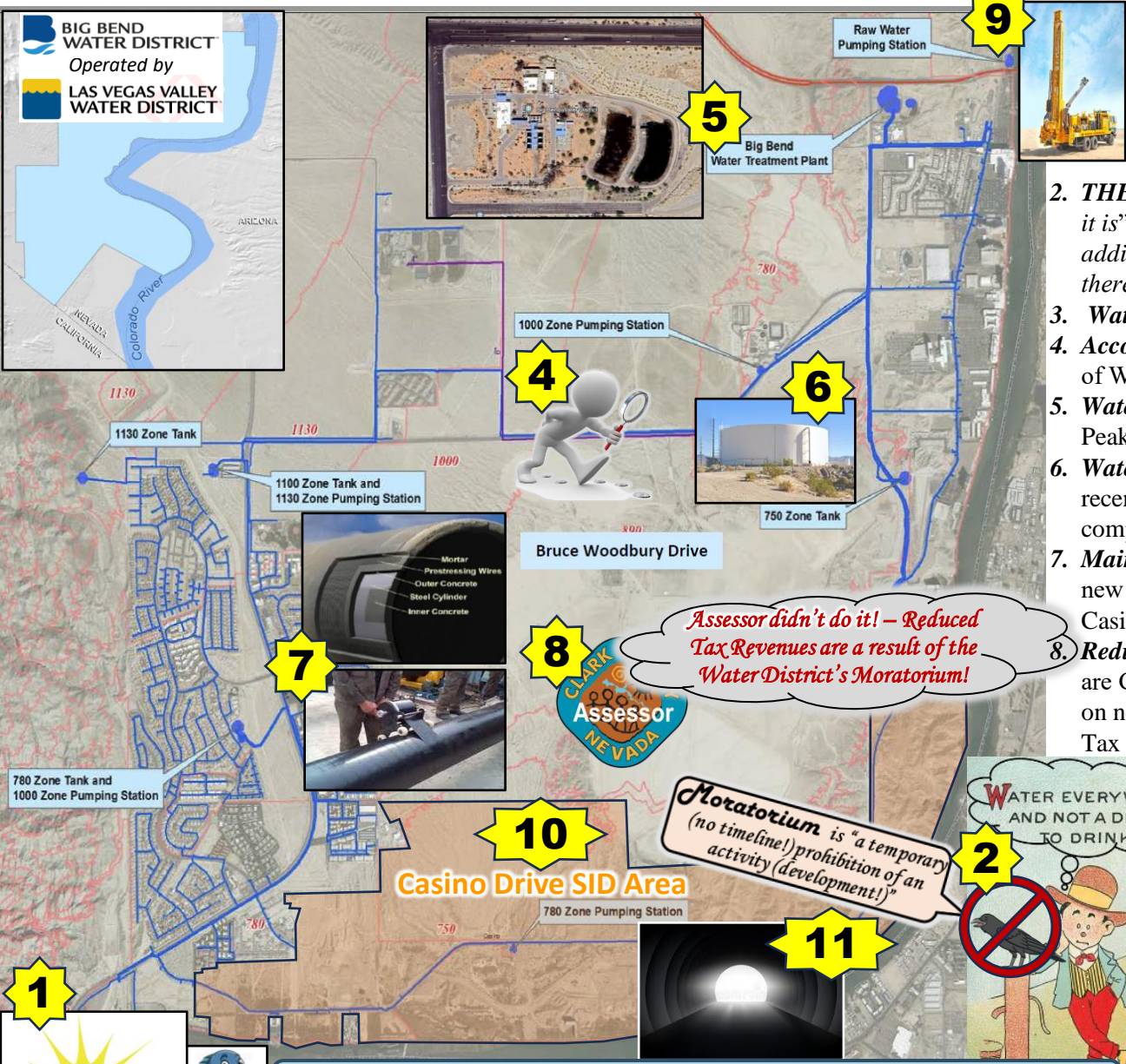


# Laughlin Water Moratorium Issues – *What's Wrong with this Picture?*



The following matters are deemed critical to addressing the Water Moratorium, and are further discussed on the following page:

1. **The Water District** caused the Moratorium and thereby they, *NOT* the LEDC, should be addressing the issues and solutions!
2. **THEY** say “it’s not a Moratorium until the Trustees say it is” – yet **THEY** say “no new development without additional Water Storage Tanks and Main Lines, but there is no money!” – there is *NO* resolution or timeline!
3. **Water** is *NOT* the issue!
4. **Accountability IS the issue!** – need Independent Audit of Water District’s mgmt. activities and cost allocations.
5. **Water Treatment Plant** has 15 MGD Capacity, with a Peak Demand now < 10 MGD! – not a current problem!
6. **Water Storage Tanks** have *NOT* been an issue until recently, when the Water District disclosed non-compliance with statutes since 2008 – why do it now?
7. **Main Line Water Piping** is *NOT* able to service *ANY* new development (“it’s at capacity!”), especially in the Casino Dr SID area – need new water distribution mains!
8. **Reduced Vacant Land Assessed Values** (average -50%) are Collateral Damage of the Moratorium’s restrictions on new development, and will result in \$853,000 reduced Tax Revenues and Community services thru June 2025!
9. **Emergency Well** to backup the Raw Water Pumping Station *IS* budgeted, but design and environmental considerations are *NOT* apparent – maybe backup river pumps would be a better alternative?
10. **The Casino Drive SID**, as a possible first step, should be somehow reconsidered redesigned and reactivated – nearly \$500,000 of Community funding and 4 years of engineering and administrative efforts have already been spent.
11. **Light at the end of the Tunnel?** – *NOT* unless the Water District facilitates a solution!

