

**MINUTES OF
SPECIAL RETREAT OF
THE NORTH LAS VEGAS CITY COUNCIL**

October 19, 2002

CALL TO ORDER: 10:37 A.M.
Silver Mesa Recreation Center, 4025 Allen Lane
North Las Vegas, Nevada

ROLL CALL COUNCIL PRESENT:

Mayor Michael L. Montandon
Mayor Pro Tempore William E. Robinson
Councilwoman Stephanie S. Smith
Councilman Shari Buck
Councilman Robert Eliason

STAFF PRESENT:

City Manager Kurt Fritsch
Assistant City Manager Gregory Rose
Assistant City Manager Dan Tarwater
City Attorney Sean McGowan
Assistant City Clerk Karen L. Storms
Acting Development Services Director Steve Baxter
Community Development Director Jacque Risner
Redevelopment Manager Kenny Young

VERIFICATION: Karen L. Storms, CMC, Assistant City Clerk

BUSINESS:

1. DISCUSSION OF CITY WIDE ISSUES.

A verbatim transcript is attached as Exhibit A.

PUBLIC FORUM

There were no participants.

ADJOURNMENT

ACTION: THE MEETING ADJOURNED AT 1:12P.M.

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilwoman Smith

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members
Smith, Buck, and Eliason

NAYS: None

ABSTAIN: None

APPROVED: December 4, 2002

/s/ Michael L. Montandon
MAYOR MICHAEL L. MONTANDON

Attest:

/s/ Eileen M. Seigny
Eileen M. Seigny, CMC City Clerk

EXHIBIT A

NORTH LAS VEGAS CITY COUNCIL SPECIAL MEETING

October 19, 2002

Verbatim Transcript

1. DISCUSSION OF CITY WIDE ISSUES

Mayor Michael L. Montandon:

Well, welcome everybody. We appreciate you coming out here, and ah, see what can happen. I would just go ahead, this is a rather informal, ah setting so, the only formality is to confirm we are in compliance with the open meeting law.

Assistant City Clerk

Karen Storms:

Your Honor, we are in compliance with NRS 241, the Open Meeting Law.

Mayor Montandon:

Awesome. Kurt.

City Manager Kurt Fritsch:

Council we have two subjects we want to address today. And we have two formal presentations. And the basis of those is to...to have an informal round table discussion amongst Council. The two topics are redevelopment and development/planning issues in the City. And what I'd like to do is have, again, an open discussion amongst the staff and Council, to determine what we want the City to look like. Where we see ourselves headed. And to have a consensus on that. My concern is redevelopment. Not a concern so much, but I think it's important that we have the five of your ideas, where you'd like to go with this City. What are reasonable expectations in redevelopment. What does redevelopment mean to us. Mean to you. And then come up with a consensus and move forward with that as we do the future studies of the redevelopment area. And put that together with the studies that we have. Again, we want to focus on where we want to go, reasonable expectations, and trade offs if we go one direction what do we potentially give up going somewhere else. With that I'd like open it up to Jacque.

**Director of Community
Development Jacque Risner:**

I think we're going to do Steve's first. We're set up to do Steve first, if that's ok with you?

City Manager Fritsch:

I guess it's going to have to be.

**Acting Development Services
Director Steve Baxter:**

So we're talking development and planning first.

City Manager Fritsch:

We're going to talk about development and planning first. We'd like to cover the subject that Steve is going to cover today as well as talking about the small lot subdivisions and where we're going with that. What that means to this City. And whether that's truly the direction we want to go in. And what I mean small lot is specifically, the number of applications we had are for anywhere from twenty-one hundred, three thousand, and somewhere in between. Those numbers of applications and what that means to the City whether. We're not going to discuss a lot of the economic impact today, or the fiscal impact. But there obviously are trade offs there. And when we wrap up today, I would like to come back in several months and have a retreat focused on economic development and finance in the City. And once we have data put together

on the financial side, Phil has a number of excellent models but we have not plugged North Las Vegas data into that. So. We'd like to come back and have another retreat if that's ok with you at a later date. Steve. Why don't you go ahead.

Acting Director Baxter:

Alright. Thanks, Kurt. To get started here. Last January the Council and staff members, at another retreat.

City Manager Fritsch:

Those don't amplify. They just record.

City Attorney Sean McGowan:

Ok. Just record. Ok.

Acting Director Baxter:

Had a retreat and came up with six objectives for the Development Services Department. Ah, I was not at that retreat, but it was I think, Jim..Jimmy Stubler was there. Jacque was there. I believe Jim Bell was there. The first objective was; I'll just run through it quickly. Ah the first three were: bench-marking, improving communications within the Development Services Department and consistent Council direction.

City Manager Fritsch:

You'll have to speak up a little bit Steve.

Acting Director Baxter:

Ok. The next three objectives were in department staff, flexibility of planning issues, develop results oriented standards, and the redevelopment and planning staff coordination. Under objective number one, the bench-marking. Ah, we were to prepare planning processes including time frames within the Las Vegas valley. And advise Council of results. And expand Council's annual report, comparing median housing prices by zip codes. Ah, we have done the comparison with the other jurisdictions for development processes in the valley, and we have a report, we'll be issuing a report very soon on that. Ah basically what we've come up with is that our process, the time frames for our process is similar to the other entities. About forty-five days, give or take a few. In our case we have nine, nine employees who work on Planning Commission agendas. The other entities have more than that. Henderson has the fewest with thirteen. They have the same amount of Planning Commission items as we do roughly. Ah, the other jurisdictions have quite a bit more staff and they have more items. Our department actually handles more staff reports per employee than the other departments. Plus, our employees also make now landscaping inspections, plan check work as well as working the front counter. So we can, we came out quite well in that comparison. Expanding the annual report, as you know there was an annual report that I think we did last February or March in

addition to that, this year we will have the information by zip codes on median house price. That's it for data. Objective number two improving communications. We're , we are working on several ways of doing that. The first is quarterly interdepartmental mid-level manager's meetings, which we are doing. We also have the weekly interdepartmental staff meetings. And we are stressing the importance of communication of staff members between each other in the divisions, between divisions, and between departments. And to be proactive. If you know of something that needs to be passed onto somebody, to pass it on to someone. Either, a supervisor or someone at your own level. Objective three, consistent Council direction. One way of doing that is through scheduling joint meetings between the City Council and Planning Commission. Ah, the, um, thought was those should be quarterly. So far they have been biannually. If they are going to be quarterly this is something that the Council might need to think about, the next one would be in November. Next month. Otherwise, if there are biannually it would be February for the next joint work session.

City Manager Fritsch:

I might mention also that just this week I completed the sitting down and the interviews with the Planning Commissioners. Having met with all seven of them now and those actually went very well. And I'm convinced we have seven commissioners who, certainly their hearts are in the right place. I think you have seven independent thinkers there. And they are clearly looking for additional direction from Council. Again getting into these issues: where do we want to go as a City and how do want to develop? I think that's probably the key area where they're struggling right now. They have somewhat of a sense of that but again we'll come back to some of the development that we've approved let's say in the last six months and I think they need further direction on that.

Acting Director Baxter:

Under consistent Council direction objective number three, another means of doing that is through providing continuous training to Council and Planning Commissioners. Ah, this can be done through numerous means. One would be and, we're doing this now, is setting up a library of audio tapes that Planning Commissioners can listen to whenever they feel the need. We'll be publishing a list of these tapes that are available and handing them out to the Planing Commissioners. Right now we have about eight or ten tapes. Ah, joint meetings is another way of providing continuous communication between Council and Planning Commission. Planning Commission workshops are a way of providing the training. Budget for attendance at national and state APA

conferences are another way. Right now the Planning Commission goes to a state conference every other year and those are the local conferences. They have the State, American Planning Association has a conference in the north one year and then down in Las Vegas the next. And we've been budgeting for the ah conferences in the valley here. Ah, we could put additional money in the budget for Planning Commissioners and even Council members to attend ah, the ah, the conferences that usually held up in the north. There are orientation sessions for new members that we do um, anytime new members come on board. Also under objective three, explore placing a Council advisory position on the Planning Commission. We've been looking into this and we're going to have a report in December. Under objective four, empowering staff with flexibility. Ah, the ways of doing that were identified as modifying codes to enable staff to accept equal or better alternatives; building flex, flexibility into codes. Um, this is, actually there is quite a bit of flexibility in the codes in one way or another. The development agreement is one way, PUD's are another flexibility tool. As are special use permits and waivers. So there is really quite a bit of flex, flexibility built into the code. Um, under the small lot ordinance there will be waiver, waivers will be allowed which can encourage flexibility and under the new sign ordinance when that's adopted there will also be um, waiver provisions so that ah, there can be some flexibility there as well. Also under that was study performance zoning to determine viability. The report is going to be coming out. And ah, basically I think as I've already indicated to Council in a previous meeting, going into a full blown performance zoning ordinance would lead to ah a very intensive use of staff. They actually have to hire quite a bit more staff in order to um, monitor and keep up with a full blown performance zoning program. Our recommendation is going to be to add performance zoning capability where needed but we really do have, as I mentioned earlier, a lot of capability already built into our code. So, again performance standards pretty much in the code now. We'll be adding new ones as needed on a case by case basis. Ah, we will be reviewing codes, you know, on an ongoing basis we are doing this and we're going to have really extensive number of amendments coming up in January. Redevelopment planning staff coordination; we are meeting every two months. The staffs of both departments to talk about specific projects as well process integration and possible code revisions. Under additional priorities ah, while we've been working on these Council objectives, we also been doing additional activities; the building and safety department had an amnesty is in the middle of an amnesty program. Ah, where they're partnered with community development on this to let the

ah, people that are unfamiliar with the codes understand what the code requirements are and they're given an opportunity to correct um, improper ah, construction ah within a three month process without being ah, penalized. And one of the; there is an outreach to the Hispanic community as part of this and was very successful. All done in Spanish. And there's a focus on the ah, mature part of the community for this, this amnesty program. Um, the Building Safety Department is also working on adoption of international building code and related codes as well as they've been involved with updating their fee schedule and that'll be proposed to Council in another couple of months.

