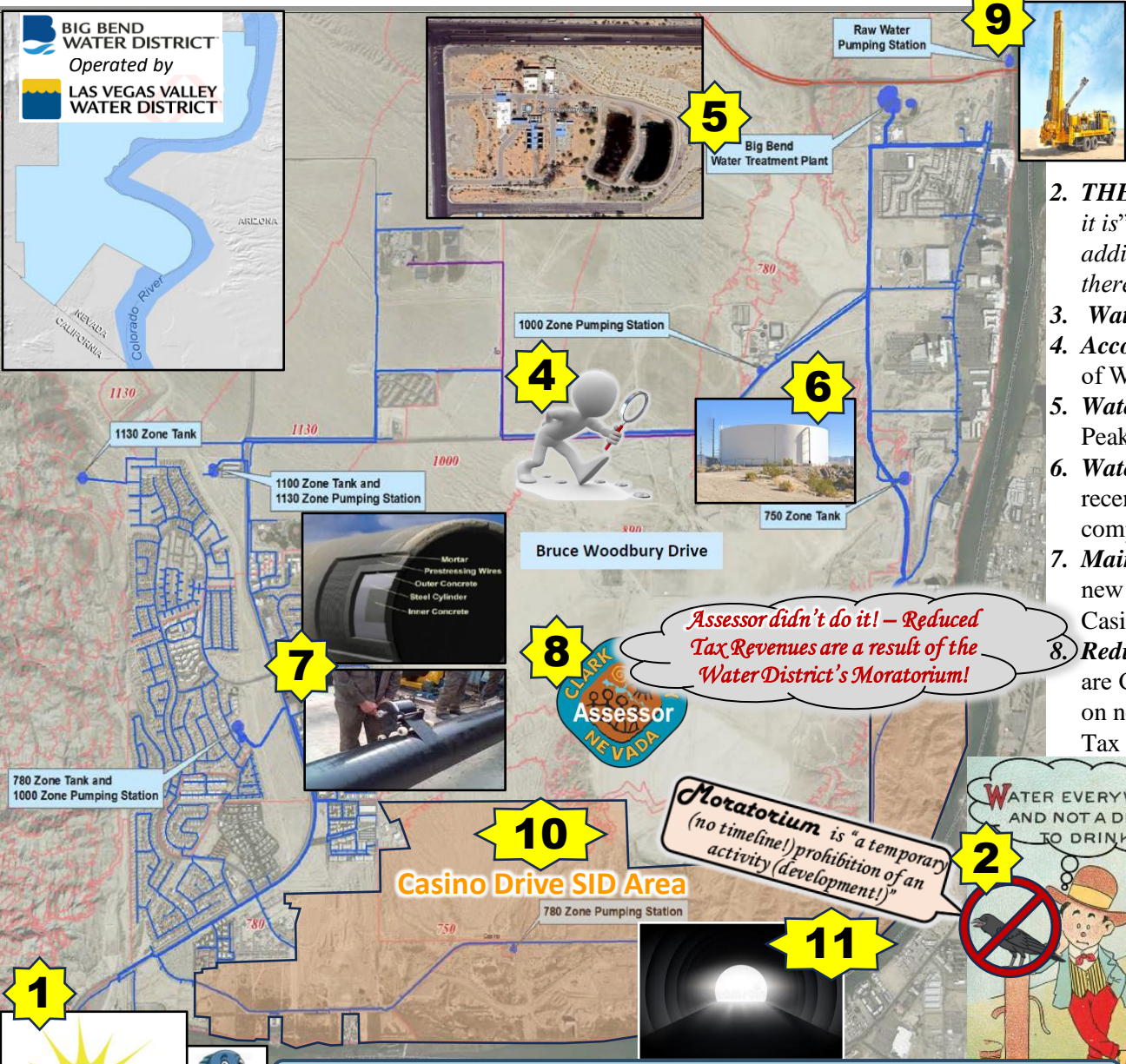


Laughlin Water Moratorium Issues – *What's Wrong with this Picture?*



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*

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!***