*Assessor didn't do it! – Reduced Tax Revenues are a result of the Water District's Moratorium!*

*Moratorium is “a temporary (no timeline!) prohibition of an activity (development!)”*

*WATER EVERYWHERE AND NOT A DROP TO DRINK?*

Big Bend Water District & Southern Nevada Water Authority confirm “water everywhere,” with current annual usage under 3,500 of Laughlin’s allocated 15,000 acre-feet.





# Laughlin Water Moratorium Issues – *Light at the end of the Tunnel?*

-- ***NOT unless the Water District (Las Vegas Valley as Manager of Big Bend) addresses the following issues and facilitates solutions:***

***“First come, First served”*** is vehemently opposed and totally denied by the Water District regarding new Laughlin potable water commitments, while the Water Reclamation District embraces the policy as a way to deal with new Laughlin sanitary sewer commitments in a system only able to accommodate limited new hookups without further expansion – in fact, hasn’t the Water District been using that policy thus far without actually acknowledging it? – and in fact, Article II.D of the 2008 “*Agreement between BBWD and LVVWD for Management, Funding, Operation and Maintenance of Water Production, Treatment and Distribution Systems for BBWD*” specifies the LVVWD *WILL* operate BBWD under the current Big Bend Service Rules – and in fact, Section 1.2.a, of the 2023 Service Rules provides for the processing of development approvals and water commitments on a “*first come, first served*” basis! ***What’s wrong with this story?***

***Casino Dr SID design criteria*** is supposedly set to accommodate the “*Full-Use Capacity*” of “existing zoning” at ***33 dwelling units per gross acre (33 du/ac)***, – however, the Water District has presented *NO* explanation or justification for that specific criteria! – current zoning for the 1,194-acre Water SID Area is observed to be as follows: i) ***M-2 allows NO DUs (480 acres of former Power Plant Parcels 9 & 16)***; ii) ***C-2 allows NO DUs (3.5-acre Parcel 4)***; iii) ***R-U allows 0.5 du/ac (170.5 acres of Parcels 2-3, 5-8, 37-38 & 43)***; iv) ***R-1 allows 5 du/ac (1.24-ac Parcel 36)***; v) ***R-4 allows 25 du/ac (16.94-ac Parcel 1)***; and, vi) ***H-1 allows 50 du/ac (522.14 acres of remaining Water SID Area Parcels)*** -- if an “equivalent” gallons-per-minute-per-acre is substituted for the above Parcels with no residential allowance (#4 @ 15 du/ac, and #9 & #16 @ 9 du/ac), ***the "Current Zoning" overall computes to be 26 du/ac*** – it’s observed that ***the effective design density range of 26-33 du/ac would anticipate 31,044-39,402 additional dwelling units in the SID Area alone!*** – that’s 5 to 6 ½ times Laughlin’s current 6,000 total dwelling units, since its founding some 60 years ago, with *NO* market demand ever suggesting that level of growth potential! -- ***What’s wrong with this story?***

***Existing Potable Water System*** is limited in its ability to service additional new development due to available capacities of its components – for *reasonable*

24-0320 BBWD - What's Wrong with this Picture.pptx

growth expectations (*dwelling units & timeline*); i) Water is available; ii) Treatment Plant (*including existing hotels*) is only at 2/3 capacity; iii) Storage Tanks are (*reportedly*) adequate for existing development, but “*grandfathered vs current*” code compliance is an issue for new development; iv) Water Mains are seemingly the most urgent (& *solvable?*) problem, especially having been mis-allocated to out-of-area residential neighborhoods and thereby at capacity in the SID Area, and of unknown or problematic capacities elsewhere in Laughlin.

***Water System Cost Estimates***, from 2021 to 2023 went thru the roof! – Casino Dr SID water main costs increased from \$20M to \$40M as Start-Up, Piping and Misc. Fittings & Accessories doubled in cost (i.e. 12,550 LF of large Piping went from standard “*Ductile Iron Pipe*” to “*Mortar Lined and Coated, Tape Wrapped Steel Pipe!*”) -- additional Community improvements, mostly Treatment Plant and Storage Tank expansions, added another \$320M -- the SID was terminated and the Moratorium was reality! – ***What’s wrong?***

***Land Value Collateral Damage*** of the Moratorium, *NOT* addressed by the County thus far, is the Assessor’s reduced vacant land Taxable Values, reducing Tax Revenues available for Community Services in FY2022-23 by 56,000, in FY2023-24 by \$271,000, and for FY2024-25 by \$527,000 – these lost revenues *WILL* continue to increase in the future as vacant land values continue to decrease if/as the Water District continues to ignore the Moratorium, as further discussed in the LEDC’s “*24-0315 LAUGHLIN WATER MORATORIUM TAXABLE LAND VALUES*” Exhibit – ***What to do?***



***WHAT TO DO! – Take it Serious! – Get Involved! – Take Action! – Stakeholders could:***

- 1. Pressure Water District to “get involved,” and reactivate the Casino Dr SID (for starters), with revisited demand, design and cost criteria, and an honest Plan/Timeline for Moratorium mitigation.***
- 2. Facilitate Independent Audit of Water District practices and cost allocations to identify Moratorium causes and solutions.***
- 3. Litigate lost Property Values for Lagoon improvement expenses and vacant land “Adverse Condemnation” losses due to the Moratorium.***
- 4. DO NOTHING! -- Accept No Water and No Community growth, along with ongoing, indefinite and increasingly reduced Vacant Land Values and reduced Town Services!***