City Manager Fritsch:

That proposal is to adopt for 2000 code along with Clark County and the City of Henderson, correct?

Acting Director Baxter:

That's correct. Ah, right now all the entities are operating under the ah, Uniform Building Code. And they are going to be the, North Las Vegas, Clark County, Henderson are going to be adopting the new international building code which is going to be a code that will apply to the whole country rather than just part of the country. Right now the uniform building code is not nation wide. So, once that occurs

Councilwoman Smith:

Doesn't that defeat the title?

Acting Director Baxter:

What's that?

Councilwoman Smith:

Doesn't that defeat the title?

Acting Director Baxter:

The International...

Councilwoman Smith:

Uniform Building Code..

Acting Director Baxter:

The only problem with it was it wasn't really a Uniformed Building Code for the country. It was only within certain regions.

City Manager Fritsch:

One other thing we need to note too is regarding our processes is that we, Steve mentioned, we worked very closely with Southern Nevada Home Builders Association. Happy to see John Pena's here today representing them and working closely with them. I wouldn't normally introduce and have someone make some comments but if he wants, John you're welcome too. I believe we've reduced dramatically the number of complaints that we have from the home builder community. From the individual builders by sitting down with them and working through these issues.

John Pena:

Personally, about a year ago we had no interaction with the building department. It was just through inspections but now ah, we're at the point, whether we have an issue in the field, the building department feels free to call us, and they let us know if they're having problems with some of our builders so we can correct the problem on our end and vice-a-versa. As well as ah, a number of issues with the consensus issues we agreed upon with enforcement and interpretation of codes. I can't say enough about building department.

Acting Director Baxter:

It has been a major accomplishment. For the Business License Division ah, they are working, they are working on liquor ordinance. I think it's in the legal department right now for final work. They've also worked on a license fee, a new license fee schedule. In Planning there's been a lot of projects ongoing SNRPC has been ah, keeping the Long Range Planning Division extremely busy. Ah, the conformity process is still going on where um, our ordinance is being, our comprehensive plan is being looked at as a part of the, the policy plan for the valley and if there's in anything that is inconsistent it's going to be ah, it's going to be made consistent. Ah, at this point doesn't look like there's too much that's inconsistent with it. Ah, there's an infield study that's being worked on right now. The Southern Nevada Public Lands Management Act is, involves the Planning Department in parks and trails planning and there's also quite a bit of grant writing as you that's going in conjunction with this so within the next few years we'll be seeing construction of trails in the City of North Las Vegas that will link up with other trails valley wide. (Unintelligible) study is in progress.

Director Jacque Risner:

RTC?

Acting Director Baxter:

Pardon me.

Director Jacque Risner:

RTC.

Acting Director Baxter:

Last but not least. RTC for travel and demand forecasting. Ah, also alternative transportation mode study group and the urban forum study group. Ah, under, also of course we've been working with Aliante. Um, the ah, architectural design guidelines have now a final draft from the developers is been submitted to staff. And I think we're pretty much in agreement on that, ready to move that forward. And ah, we've been heavily involved in reviewing applications for that development. It's really going to impact the ah, the Building and Safety Department in the next few months. And there is a continuation of task force membership. We're working on the new ah, phase when

it comes in for the ah, 7500 acres. We want to have something that's on the shelf, development standards, and architectural design guidelines on the shelves when the next, next phase comes in it'll be a much easier process.

City Manager Fritsch:

That's a tremendous amount of staff time is ah, gone into working with Aliante at the staff level and upper management. I've been meeting with Aliante representatives every two weeks and I think that's helped to make this process run very smoothly. We've actually developed an excellent relationship with them. We're going to back off that a little bit to once a month at the upper management level. But, the folks at staff level will continue to meet with them so that it's a smooth process when those applications come in.

Acting Director Baxter:

Um, are there any questions before we move on to Jacques's area?

City Manager Fritsch:

We're gonna, we're gonna have...

Director Jacques Risner:

I think what Steve wanted to show you guys too, was these were, this is the a, matrix that, that you guys gave us in the last retreat. And so we laid it all out for you here and that's how we did the presentation. And then we wanted to show what else we had done in addition to the priorities you had laid out for us. And then in order to make it really apparent, we decided to color code what we had done on these. Everything in red is completed projects that Development Services has done. Everything in green is an ongoing project. So we have, or Steve and his, his staff have met and accomplished or are in the process of accomplishing every single objective that you guys assigned to them. Some of the things will continue to be ongoing and there is no end point for. But, we just wanted to let you know that what you had told staff to do, staff has gone out and done for you. And so it's probably time to start looking at some new objectives and expanded objectives for them.

City Manager Fritsch:

Are there any questions on this particular presentation or comments?

Councilman Buck:

Yes.

City Manager Fritsch:

Yes.

Councilman Buck:

My concern has been ah, ongoing for at least a year when we started our last budget process that we were understaffed. And, and Development or Planning Department does so much work and we know with the

continued applications that come in and, and how they will continue to explosively come in, I still think we're understaffed. And I still think that you guys do such a great job for everything that's put on your shoulders. And I again ask the City Manager and I asked the person that was running, it was not you, but someone else was interim director, "Do you need more staff?" and the answer was no. And I just didn't agree with and I still don't today. I think were I mean and you, you pointed out that were four, we're down four from, from what even Henderson has and they're, and they're about the same pace or um, maybe even under what we do. But,

Acting Director Baxter:

Ah, I agree. I think we do need more staff particularity in long range planning.

City Manager Fritsch:

Uh, and I think. And there is a difference there. I agree, More folks in Comprehensive Planning so that we're doing more forward thinking. For the most though I think everyone's agreed for the development process, the day to day, we're, we're pretty close. Does that mean we couldn't use one or two people? I'm not gonna answer that today. But, it's something we need to look at more closely. But, it's really the long range planning. And when you look at how many planners each entity has, their doing a better job or have got more resources they're putting into the long range planning.

Councilman Buck:

I don't think we can even do long range planning.

Mayor Montandon:

We essentially have Misty, right?

Acting Director Baxter:

Right, we have Misty and, and really another planner helps her out, but, um it really isn't enough for long range planning.

Councilman Buck:

And she's tied up with RPC stuff

Mayor Montandon:

Let me...

Councilman Buck:

And, everything else.

Mayor Montandon:

Let me kinda jump on the same issue. I was thinking about that because I'm sure all of the Council gets this. You know, we get a lot of, the Council, people coming into see us. They say we just acquired this 40, this 20, this 80, this 100 whatever acres it is. What do you want to see there? And I say, well the comprehensive plan says, you know the comprehensive plan is, once you get down to a specific point, is awfully generic. You know it doesn't really say that much. Oh, it's medium density, you know, you know

whatever's out there. And we don't have the equivalent of the county's ah, Major Projects Planning Department or an Advanced Planning Department. Ah, anything more than Misty, and so, you know, what's happening is, we're getting it done for us. Which, I'm just going to ramble for just a second. There's some pros and cons to that. I've been looking at Henderson. Did anybody catch the newspaper article they, where they commented that they're going to several years ahead of us because their going to master plan their sixteen hundred acre parcel before it sells? Did anybody else, notice, see that article? Ah, I thought that was interesting. Thinking, obviously they haven't been up here recently to see that ours is under construction. Um, or North Valley's is. But, you know, there's a catch 22 in that. If we plan too much, you know, no developer is going to accept our plan. They're going to go do their own thing anyway. Ah, but, there's a lot to be said for some major projects planning. Maybe, picking not, not necessarily one contiguous ownership but, a special area. You know, mapping out a thousand acres. And doing some sort of ah, local planning there. And I think a good idea would be similar to what we did with the task force. And maybe, um, contracting out some of that help. Not necessarily having an in house employee but, hiring out a little bit of it.

City Manager Fritsch:

And we can do that. And we have done that. And, because if you remember what, based upon, I didn't see the article, but based upon the comments you're making, Henderson forgets we did have PBS&J master plan.

Mayor Montandon:

Well, obviously I'm might be being a little tongue and cheek cause I was reading that and Henderson obviously forgot that we did a lot of advanced planning. And we had PBS&J do that work. And we had ah, you know, North Telaya (phonetic) and all the people doing that planning and then and it gave a general frame work. And as you know the general density of that was accepted by the BLM and by the master planner of, from the work we did. And I think that model is good. And I think it can be used on more than just the BLM land. Ah, you know, I'm thinking of specific areas. You know, you look at you know, probably the largest single ownership tract in the valley outside of the BLM is that 500 hundred acres that Runby Hobart owns. And there in town and they called me last night and said what do you guys want to see on that property? Well, you know, we just have it all blanket Comprehensive Planned with one thing, and so it's left to, if we don't put some more effort into it, they're going to do it for us. Chances are the density is going to be a little higher than ah, than our first guess too. And that might be

something we could sic an advanced planner on or maybe, you know, poll in, you know, the Dick Oglebees, PBS&J. The kind of team we had before and ah, and take look at areas like that.

City Manager Fritsch:

And we are going to be bring Dick on. On a contract basis for some select projects.

Mayor Pro Tempore Robinson:

Will that suffice for an, an additional planner to work full time?

City Manager Fritsch:

Well I think we ah, again I don't want to say how many people we need but we're in a different position than we are say five years ago too when we were using PBS&J. Now we know, we've sold the nineteen hundred and it appears it's going to be very successful project just based upon what's going on today. We're going to have additional. So I think behooves us to start thinking about pouring on some additional staff to do what we've used contractors before. Because long-term, it's not the question of will we have them for just a year or two. Were going to need them. Not only for the reminder of the seventy-five hundred acres but also the additional eight thousand, actually net fifty-five hundred that has now been added by the Senate and the House and Congress. So, that's, that's twenty years out probably for us so we do need to be thinking about that today. As well as those large, open spaces that are not within ah, master planned areas. That may become master planned communities or a margin of certainty that what Runby Hobart is to do a village concept there where it's not just massive housing, that we have amounts of commercial as well there. And so there's again, just a drain of single family housing on City resources.

