513515684	\$2,808,137.66
2011	\$12,901,514.78	0.2519232496	\$3,250,191.53
2010	\$14,423,287.55	0.2515994021	\$3,628,890.52
2009	\$14,773,021.09	0.2508345255	\$3,705,583.74

	Hotel Corridor Total Levy	0.8416 Laughlin Town Rate-Distribution	Hotel Corridor Laughlin Town		"New" Laughlin city (Difference between "Town" and "Corridor")	"New" City revenue drop (in percentage) <u>year over year</u>
2012 - projected	\$7,454,510.33	0.2513515684	\$1,873,702.86	0.67	\$934,434.80	-37.11%
2011	\$7,003,993.99	0.2519232496	\$1,764,468.93	0.54	\$1,485,722.60	-14.28%
2010	\$7,534,118.34	0.2515994021	\$1,895,579.67	0.52	\$1,733,310.85	-2.13%
2009	\$7,712,371.33	0.2508345255	\$1,934,529.00	0.52	\$1,771,054.73	

0.52

** Difference between these figures and Financial Statements refer to Personal Property Tax

Laughlin Incorporation

11/14/11

Purpose:

Estimate the impact of operating waste water facility in the event of the incorporation of Laughlin. The following identifies annual operations and maintenance (O&M) costs to the core areas of plant operations and collections. Information presented is based on the current means and structure of how the District provides service delivery to the area. All data presented are for planning purposes only and is subject to change.

Introduction:

The Clark County Water Reclamation District (District) operates and maintains a waste water facility in Laughlin to serve the customers of the area. The District is a self-supporting enterprise, funding its costs through sewer service billings paid by customers. On July 1, 2009, the District converted its annual sewer billing to a universal rate in which all customers in the District's jurisdiction would equally share in the cost of waste water treatment and operations. The billing methodology is based on an Equivalent Residential Unit (ERU) system that is placed upon residential and commercial accounts. As of 09/9/11 Laughlin has 15,899.29 ERUs which calculates into a gross annual sewer billing of approximately \$3,469,861. Incorporation would reallocate approximately 3,781 ERUs to the new City of Laughlin while approximately 12,119 ERUs would remain in unincorporated Clark County. Current District assets in Laughlin have a net book value of over \$41,377,000.

Since incorporation will omit a section of the service area from the new city, many questions arise:

- Who will serve what customers? Will there be one entity serving everyone or will there be two separate wastewater entities?
- If there are two entities, which will control and operate the treatment plant and the interceptors?
- If there is one entity, will it be the District or the new city department?
 - If it's a new city department
 - How will other customers in the system be reimbursed for their share of costs paid into the Laughlin system?
 - What will the rate structure be going forward? Will it be the same for residents and non-residents?
 - If it's the District
 - Will the rate structure going forward be the same for the residents of the new city and non-residents
 - If the rates are different, will the County customers continue to pay the same rate as all other customers that fall under the District's system?
 - If the rate is the same for all Laughlin area residents, will it be the same as all other District customers or will it be based on local cost of service?

Exhibit 34

Operations & Maintenance (O&M):

Staffing requirements to operate and maintain the wastewater facilities and collection lines for the Laughlin service area are as follows:

Nbr of positions	Title	Salaries / Benefits
1	WRD Assistant Manager	\$ 118,911
1	Sr Office Assistant	55,085
1	WRD Maintenance Mechanic II	74,933
1	WRD Control Systems Analyst II	94,397
1	WRD Control Systems Technician II	80,958
1	Electrician	80,958
1	WRD Technician	69,380
1	WW Treatment Plant Operator II	74,933
2	WRD Wastewater Plant Opns Technician I	149,867
2	WRD Wastewater Plant Opns Specialist	188,795
1	WRD Wastewater Plant Opns Supervisor	101,959
1	Collection Systems Tech I	74,933
1	Collection Systems Tech II	80,958
2	WRD Mech Tech I	149,867
1	WRD Mech Tech III	87,397
1	WRD Maintenance Supervisor	101,959
Total	19	\$ 1,585,291