Councilwoman Smith:

If I may, I also think that well, it's ok to bring people in perhaps as advisors. Ultimately they don't have the goals of the City in mind. I mean they may be great planners but their planning for themselves or their expertise or whatever. But we need people who actually, in the City as well, like, even an extra person for Misty who can be giving them direction and giving them the City's perspective and having some of our goals. I think that's real important that, that continues to be a City objective. And, I mean, the Taj Mahal would look beautiful but it may not match what we want to build here. What we're trying to do.

City Manager Fritsch:

The issue we want to focus on is not whether it's our staff doing it or contractors,

Councilwoman Smith:

It needs to be done.

City Manager Fritsch:

but what I'd like to move towards now on this subject is ah, what do we want done? And, you know, thinking about a lot of buzz words or phrases that we hear from Council but we need to flush out I think today quality development. We always hear, what we want in North Las Vegas is quality development. Well, what is quality development? Um, we've heard well, we don't need any more affordable housing in North Las Vegas yet we're, we continue to build affordable housing. Developers come to us and say, this is an affordable project. That when Robert, you mentioned it the other day is one of the things that scared you when the developer came forward and said, "This will be an affordable project and we'll bring seniors in here." Um, developer friendly process, I think we focused on that today. I think we're, we're clearly moving in that direction. So I think, we're accomplishing that for you. We've talked about move up housing, executive housing in the City of North Las Vegas, bringing more of that ah, to, to our community. Ah, multi-family, there is a, seems to be a great fear that we have with multi-family right now. And I'm not sure that's warranted. Ah, Steve, do you have an estimate on the amount of multi-family ah, property that is both in the Comprehensive Plan and actually zoned in the City?

Acting Director Baxter:

Ah, yes it's about 3 percent of the City.

City Manager Fritsch:

And I think, I'd venture to say, that's a much smaller amount than any of you thought it was.

Councilman Buck:

Kurt asked me yesterday, I said I thought it was around 30 percent. Cause I'm thinking of a hundred and sixty acres at Ann and Valley.

Mayor Montandon:

I actually did some of those number crunching and picked some large block areas. Several thousand acre areas in the southwest and in Henderson and in Clark County and looked, and I was shocked the same thing came up. Our relationship of multi-family to other types is much lower here. It, it you'd wouldn't think by driving it but it

Councilman Buck:

But I think the problem has been the past and what's happened in the past and how the City kinda got messed over with, with those that came in to build multi-family, that didn't do what they said they were going to do. Or build something inferior than what the City thought they were going to get. That scared all of us.

City Manager Fritsch:

I think that trap we've fallen into and I've talked to a couple

of you about this, is that then a developer comes and says, "if you don't give me this small lot, it's zoned and I'll build multi-family." I have two responses. I guess one: most of them aren't multi-family builders coming in and making that threat. So they're probably likely going to do something single family anyway. Come back if they buy the property. And the other is, ok, build it. But it's up to us to say, ok, is this another area of housing that we need to raise the bar on? And put what type of product again, we want built in North Las Vegas.

Mayor Montandon:

Let me, let me throw in, I mean since we're into this, a couple of things out for discussion. And, that being the small lot ordinance and multi-family development and just kinda some facts and figures. You know, we're getting a lot of that threat. But, the reality is right now, it's six of one and half a dozen others for the builders. Here's the real numbers out there, is that single family detached in the product market that sells in North Las Vegas, the developers can afford, it doesn't really matter how the big the lots are. They, they, they can afford to pay about twenty-five thousand bucks a lot. An unfinished lot. Multi-family sells for about twelve or thirteen thousand dollars a door on those. So if they've got a site that's zoned for eighteen units an acre multi-family or nine units an acre cluster housing, the land value is the same. So that's, that's why they end up you know, we see the land going both directions. Ah, and just throwing that out for some thought and some discussion. Because I think you're right. There's a lot of people who threaten us with one or the other, but the reality is their not apartment builders. And so it's not really a threat.

Councilwoman Smith:

Well. If I can share some of my feelings on this. The problem with these really high dense, high density developments, that we keep seeming to prefer over apartments, is that I, they ultimately become like apartments. But they don't have the safeguards of apartments. Because you get transient living, because people move in, and they step up and move out. But, you don't have the overall maintenance. The overall manager. The overall kinds of things that keep apartments actually working out fairly well. You've got a nice apartment development; there's some really nice ones out there. And I would rather see in a lot of these spots, i.e. across the street from the highschool, I would rather have seen a multi-family development that was managed and, and secured and everything else then just squishing in a bunch of little homes and saying we've got individual home ownership. Because, in those places, yeah, everyone's excited for about the first year. And about the time they

get other blinds up and they get their first bush planted in the front yard, their ready to move out. Because you got such density, not to mention the public safety issues that come with that which I think are managed better in multi-family then they are in these squished lots. And, then, except, so they'll move out or they'll rent, or they'll go Section 8, and then you have this really bad neighborhood problem and no way to really address it.

Mayor Montandon:

That, that segues into the second part of this, to talk about too is our small lot ordinance. I would imagine that staff and City management and everybody on the Council is getting the same pressure and misunderstanding that I'm getting on the moratorium. People are coming in panicking, constantly. Moratorium? And you know, I'm trying to explain to them that, the, ah, this is a good thing. That we could have said very simply, there will be no lots under forty five hundred feet and therefore we don't need a moratorium. We don't need staff, we just won't accept them. The fact that we put a moratorium on indicates that we are trying to set some standards in place that will allow us to accept lots smaller than forty five hundred feet. Which is you know, a tremendously good thing. I feel like a broken record. I'm sure that you've probably got similar pressure. And then I think there's tremendous pressure on us to hustle along and get that done as quickly as possible. I know everybody's just been calling me constantly on it. But, there's a couple of factors we have to keep in mind. All of us, I think almost everybody here visited ah, you know, Ladera Ranch. And we can not use those standards. Cause our homes, our sixteen hundred foot homes aren't selling for four hundred thousand dollars. And there just isn't the room in there. So that, you know the standards have to be a little bit different here. And I, I think it, it concerns me that I don't think there's, we should, ah bow to the pressure to get something out quickly. I think we should take the time to do it right. Because, you know, if we're going to have small lots complexes, ah, we need to figure out a way to make them ah, as Stephanie said, as well managed as an apartment complex. You know, without forcing them into the four hundred thousand dollar price range.

City Manager Fritsch:

And my point is, you have a standard today. You drew the line in the sand and it was forty five hundred square foot lots. They're, we're not using these small lot developments for in-fill housing. We're going out into virgin land in this City and we're allowing a number of builders to simply squeeze down this process. The smaller lots. The narrower streets. And you gonna end up with cars parked there.

Mayor Montandon:

But that's why I'm saying we have to build a standard. We can't rush something through. We have to build a standard that allows some of those lots in some specific areas. But, I don't want a thousand acres of that stuff.

City Manager Fritsch:

Let me ask a fundamental question though. And I'd like to hear from all of you. Why?

**Mayor Pro Tempore
Robinson:**

I personally think we're going to need ah, that type housing but I think the question is, how much of it will we allow in the City?

Councilwoman Smith:

And where.

Mayor Montandon:

I'll answer that. And answer both of your questions. Why is to keep housing affordable. And to the, and there's a lot of people here who don't agree with keeping housing affordable. But, an affordable housing aspect is a really important part of any City's development. I'll tell ya, like take Denver for example, you and I have talked about this. In Denver, they have a very simple rule. Every single subdivision, every condo complex no matter what you build, ten percent of it has to qualify as affordable. And you can't build any different. So if your selling eight hundred thousand dollar condos and you build a hundred of them, ten of them sell for a hundred and forty thousand bucks on a lottery basis. Well in our case, we can't accomplish the same thing with, through zoning saying ten percent of our land can be small lots or some vehicle for providing affordable. But not all of it.

Councilwoman Smith:

Well, but, I slightly disagree with you. Because for Denver that's an issue. But I don't know in North Las Vegas that affordable housing is our issue. And, I mean, you may disagree but so far unless

Mayor Montandon:

Come on Miss Living Wage.

Councilwoman Smith:

Well, you know, I make thirty some thousand dollars as a teacher. I understand affordable housing. Um, you know, ah, I know how difficult it was for me to get my first house. But, I got it in North Las Vegas. Because, it, we've got it here. And our last statistics were seventy-five percent of the Valley's affordable housing is here. Not just North Las Vegas. So I'm not sure that that is a crisis issue for us right now. But I think

Mayor Montandon:

If we allowed ten percent, that's not saying it's a crisis.

Councilwoman Smith:

Well, we're only allowing three percent apartments. I

mean, I still think that's a very high number. And I, I think the issue is more where. If we want them to do it then we need to put in places to encourage them to come and build that kinda stuff in areas we want to see redeveloped or redone or where we're having problems. I don't see any reason that we need to allow this because they're, they're able to build all this other stuff everywhere else but not North Las Vegas. We're still not getting our goal. And for a while we were starting to but now we've gone back down. And the other issue, that I don't see happening and I know everybody is saying it's the lawsuit issue, but why does everything have to be single family detached? I think we can solve a lot of our problems if we, for denser housing in areas, instead of apartments if we allow duplex and some quality projects that way. That are, that are not quite multi-family but I think solve some of the parking issues and street issues and all that. Because they don't have to be detached. And, you know, if it's the legal issues we need to help them fight that and resolve that but I see that component missing. And I know when I was first looking for a house, I was trying to get into a townhome in Henderson. And it was a one car garage and it was actually more than the house I wound up buying in North Las Vegas. And they were very successful products at the Bluffs. And I think those are still being, there's still a need for those kinds of things that we don't develop at all in North Las Vegas. So I think we're missing a chunk in our, or ah, our line of progression in housing.

City Manager Fritsch:

Shari, what do you think? I do want to hear from all of you. Because I think , we as staff need to know where your philosophy is and we need, we need to come together today. Some are going to say yes. Some are going to say no. That's, that's some of you are in the middle. We've got to find where do we have a consensus on this.

Councilman Buck:

Well, if we all remember, we've been, we've been approving this type of housing for a long time. Right now we're discussing it because we've had such an influx. But, what was it? Two or three years ago, when a builder came to us with thirty eight hundred square foot lots that the Council approved. Um, I don't view small lots as necessarily affordable housing. And I don't think it should be afford, necessarily affordable housing. My view is: there has to be a trade off if we're going to allow a developer to have a small lot, what does the City get in return? It shouldn't get junk. It shouldn't get a ghetto. It shouldn't get kinda of what we've already seen happening. We should have high enough standards and demand enough that if a small lot product is appropriate then what we get is very nice housing, not necessarily affordable.

City Manager Fritsch:

Well I, can I just interject, I'm not sure we have that market in Southern Nevada to have that small lot and be able to demand that type of price range for a small lot development. Unless it's truly going toward empty nesters. That's not whose going to be attracted to that type of product.

Councilman Buck:

Well, my view is that small lot housing is appropriate in certain areas and we need to determine what those areas are. Um, I think it's appropriate in areas where we would normally have higher density. Not necessarily where we would have R1. I think we should have a limit on how much of it is allowed in an area. And I think that our standards should be high to where if a developer wants a small lot then the trade off is they build an exceptional product. And maybe it includes that they have to have pools because the lots aren't going to be big enough for pools. And there'll have to be amenities. And I just, I, I never have and that's what scared me so bad with what was coming in or as far as the amount of influx that we had. Um, when we decided we needed to get some standards because from what's already been built. Um, we don't need anymore of what's already been built. We, we a, we went downhill with those projects. And I think one of them by my house is actually, you might know Mike, over at Harmony, I don't see that their model homes are open anymore or there's some twenty or thirty houses that have been built but I don't think their building anymore.

Mayor Montandon:

Yea, and that's not a function of the lot. That's a function of American Communities. The company went bankrupt.

Councilman Buck:

I thought somebody else came in and took them over.

Mayor Montandon:

But the company that took them over went bankrupt also. And that's out of Legacy, Principle Center, whatever they call themselves these days. John, what do they call themselves these days?

John Pena:

I don't know.

Mayor Montandon:

You know who I'm talking about. They're all bankrupt. And that land went back to Christina Hixson.

Councilman Buck:

Ok, so my view is small lots are appropriate in certain areas. We need to determine what those areas are. In my view it would have to be a place where higher density, we would allow higher density. The standards for building that have to be high enough so that we have a good product. And I think that in the people that we have working on this,

we can, we can come up with the standards that get us where we want to go. And that is a tradeoff for the builder. If he wants a small lot, it's a high price to pay. And, that the amount in an area is restricted.

City Manager Fritsch:

We can do that, but I think. Here's, and this is my big issue, Council has got to be able to say no to developers when they come before you. When they come meet with you individually. And if we make it so restrictive because we can. We're not real happy right now with what we've gotten from our consultant. We believe we need to tighten it up more to where it is. You know what? It's gonna cost me too much. They're gonna be in your offices more so asking for waivers. So we can build it like that. And I think that's probably the appropriate way if we're going to do it. Um, but it gets back to the issue, are we afraid of apartments? Because your comment was were going to do it only where higher multi-family is allowed right now, and yet we've said we're only three percent apartments. And there is going to a need for apartments.

**Mayor Pro Tempore
Robinson:**

My feeling Kurt from past experiences, I guess the pot's black, I was and maybe I am somewhat afraid. But I think if we get the right type of developer to build the apartments like, like Stephanie just stated a few minutes ago. It's a quality complex, then I wouldn't have any problem with it. But, the problem that I have with building part of it is not the problem. The management of it five, six, seven, eight years down the road is where the problem comes in with me.

Councilman Eliason:

You see and the biggest problem when you look at the mature part, when they start selling buildings off to individual owners. The whole building then you lose your whole concept of a management team keeping the whole team together. Because it falls right apart. Look at all your downtown stuff. All your mature part of the City, those buildings have all been sold off by the original owners.

Councilwoman Smith:

But we don't allow that anymore.

**Mayor Pro Tempore
Robinson:**

Can we legally stop that?

Councilman Eliason:

No you can't.

Councilman Buck:

Cheyenne Squares, they sold those off individually as condos. You have people that own condos in the middle of that apartment complex.

Mayor Montandon:

But, but we can do something about that. I mean, when I say that, an apartment complex. If you recall the application at the south end of the Wexford project, they attempted to, to apply for us for an apartment complex that could individually sell each building.

Mayor Pro Tempore Robinson:

Did we accept that?

Mayor Montandon:

Yea, we did. But that's, that's a parcel map issue. We parcel it as one parcel for an apartment, you know, we're not gonna allow that. But, I just want to throw out, if your gonna talk about some specifics. Just an example what William's referring to. Eventually, pre-market issues will catch up. Take for example all of the apartments. The majority of the apartments in North Las Vegas have been developed by Ghores. And, you know, he's lost them all. Everyone of them. And everyone of them is currently in the process of being bought out by much better and much more efficient management teams. And it will change the management of apartments. You know, it's five complexes through North Las Vegas, pretty dramatically. I think we'll see a change. But, it's interesting what you say. If I looked at one of the newer complexes that's built, Newport Bay. Very, very nice. And there's two developers involved in that. One of them has come to me and said, "This is the best project I've every built. And it's making lots of money." One of them has said, "I've always made more money on my small one bedroom, low rent, ah, twenty-five unit per acre." let's call it, I don't want to call them slums but, ah.

Mayor Pro Tempore Robinson:

That's exactly what they are.

Mayor Montandon:

The designed to be slums project and that's all I want to build in the future. In, you know, so it's a matter of opinion. So it is up to us. I guess. How we're gonna set the standards. Cause every developer out there got a different opinion.

Councilwoman Smith:

Well, the one that was most distressful to me. It seems like we made such progress in saying whatever we're going to do, whatever we approve, we're gonna send it back to staff. We're gonna work it out. Then we're gonna vote it up and down. When we went to that meeting where we sat and went through the forty-five conditions, I thought we just set the City back ten years. Because you know what, every developer, every developer's attorney was sitting out there going, wait a minute, they've told us we're not doing that anymore. I get it now. And I can't tell you how many people came up to me afterwards. But, I didn't know we could still do that again. And so, we're, we're gonna go through an ugly period now because we

abdicated our responsibility where before we're saying, you know, if there's still some things that aren't worked out it back to staff then will vote this thing. And we sat there and did that. And I thought that was very shameful on our part. And we shouldn't have done it. And I think that, that goes on with what Kurt is saying, is we have to have some backbone. And we have to be willing to say we love you but no.

City Manager Fritsch:

Because I'll venture to say, Mayor you mentioned the, you've got a lot of people calling you and that's scary right there. A lot of people are calling and saying when are you gonna lift this moratorium? When do we get.

Mayor Montandon:

Oh it's, and am I the only one? Or is a lot of you?

Acting Director Baxter:

No, we're getting a lot of calls.

City Manager Fritsch:

So what we've got is, we have set a new standard. The old standard was forty-five hundred square feet. We've opened the flood gates up. And I'm not gonna mention any names of particular builders. At least in public today. Going back just to, and I have a sense of it just going back to the joint meeting with the Planning Commission. They've set themselves a new standard now. It's not just where does this product happen to work.

Mayor Montandon:

That's why I say, we need to take our time.

City Manager Fritsch:

Everything their going to build now is going to be these super

Mayor Montandon:

No. It's not. Not if we do it right.

City Manager Fritsch:

Right. That, but every, but if we continue down this path, that's what we'll be. That's why we're having this, this discussion. To move us there so we know where the five of you are coming from. That's why I want to challenge you on this.

Mayor Montandon:

We can not make it so that a three thousand square foot lot standard is so much more attractive financially than a forty-five hundred, that, that's what everybody does. We have to make it so that they have to weigh the difference, check the market niches and decide where their going to win, probability. But that's, that's all there is to it. It can not be more attractive.

City Manager Fritsch:

Then, are you as a group willing today, to say the standard for anything under forty-five hundred square feet, we're willing to say it's going to be as difficult or more difficult to

where it's not necessarily an advantage, an economic advantage, to the builder to go to that smaller. That he only builds it because it's a product he can sell quicker and it's not necessarily cheaper.

Councilman Eliason:

All you're going to do then is gonna get six thousand square foot lots with twelve hundred square foot houses. What have we accomplished?

Councilwoman Smith:

We'll raise that too.

City Manager Fritsch:

Well, let me ask the question again.

Councilman Buck:

But, Robert hasn't answered. Robert hasn't answered the small lot question yet.

City Manager Fritsch:

What's wrong, what's wrong with that? Cause what we've got to nail down here is: Do you want to continue to be the leader, the leader, the leader in the valley on affordable housing

Councilman Buck:

Well, and we don't want to go back

City Manager Fritsch:

or do you want encourage a mix and take us up a step? Because we're pulling ourselves backwards with what we've approved in the last few months.

Councilwoman Smith:

I agree. And let us not forget

City Manager Fritsch:

And I realize you don't want to go that direction. That's why we've taken this, this time out to say we need to put these standards in. But, where do we want to go? We're at the point now where you can find a quarter million dollar house in North Las Vegas. And I'll venture to say outside of a few custom homes, a year ago, you couldn't find a quarter million dollar house in North Las Vegas. Do we want to see the three hundred, the four hundred, the five hundred thousand dollar home? Is that the mix that we want to see here? Or do we want to, we're gonna bring it back again. Because what we're talking about is a hundred and thirty, a hundred and forty thousand dollar home.

**Mayor Pro Tempore
Robinson:**

Well, I think it's pretty obvious. We all want to see the executive home, even up to a million dollars. Ah, I would think. However, we got to have a mix of the smaller lots. Now I'm not waving a flag saying, "Hey, lets flood the market with them." I think, bottom line, we, we're talking about homes and affordable and what have you, we got to look at the, you know, the ah, median income of who

you're trying to attract. Ah, it's gonna play a major factor.