Overall, annual O&M costs are estimated as:

Salaries & Benefits	\$ 1,585,291
Equipment Maintenance	286,500
Vehicle Maintenance	16,000
Fuel & Oil	22,400
Safety supplies	6,000
Telecommunications	8,400
Electricity	688,700
Water	24,500
Landfill	44,800
Calcium Nitrate	170,000
Aluminum Sulfate	88,000
Calcium Nitrate	164,000
Sodium Hypochlorite	25,000
Bisulfate	8,000
Polymers	28,000
Misc Chemicals	5,900
Training	6,200
Contracted Services	51,000
Warehouse supplies	21,000
Supplies	11,000
Tools	8,000
Lab Supplies	9,000
Lab Services	326,000
Permits	18,000
Postage	4,000
Total	\$ 3,625,691

Capital Improvements:

The District is currently financing several capital projects in Laughlin through the use of debt. Expenditures for these projects are estimated to be \$73,508,000 of which approximately \$58,186,000 have or will be allocated to bond proceeds. Incorporation would require an allocation of the current debt service to the new City of Laughlin. The estimated annual debt service for this is \$3,784,400. There are various ways to allocate the capital debt to Laughlin, for example:

Scenario 1: Allocate current amount of bond proceeds to City of Laughlin projects.

Bond proceeds have been allocated for Laughlin projects. This amount would be distributed as a cost to Laughlin customers.

Scenario 2: Allocate ratio of overall debt vs. cash for all capital projects to City of Laughlin since universal rates went into effect (7/01/2009).

Using the District wide debt to cash ratio, 51% of total Laughlin project costs would be allocated as a cost to Laughlin customers.

Scenario 3: Apply the total proportion of cash to City of Laughlin as measured by ERUs and allocate the balance as debt.

Applying the proportionate amount of cash on hand designated to Laughlin (\$13,565,228) at the time of universalization of rates to Laughlin project costs and allocating the balance as debt.

Sewer Rates:

Presently the Laughlin service area pays a universal sewer rate of \$218.24 per ERU. Assuming wastewater would continue to be a self-supporting activity under incorporation, transferring responsibilities to the new City of Laughlin would generate annual sewer rates (incorporated and unincorporated) of:

		Scenario #1	Scenario #2	Scenario #3
Capital Costs	Total Debt	\$ 58,186,387	\$ 37,577,176	\$ 59,942,837
	Annual Debt Svc	\$ 3,784,435	\$ 2,414,627	\$3,851,795
	Per ERU Debt Service	\$ 238.03	\$ 151.87	\$ 242.26
O&M	Total Annual O&M	\$ 3,625,691	\$ 3,625,691	\$ 3,625,691
	Per ERU Annual O&M	\$ 228.04	\$ 228.04	\$ 228.04
TOTAL ANNUAL BILL, PER ERU		\$ 466.07	\$ 379.91	\$ 470.30
	<i>Total Annual Bill</i>	<i>\$ 7,410,126</i>	<i>\$ 6,040,318</i>	<i>\$ 7,477,486</i>
Total Laughlin ERUs:		15,899.29		
	Approximate ERUs in incorporated area:	3,780.66	23.8%	
	Approximate ERUs in unincorporated area:	12,118.63	76.2%	

Currently, as District customers, all Laughlin residents pay the same universal sewer rate. Universalization of the sewer rate, allows the Laughlin service area to benefit from the District's equal allocation of costs to all its customers. Remaining under this structure ensures consistency for the area and continuity of service levels.

Summary:

The above addresses the primary operational costs of the facilities. It is intended to present a general idea of fiscal impacts and to point out major considerations. Not factored are other support functions such as administrative, accounting, information technology, and customer service activities that maybe needed to fully operate as a stand alone entity.