Councilman Buck:

I'm still waiting to hear from Robert on the small lots.

Councilwoman Smith:

I want to say one thing before we hear from Robert, and he will have to speak. Is that, I think we need to remember what happened in El Dorado. Where Pardee came in, and we did start to get some of those big houses and everything. And then what happened? The Spirit homes.

**Mayor Pro Tempore
Robinson:**

The red roofs.

Councilwoman Smith:

The, yea, those that, on the expensive side. Where they were selling for a hundred and fifty, a hundred and eighty thousand dollars and then we put seventy thousand dollar homes right next to them. And then we had the Las Palmeras and all the other stuff. And we've got the same thing going with Aliante. You know, they're coming in, they're doing this. Pardee is doing the El Dorado Highlands. And then what are we surrounding all this with? And I'm very worried about all this. Because I think we didn't learn our lesson the first time. And then if Aliante decides well, you know what? We just can't market the high ends, we're just gonna have to put in all the low ends. The builder you know, decided that they weren't be able to sell this. So we're gonna put in a three hundred thousand dollar house, but we decided to change out product. You can't stop that.

Mayor Montandon:

There's no question that there is a builder differentiation. The, I hesitate to say some of these comments, because I'm still waiting for Robert to answer also. But, I've had a number of builders, I can give you one specific comment, the number of builders come to me and said, "Aliante is a Spanish word for up yours." Because that's what they say to builders they don't want in Aliante. And I thought it was kind of a funny comment because, because, they've been very specific in Aliante. No, I don't want to use the word snobby, but their very market specific. What they want. And the builders who aren't building the product they want is sent elsewhere. And you know, we notice it. They're going elsewhere. And, and, yeah. Ah, and I don't know if, just say yes or no if it isn't appropriate they need to talk specific land or specific projects. But, just stop me if you want too, but, you know, I was talking last night with the owners of the Runby Hobart parcel. And they've cut a deal with the developer to um, entitle the whole thing for them. It's a little over five hundred acres. And, ah, they said yeah, we don't know what they, what we're gonna get.

Um, but, when it's all said and done, all this developer ever talks about is the total number of units he's gonna get on this five hundred acres. And I say well, that's what your gonna get. If you establish your theme around total density, that, that's what your theme is going to be. You know, if you establish your theme around, uh, market segmentation, you'll get a different kind of overall product. And five hundred acres is an overall product. And that's where I think maybe before we allow, before we allow this developer to just walk in the door with a five hundred acre entitlement application, we ought to hire somebody and do some advance planning for that area to, to get the kind of market segmentation we want.

City Manager Fritsch:

Well maybe the only place to allow anything under forty five hundred square foot is in a master planned community where we can have those other exactions; the parks, the trail systems, and there are trails or tradeoffs in the overall development. But, set that aside a minute. And Robert

Councilman Eliason:

See and that, that's. See, now I've got a lot of mixed emotions of the whole thing. Because the, by allowing the forty-five hundred, even forty-five hundred or smaller, we as a City are driving up our own land cost. That's what you hear them griping at us when they come to talk to us is the cost of land is forcing them to do this because they need the density. Well, we have to look at ourselves. But I think it boils down to amenities on the small lots. And that's, amenities, amenities, amenities is going to; and the house size too. I mean, how can you stop a guy building a two thousand square foot house on a three thousand square foot lot? It's not gonna happen. So, you can might solve some of your problems by increasing the size of the house.

City Manager Fritsch:

Let me ask this question. What's wrong with being snobby? What's wrong with being able to say to some of these developers, you know what, and taking the same point of view that Aliante has. And not really saying up yours, but saying, you know what? You're not building the type of product that we want in North Las Vegas.

Councilwoman Smith:

Don't call us. We'll call you.

City Manager Fritsch:

Because we've talked about it before, are we going to determine what we look like or are the developers going to determine that? Right now their still determining what the City looks like. And I'll use one but, I said I wasn't going to,

Councilman Buck:

Just use initials.

City Manager Fritsch: Centex builds products that win Home awards in Las Vegas and Summerlin.

Councilman Buck: My best friend.

City Manager Fritsch: They don't built anything worth a brass nickle in North Las Vegas. And they build that product in Texas, I've seen it. They build it here. And they, the argument always is, I can't sell it in North Las Vegas. Baloney. The people that, and it's not just them. Because I happen to like the guy who runs it. But he's gonna build to the lowest common denominator that we have.

Councilwoman Smith: He's going to build to whatever we say ok too.

City Manager Fritsch: He's gonna push the envelope as long as we allow him to.

Councilman Buck: So no, because he, he builds to our standards.

Councilman Eliason: Well that's what I'm questioning, cause we have the problem we talked about just a few minuets ago. Somebody said earlier we had these problems in additions with the small lots. But the reason has all this been a problem before we started on the new stuff? I wasn't here at that time. I mean you talk about three or four years ago, all the issues with the small lots, did we change anything? Are we still

Acting Director Baxter: The small lot size is still forty five hundred square feet.

Mayor Montandon: Yea, but you know, I get this argument that I actually love to hear. They come in to me all the time and say, "You know when I go to forty-five hundred foot, I really don't get any better density because of your sliding open space." And I say no dah. That's the idea, you know, forty five hundred square feet was not intended to give you more overall density. It was intended for like a density transfer issue. Where smaller lots, the more the open space. You know, we've kinda relaxed that a little bit.

Councilman Eliason: Well, look at that guy that stood in front of us the other night. Here he is in a subdivision, a small lot subdivision with no parking. Have we done anything to change that? Are we still allowing the same no parking, they got nowhere to park cars? Are we having off street parking anywhere? I mean, that was the first thing that came to mind. Have we changed that even?

Acting Director Baxter: That's why we're working on design guidelines for small lots.

Mayor Montandon: Yea, I know everybody has their issue. My issue is more

off street parking. Just remove a lot and make more parking. And, I'm going to be happy.

City Manager Fritsch:

And that get's back to my question. Do we? If we look at the small lot,

Mayor Pro Tempore Robinson:

You know Kurt, we can't cow down to any of them.

City Manager Fritsch:

If we have the tiny lot development, then does that mean they're not, do we want to make it so rigid, my remark would be yes, that it's the same a same forty-five hundred square foot lot? Or four thousand square foot. You don't get any more density. You're going to provide more benefits to the City. Is that what you want to do with it?

Councilman Buck:

Yes.

Councilwoman Smith:

The problem that I have too with the standard issue

City Manager Fritsch:

But that makes it easier.

Councilwoman Smith:

I say yes to you. But here's the thing. I as a teacher, in order to pass a class you gotta get sixty percent. That's kinda what our standards are. And there are many kids go well, I passed. Yeah, you can't tie your shoelaces. You don't know anything that was covered but yeah, you technically got through. And then developers come and say, "Well, it meets all your minimal standards." Well, you're a better person than that. You're a C student, a B student, an A student. Why are you just settling for you know, for you know D minus work. When, because, you know

Mayor Pro Tempore Robinson:

That's the way I am with my ladies. I don't want settle for anything.

Councilwoman Smith:

So I mean. We can keep raising. We can keep raising our standards Kurt, and of course on the small lots we're going to have to, but at some point, when is there like pride of this is my livelihood and I want to do the best work and unintelligible, codes are figure out. That's not gonna determine how I am for a developer. I'm we could keep raising it but then I think you start putting constraints on really good developers because we have to be so specific about every little issue. And to me that's very frustrating. Because why should our standards be your acme. Why do you have no more vision than that?

City Manager Fritsch:

Everybody nodded their heads yes. And I want to make sure that ya'll agree on this. That you're not interested in,

you're interested in a different product but you're not interested in increasing density to go under forty-five hundred square foot. Is that a fair statement? Did it even make sense what I said? Stephanie understood me, I'm scared now.

Councilman Buck:

Yes, and I think, I thought that that was an issue, one issue that we hadn't talked about was do we want these only allowed in a master planned community?

Councilman Eliason:

That's what I was just going to ask.

Councilman Buck:

Cause I thought that was a good point that we hadn't talked about.

Councilwoman Smith:

Right. I'd say yes.

Councilman Eliason:

Because when you do a master plan, they do the whole market analysis for the whole, and if it plays into there, it's going to work for them. Unintelligible, they get to do it.

City Manager Fritsch:

And we do have under forty-five hundred square foot in Aliante, but again that was part of the tradeoff. Yes, the max limit on seventy-five hundred units; it has to fit in that, and we have the other amenities.

Mayor Montandon:

But we just gave a whole bunch of lots a lot smaller than forty-five hundred feet in the hundred and seventy acres that Focus did on the Exber site.

Acting Director Baxter:

What do we mean by master planned community? Is that the a development agreement?

Mayor Montandon:

A development agreement.

City Manager Fritsch:

Five hundred acres or more.

Acting Director Baxter:

I think that makes a lot of sense because then you can do the pro, the ah, development standards, i.e. the perimeter walls, the ah, the perimeter landscaping, the internal street uh, widths, parking. All that kind of thing and you have a cohesive development and not just something on 20 acres that's

Mayor Montandon:

So when the plan comes in for the Runby Hobert parcel, five hundred acres, if it's not everything you want to see, including a development agreement, just kick it out.

Councilman Eliason:

Well so, like the Tierra De Las Palmas though, now that one; how big was that Mike?

Mayor Montandon:

Not anywhere near that. It's only ah, a hundred and sixty acres.

Councilman Eliason:

I mean they've got them small lots in there. And I tell you what that's a crock of crap those ones.

Acting Director Baxter:

They did that with no development standards. We didn't even have single family design back then.

Councilwoman Smith:

I was in the audience when that was passed.

Acting Director Baxter:

And staff did recommend denial on

Councilman Buck:

Yea! Staff!

City Attorney McGowan:

If I can answer Robert's question for you. It's the PUD that is being abused now. That process is the opening where they're driving through and, and picking the you know, the reductions that they want. That's, that's what has to be tightened up so that they can't, well, at least the range of exceptions is narrower so that the predictability is there on what your going to get.

Councilwoman Smith:

Well and I also, cause when we went out California, we saw the smaller lots. We saw the master planned communities or we saw them in redevelopment areas.

Mayor Montandon:

Four hundred thousand dollar homes.

Councilwoman Smith:

Right. But, or they were a little infill where they couldn't fit something else and they kinda. And I think that's what we need to look at. It's either spread out through a master plan or we allow it in areas where we want it to be developed. And, as encouragement to come into those kind of places.

Councilman Eliason:

I, I just get real cautious when you say infill because I had an opportunity to take a helicopter ride the other day. And if you want to see infill go look at it from the sky. There's infill everywhere in this City. And that concerns me. I don't want a bunch of you know, a forty-five hundred square foot lot on all this infill, that we're gonna call infill because it's definitely infill product. Ah, we're gonna have tons of forty-five hundred square foot lots.

Acting Director Baxter:

One really cautionary thing about infill also with three thousand square foot lots, is that if you have entry level homeowners trying to pay to a homeowners association for a private park, or maybe private streets, you're in for trouble. Especially when, the lots start getting sold off to investors. Because investors love buying entry level lots. Entry level housing. They couldn't care, some cases

couldn't care less what happens. And we could be in for a real problem with a small lot development in a more mature parts of the City.

Mayor Montandon:

Are you talking about Stubler?

Councilman Buck:

Let me ask one more question, too. Um, is, is it worth or I guess I'm trying to ask, is there a differentiation, or should there be between some who does small lots in a master planned community compared to someone who wants to do it outside of that? Should it be totally limited to a master planned community or it should be possible outside but the, but the parameters to do it will be a lot higher?

City Manager Fritsch:

I think the difficulty in that is that you won't get the amenities. We don't have the ability to get the amenities as a City. We're capping the overall density going into that initially. They're coming in and dictating density with their project at the beginning, right on the drawing board. And it was going to part of my point, if we agree to some of these, but let me sum up and then we'll have some discussion on it if need be. Anything under forty; well, let's make this assumption and tell me if I'm right or wrong. See if we can go this direction. We're not going to allow anything under the forty-five hundred square feet in PUD's. We will allow, only allow, under forty-five hundred square foot lots if it's part of a master planned community with a development agreement.

Acting Director Baxter:

Kurt, may I just add to that. In that master planned community we had would have a range of lot sizes.

City Manager Fritsch:

Not just small lot development.

Councilman Buck:

Right. And only in certain. Only a percentage of that master planned community could be small lots.

City Manager Fritsch:

By going with the small lot

Councilman Buck:

What do you say Gregory?

City Manager Fritsch:

It doesn't necessarily mean greater density than forty-five hundred square feet. Because if we go with just a master planned community then we've dictated what the overall density will be anyway. And it doesn't mean that were trading it off for multi-family.

Mayor Montandon:

In the Mountains Edge product which is something that the ah, Marta Brown's group, what are they call it these days?

City Manager Fritsch:

She's actually going to California.

Mayor Montandon:

Well. What do they call her group.

Acting Director Baxter:

Major Projects.

Mayor Montandon:

Major Projects. They're working on this Mountains Edge, they call it. And it's about three thousand acres. It's a combination of some BLM land, some privately owned land. This. And they've already settled on a overall density that's something like seven units an acre. Across three thousand acres; a lot of units there. But, there's a bunch of apartments complexes in there at eighteen units an acre. And a bunch of big lots in there, too. You know, so they've, and overall it's seven units an acre. Sounds like a lot of units. But, it's, there's a, there's very, very few lots under forty-five hundred square feet. Lot, you know, lotta real high density, and then real low density stuff. You know, it's kinda of a good project.

Acting Director Baxter:

So, Mayor, do they have apartments and condos in there then?

Mayor Montandon:

Oh yeah. Lots. Lots.

**Assistant City Manager
Gregory Rose:**

If I could just share what I was, what I was thinking. It, it really depends upon what you are trying to achieve with the small lots. Are you trying to target a market of affordable housing which I don't think that's what your doing. If you compare the small lots in Aliante, that is not going to be affordable housing. Ah, because the price is such that it's, it's just pricing it out of that market. And they still have access to tremendous amount of open spaces, parks, concrete walking paths, so the amenities there are very high which also drives, which is driving up the price. So, if that's what you're looking for. My thought on it is that you want to limit small lots to ah, master planned communities. Cause like Kurt was saying, it's, it's next to impossible to get the exactions that you're trying to, trying to achieve if you don't have just a diversity of housing. We have the small lots but we also have the nine thousand square foot lots in Aliante. So it's, it's a balance.

Councilman Buck:

I think what we all really want is to offer the diversity of products. Not necessarily that we want to offer more affordable housing, but we, we, our motto is, "Your Community of Choice." We want people to have a choice. And I think we all want people to start here. To be able to start in North Las Vegas and finish in North Las Vegas. And have a wide range of, starting from affordable to move up to executives homes. And then to Sun City, where they can retire.

- Assistant City Manager Rose:** One of the, one of the arguments even with Aliante is
- Councilman Buck:** Am I correct in that assumption?
- Councilman Eliason:** Then we need cemeteries. We need to bury em.
- Assistant City Manager Rose:** There, there was a not a market for executive homes. And I think they're coming back to us and saying that, "Well, we may have made a mistake here." And I think that you'll see that in Phase 2. Our, our counter argument to that was that the developers affect the markets by what they build.
- Councilman Buck:** Right.
- Assistant City Manager Rose:** So our focus has not been on the size of the home, but the size of the lot. Ah, and it doesn't make a lot of sense to put a twelve thousand square foot home on a nine thousand square foot lot.
- Councilman Buck:** Right.
- City Manager Fritsch:** To, to be honest with you in their development, what we sat aside as multi-family they, they come back and their building townhomes. So we are getting a better product than even what we had zoned there. I'd like to make just one comment, for the press. When we talk about affordable housing, we focus on the issue, it's not that housing is not affordable, but that we're not building the low end housing. Ah, just a bulk, or mass of low, low end housing that fits HUD definitions. Low income housing.
- Acting Director Baxter:** I guess also for the press is that, our range of housing right now is very narrow. We have a lot of housing in one, at one price point. Not a whole lot in the medium or higher price points. We're trying to expand the range. Like every other jurisdiction has in the valley. They have everything from affordable on up to executive housing.
- City Manager Fritsch:** Mayor, can we got ahead and take a, maybe five or ten minutes, everybody get their sandwiches. And food.
- Councilman Buck:** So are you clear on
- Mayor Montandon:** Those who weren't aggressive enough to get theirs already go ahead.
- City Manager Fritsch:** Got all of Stephanie's yeses. Let's run by it again. This means, the assumption is that you're comfortable now that we've said it's three percent. You're comfortable with, where the, the multi-family housing stock of land is out

there at three percent, between three and four percent. We're not going trade multi-family for small lot subdivisions. We, so everything in a PUD, the bottom line is that forty-five hundred square feet

City Attorney McGowan:

Well, Kurt let me jump in there if I may. Because you know, the code is the code today. And, and since we're at a public meeting, I think anything discussed is subject to final adoption via notice and agenda change. Because

Mayor Montandon:

These aren't adoptions. These are guidelines we're giving for future things that we may adopt in the future.

City Attorney McGowan:

Thank you.

Acting Director Baxter:

Right. And, right now in the Comprehensive Plan, the minimum lot size is forty-five hundred square feet.

City Attorney McGowan:

Well, but he was talking about In PUD's that they would not go below forty-five hundred feet. There's nothing today that will constrain you from doing that even by PUD.

Acting Director Baxter:

The Comprehensive Plan would. The Comprehensive Plan would constrain you from doing less than forty-five hundred square feet even by PUD. However, it's a guidelines and so that's why

City Attorney McGowan:

It suggests that they should

Assistant City Manager Rose:

But the moratorium says that we're not accepting that, so

City Attorney McGowan:

I understand. I understand.

City Manager Fritsch:

And that the smaller lots would only be allowed in master planned communities with a development agreement with the City.

Mayor Montandon:

Until you bring it back for approval, sure.

City Manager Fritsch:

Is that something everybody can, at least the philosophy there, live with? Is there something more you want to add to it? Because that simplifies real quick what we're doing with this small lot.

Councilman Buck:

Robert, you gotta say what's on your mind.

Mayor Montandon:

Don't sit here and moan. Speak up.

Councilman Eliason:

Well I just, I just. Seems that we're getting very rigid. Flexibility went out the window. I'll just throw that out. Maybe I can be alone on that.

City Manager Fritsch:

What do you want to accomplish by doing anything different?

Councilman Eliason:

Well, are we saying, are we saying no more anything smaller than forty-five hundred even in multi-family master planned areas?

Mayor Montandon:

No, we didn't say they that all. We just said they're not going to be more attractive than

Councilman Buck:

No, that is what he's saying though, Mike. That is what Kurt is saying.

City Manager Fritsch:

No, there is two different ways to go here. This is, this is where we diverge. If we say you can go under forty-five hundred square foot outside the master planned community, what I stated was only inside a master planned community that has a development agreement. If you, if your going to segue and say you can have it in a PUD under forty-five hundred square foot lot, then does that mean, it doesn't necessarily mean greater density. It's only a smaller lot. And you

Mayor Montandon:

I agree with you, the latter.

City Manager Fritsch:

expand the amenities. That's the two differences.

Mayor Montandon:

That being, the second being

City Manager Fritsch:

But it is a big difference.

Mayor Montandon:

It is. The second being what I referred to as density transfer. You still get the same density. You transfer uh, it around on the site. I consider it a viable option.

City Manager Fritsch:

I think either way is a, is a winning situation for this City cause it clarifies. I think

Councilman Buck:

But can't, can't it be both? Can't it be both? Because I think what Robert and I are thinking about is that now if we go with the master plan that you can only have these in a master plan, then you have totally, then you don't have them anymore in areas where I think their appropriate in instead replace of a high density apartment complex. Can't we do both? That if they are appropriate in a master planned community, as long as it fits within whatever parameters we come up with. Or, in an area where high density is, is allowable if they meet these standards.

City Manager Fritsch:

Well then. I'm, I believe what you're going to do. I think the reality of that is yea, I think you can. But the reality is you

will increase density. Because they will, they will push you and your back down off your benchmark.

Councilman Buck:

Are you talking about me? Are you talking about me or Council in general?

City Manager Fritsch:

Council in general. Cause you getting back to, someone's offering you single-family instead of multi-family. They're going to use the multi-family density. So, we have, I've asked it three times. Ya'll said yes. But the answer is no.

Councilwoman Smith:

My answer is still yes.

City Manager Fritsch:

You're not comfortable with the amount of multi-family we have. Where there's still a fear there that we'll trade it away.

Councilman Eliason:

Well, I, I just don't know that the down side of the multi-family is concerned. There's no way we can stop them from selling it. That's a reality. Building my building. We've seen that in the past.

Acting Director Baxter:

Yes there is.

Councilman Eliason:

How?

Mayor Montandon:

Parcel map.

Acting Director Baxter:

Parcel map. They can't divide a parcel map up without staff approval.

Councilman Eliason:

It can't come back to you and

Mayor Montandon:

We have to approve a condominiumized parcel map.

Councilman Eliason:

And they can't come back at any time and do that?

Acting Director Baxter:

No they can't.

City Attorney McGowan:

They can come back and ask.

Acting Director Baxter:

They can ask but they won't get approval.

Councilman Eliason:

And we're all going to be gone in our term limit.

Councilwoman Smith:

Steve won't be.

Councilman Buck:

Okay, can I ask? Can I talk a specific corner? Because this is the one that always comes to mind when I think about small lots. Can I do that?

City Manager Fritsch:

This is your forum.

Councilman Buck:

Ok. On the corner of Ann and Commerce or Centennial and Commerce. I can't remember where. Up by the parks. Where we have two corners that are already zoned for commercial on the southeast and the southwest. And the other two corners, one I believe it is the northwest. Brad Burns has gotten approval for a small lot product, I believe.

Acting Director Baxter:

I think his, his, his project is a little bit farther west. I think it's on Revere.

Mayor Montandon:

Yea, fronts on Revere.

Councilman Buck:

Ok. So the corner of, so the, so the two north corners, you've got two 100 foot right-of-way streets there. We've, we've said maybe we don't want more commercial there. Staff has said no more commercial there. So what do you put on two 100 foot right-of-ways? Except smaller density. Or higher density.

Councilwoman Smith:

You can put apartments, you could put duplexes. Office.

Acting Director Baxter:

You could have low density residential there. That would still be suitable. Or you can have some kind of medium density residential development there. You could even possibly have high density residential because the criteria in the Comprehensive Plan would basically point to any one of those three uses.

Councilwoman Smith:

What about office?

Acting Director Baxter:

Um, well with offices there isn't much of market for

Mayor Montandon:

Out there. The trouble though. Here's the trouble is this definition. What do you mean by medium density residential?

Acting Director Baxter:

Well, that would be duplexes and it would be ah, RCL development. It could even be townhouses.

Councilwoman Smith:

Well, what's wrong with forty-five hundred square foot lots? Why do we have to have them smaller?

Mayor Montandon:

This is what I want to, when we first categorized this up to ten units an acre. I remember the discussions you know, we generally had in mind kind of like low density multi-family. Attached product. Well now everybody's trying to get up to ten units an acre in detached, for sale, single family homes. And that, that's really where, that's what this whole discussion's about. When you say medium density, I'm really concerned about that comment.

Because nobody's building duplexes or town homes.

Acting Director Baxter:

Um, we have seen some duplex development. Ah, Centex is actually doing some duplex development at Revere and Alexander.

Councilman Buck:

And KB at Decatur and above Ann.

Acting Director Baxter:

Right. KB up at ah,

Mayor Montandon:

I'm looking forward to seeing that stuff.

Councilman Buck:

I've got. Oh, I don't have my car with me.

Acting Director Baxter:

Decatur and Washburn. But, you know, getting back. Duplexes. We are seeing duplexes. We are seeing RCL which is medium density. And ah, right now we're not seeing much in the way of condominiums although we do have a little bit on Cheyenne I think somebody mentioned. You know the garden apartment project is another approach if an apartment development came in at ten units an acre that would be a very, very upscale apartment development at that density with garages and, it's be a very nice project.

Mayor Montandon:

That's roughly where Carefree Villas is at.

Acting Director Baxter:

Right.

**Mayor Pro Tempore
Robinson:**

So Kurt, what your saying is bottom line, I guess, if there's a way that we can keep people from selling, piece mealing, and selling apartments off, it's probably better to have apartments than some of those smaller lots because their gonna go up for rent and all that stuff anyway.

Councilwoman Smith:

I agree.

Mayor Montandon:

Kurt, I think what we're doing is, we've probably gotten as specific as we can with you without violating the Open Meeting Law. Right, Sean?

City Attorney Sean McGowan:

I believe you're pretty darn close.

Mayor Montandon:

Yeah. You know, because we're, because we're not actually voting on an issue. We're just giving you guidelines. And I think we've gotten as specific as we can with those guidelines. And unless somebody has something they really want to add, can we move on to redevelopment?

- Councilwoman Smith:** I have one last comment, though.
- Mayor Montandon:** Thank you, Stephanie. Jacque.
- Director Jacque Risner:** Certainly.
- Mayor Montandon:** Just say yes.
- City Manager Fritsch:** Shall we, do you want to take a few minutes?
- Mayor Pro Tempore Robinson:** No, lets finish.
- Mayor Montandon:** Huh?
- City Manager Fritsch:** About five minutes just so people can get sandwiches.
- Mayor Montandon:** Yeah, yeah. We'll take five minutes. Jacque set up. Everybody grab a sandwich.
- City Manager Fritsch:** And the press is invited to eat as well.
- Mayor Pro Tempore Robinson:** The press is afraid to get up and get a sandwich? Oh, boy. For a change that was a good sandwich.
- Councilwoman Smith:** This thing about apartments is that they hire managers. When you have someone, a manager with a problem tenant, they evict them.
- City Manager Fritsch:** Say if someone doesn't keep their lawn up
- Councilwoman Smith:** You know, we have a problem with our neighbors across the street, what do we do about it? You know, that kind of stuff. When you've got that
- Director Risner:** You call code enforcement, that's what you do.
- Councilwoman Smith:** No, call the police. But when you have a manager, they're violating their lease.
- City Manager Fritsch:** Council, I want to compliment you on the last discussion because I also had no preconceived notions where we were going to end up with that. I'm very happy with the results. I think we did come up with a consensus there that all five of you could agree with. Next we have, Jacque's going to give a presentation on the Redevelopment Agency. Again, some of the things we're doing with the Agency. Recap some of the presentations we've had with over the last nine months. And then for us again to open up a discussion where we want to go with redevelopment.

What it really means to the five of you and what we can accomplish over the next several years. If we can again can come to a consensus.

Director Risner:

Okay. Again we started with the strategy matrix which you will see up there on the board. And that's what we'll start with going through the presentation. There were six objectives. The first was to develop a plan that combines what is desired for redevelopment. To prioritize based on funding and location and identify some new funding sources. Form teams with private sectors, City Management, Federal, State and other local entities. To reactivate the Redevelopment Advisory Committee. To strengthen Code Enforcement. And to work with the other entities to find solutions to the homeless problem. Under objective number one; the planned development, we were, the first step was to hire a consultant to develop a comprehensive redevelopment plan. And we have received approval to prepare contracts for the consultants. Two sets of consultants. One for the new redevelopment area which by the way, is complete. You approved that contract last Wednesday, so they'll be starting on that. Then we'll be bringing one, as soon as that's complete, we'll be bringing the other contract forward to you to review and revise our current redevelopment areas and plans there. Next, we will pursue, continue to pursue the island development, investigate incentive programs. We have, we have looked, we have staff that is a part of a valley-wide incentive review committee. And we are looking at all of the incentives that are available out there to do creative things. And we have reviewed several of them and so we're prepared to develop - to negotiate specific incentives for specific projects. We are not going to lay out a laundry list of what they can come in and ask for. We're going to leave that open in the discussion and know kind of where we want to go and what we're able to do. We've been working with a particular developer, Jackson-Shaw. They are still interested in it. I spoke to them again last week. They are still moving forward trying to find ways to make this work and get creative with that. So there's still some hope there. And we have purchased some property. We purchased 400 East Lake Mead which is right on the island. That was Unique Enterprises. And then we purchased 713 East Lake Mead which is to the south of the island and have demolished the one structure but we won't demolish Unique Enterprises until the lease, we've given them a one year lease, I believe it was to stay in there until their new building is ready. And we're going to continue to pursue our beautification project. The clean-up project is on going. So far we've removed over one hundred thirty tons of trash just in the beautification area. We are continuing to pursue our in-fill housing projects. As

you're well aware, we've had two new senior facilities consisting of one hundred forty two units; seventy-two of which are complete. The other two are in final stages; are grading and getting ready to go. We contracted with EOB to do eleven single family homes in the redevelopment area. Five of which are complete and the others are ready to go. We just finalized the property on the others. We have thirty in-fill homes that we are doing with a private developer, we're looking at doing. We have eleven additional EOB homes that are being negotiated with a developer. And then we have a hundred and thirty homes that we're partnering with the Housing Authority to do that will also be in the low income areas. Continuing with objective number one in pursuing the beautification project, you had asked us originally to reduce the boundaries of the beautification projects so we segregated that into two phases; phase one and phase two which you'll see on the next map. And then you also asked us, well we can go ahead with that map right here. You can see where phase one and phase two are in right there. Okay, so we did that. Then, when we looked at it more we saw what we had been able to do, we decided that we had been relatively successful with this. There were some things that we had learned and talked about. But then we would go on and expand the area into this new area, what we call the triangle development area. So that was our expansion area in there. Then, we also decided we would market our assistance programs. You have the yellow and the green brochures there. These were produced in conjunction with our PIO office and our marketing office. Not only are they, I've already passed them out. Not only are they being marketed within the redevelopment area, we have got our code enforcement people carrying these brochures also, particularly in the redevelopment areas and going door to door so that when code enforcement comes across a property that has specific issues, this is now one of the resources we are offering to them to help them overcome that. Instead of just going out to give them a notice of violation, we are offering them a solution. Yes Councilman?

Councilwoman Smith:

Do they have these in Spanish as well?

Director Risner:

Yes. We have produced them in English and in Spanish.

Councilwoman Smith:

Muy bueno.

Director Risner:

Absolutely. And we've also targeted our Lake Mead Boulevard merchants. We have redevelopment staff going out up and down Lake Mead Boulevard, targeting those merchants to try and get them into the program also. Then we've created; we were asked to create a property

maintenance ordinance and that's being done through our code enforcement people. You'll see this again when we talk about code enforcement. But there is a rental inspection ordinance that will be prepared by year end for your review. Then we were asked to create a neighborhood preservation ordinance and that has been created. It is currently being reviewed by the City Attorney's Office. It does take some time on that because what we've done is taken several different ordinances that code enforcement works within and tried to put them all under one blanket ordinance. So we are looking at that, I, they've made their initial comments. We made some changes, they're reviewing it again. So, that should be moving along quite well. Objective number two was to prioritize projects based on funding and availability. So staff agreed to present a five year redevelopment plan to the City Council in June 2002. We are a little bit behind schedule. However, we have completed that and it is being reviewed by Assistant City Manager Rose. And then once he has finished reviewing it and we've made our corrections to it, it will be incorporated with the revised redevelopment plans when we hire the consultant to look at the existing redevelopment areas. Objective number three was to come up with some public/private teams. One of the things we needed to do was pursue with the State the repositioning of Lake Mead Boulevard because when we were looking at doing the island development, we were very concerned that the State might reposition Lake Mead Boulevard and that would go against anything we had done. However, they have finished their northeast corridor study and there will be minor revisions to that. Unfortunately. We would have really liked it if they had gone in and just realigned the whole thing. That would have solved a lot of problems for us. But it won't. So we can go and continue to pursue our island development project. Then we were asked to work with the Latin Chamber of Commerce on developing a Hispanic leadership program. So we contacted the Boy Scouts and we've gotten the Boy Scouts and the Latin Chamber together. The Boy Scouts wanted to get an entre into the Latin, the Hispanic community anyway because it's been difficult for them to do that. So they are going to work together to build a leadership program through the Boy Scouts and the Latin Chamber. So I'll let you know as that moves along how well that works. And one of the other things we were asked to do was to work collectively with outside organizations to produce a major downtown annual event and obviously you know that's being handled by our Parks and Recreation Department. Objective number four was to reactivate the Redevelopment Advisory Committee. So you reviewed the bylaws and update as needed. That's been completed. Establish clearly defined roles for the

Advisory Committee and that's been completed. And to make reappointments and that has been completed at this point. So that one's done. Objective number five was to strengthen code enforcement so we'll talk again about, well we'll first develop and present a five year action plan to City Council by August 2002. That's being finalized for the update and it will be reviewed by Mr. Rose shortly. He has not seen it yet, it's still on my desk. Then again we talked about the neighborhood preservation ordinance. That is in the City Attorney's Office. We were asked to identify a single point of contact for all the homeowners associations in town. We have gotten that completed and we are starting the first of a series of meetings in November. We'll meet with them and the Police Department will be there with us and it will be a joint meeting to provide neighborhood services in those areas. We were also asked to propose a property maintenance code with an inspection program and that will be ready, again, by year end. And then objective number six was continue to work with the other agencies on providing homeless solutions. Well, we are part of the SNRPC Homeless Task Force. I have staff permanently assigned as a liaison. We advise Clark County on the Continuum of Care Organization. We have an advisory only position there because we don't have money involved in that one. And we provide CDBG funding, Community Development Block Grant funding, for the care of the homeless. In FY 2001/2002 we gave \$5,000 to Hope for Homeless Ministries and a thousand to the Community Food Bank, \$6,000 to Shade Tree and \$20,000 to MASH Village. Then while we were doing those priorities which you had assigned to us, there were other priorities that we dealt with also. First and foremost was the new redevelopment area. We wanted to do that to generate new tax increment, to give us the ability to upgrade infrastructure without impact to the General Fund. And to partner with economic development to attract high tech industries. One of the places that they're looking at incorporating into a new redevelopment area would be part of the Cheyenne Technology Corridor. Obviously, some of that Cheyenne Corridor is desperately in need of some upgrade. Some of it's brand new but there is a certain amount of new property that you can bring in as long as you meet the blight requirement. We have hired the consultant. He is on board and has started doing the blight studies. We should be back to you with that in a couple of months. We have a very tight time frame. We want to have that accomplished before February. So we're moving ahead very quickly with that. You actually have a brochure on the Cheyenne Technology Corridor that we have passed out to you. We have partnered with the developers on that, to produce that. And if you've driven the Technology Corridor lately, you'll see all the developers

have put up their signs with the logo that was designed. And they're all up and down Cheyenne now announcing that this is the technology corridor and we are getting so much interest in the technology corridor. So we will continue to market that. Back to redevelopment, we wanted to do some infrastructure improvements so we formed the CART team, the Community Action Response Team, which is several of the different divisions in Public Works, Streets, Maintenance, some Parks people are in there and our Code Enforcement people are in there. And they go in and they identify some infrastructure problems that are in that downtown, especially the beautification area and approach it immediately instead of having to wait. Some of the other things we've been working on, of course, exterior housing rehabs that we've been doing. Neighborhood economic development, commercial revitalization. We had the four dwellings that were rehabilitated for a total of eighty thousand dollars in improvements; forty thousand dollars of which we gave. Then with Code Enforcement, we assigned them districts so that they would have better control of their areas and we continue to modify those districts as need requires. We look at, at the end of each month, how many calls each code enforcement officer is handling in their districts and we modify the coverage to meet those needs. We just completed the shopping cart ordinance. We've been involved in the homeless clean-up program with the Police Department. That was a joint effort with the Police Department and a private contractor and was paid for by redevelopment funds to go in and help the police remove some of the homeless folks, get them put in contact with some social service providers and get those areas cleaned up and sanitized. Then we've also been working with Public Works, Detention and Redevelopment and Code Enforcement for the painting of all the fire hydrants in the redevelopment area. That was a priority for the Fire Department. They didn't have the manpower to get it done. So we partnered with all of them to make that happen.

Councilman Buck:

Is that done?

Director Risner:

It's getting done. Kenny, where are we on that, do you know?

Councilman Buck:

We have Boy Scouts that need to do Eagle projects.

Director Risner:

Pardon?

Councilman Buck:

I said we have Boy Scouts that need to do Eagle projects that are always asking all of us.

Director Risner:

Great.

Councilman Buck:

For what they can do.

Director Risner:

We'll, we'll work them into that because we've been using Community Service workers and if we can use Boy Scouts for that, we'd love to.

**Redevelopment Manager
Kenny Young:**

One of the issues there is the type of paint that's used. We have to have particular protective equipment, so that was one of the reasons we didn't do go with the Boy Scouts on that particular project because of the type of paint used.

Mayor Montandon:

There's some responsible Boy Scouts. They can work with paint.

Director Risner:

We can (unintelligible). Any time we can get free help we're more than happy to incorporate that into our projects. We completed the subordination agreement on the Owens property which generated a quarter of a million dollars for the redevelopment fund, back into that. So that's good. Then we've also been pursuing additional property purchases. I passed out a little map to you that shows some of the purchases that we've done. 1929, 32, and 35 Stanford. 1933 Glider. 1934 Princeton. And then there's seven additional properties which I have not included on this map that are being looked at at this point in time. But I didn't want to broadcast addresses yet until we make a decision. Because we have not made a decision to do anything with those. But we are pursuing those. That would be key properties for our development. Then we're looking at passing a redevelopment bond. We have met with our finance officers. We could float a redevelopment bond for approximately ten million dollars if we have a specific project. One of the specific projects that we are looking at and we are in the process of finalizing a feasibility, a contract with a consultant, it's in the City Attorney's Office right now for review, is to do a feasibility study for a municipally owned parking garage that would be adjacent to the Justice facility. We want to know if that would actually produce a revenue stream for us and if so, what it would cost us and whether we can move forward with that. So, we should have the results of that as soon as we can get the contract finalized and brought to you guys for approval, we have like an eight week time line to get the feasibility study done so that will be moving along very quickly.

City Manager Kurt Fritsch:

Now that garage, I think you mentioned also would include retail?

Director Risner:

Some retail on the bottom, yes sir, I'm sorry, I do keep forgetting that. But we have asked them to look at putting retail on the bottom of the garage to generate some additional revenue streams also as well as parking above. And, you know, it could be used for people coming into the justice system, if employees wanted to rent spaces so that they'd have covered spaces, I mean, there's a lot of different ways to generate revenue through that and they're going to look and tell us if that's a likely thing to do or not. You have asked us to be innovative and so we are trying to respond to that and come up with some new ideas. The other thing we were looking at is when we had talked about Development Services building flexibility into some of the codes, one of the things we came to realize was that no matter what flexibility we build into the codes, having one set of codes just was not going to work for us any longer with the redevelopment. So we're going to, we're in the process of negotiating with a consultant right now to hire a consultant to produce some new redevelopment codes for us. So we'll be bringing that forward to you also.

Councilman Eliason:

How far out is that?

Director Risner:

How far out is that? Well, I should have the contract finalized next week and over to the City Attorney's Office for his review, and so.

Councilman Eliason:

How long a process do you think it will take?

Director Risner:

That I don't know. I don't know how long. But I can certainly find out for you. As we did with the other one, we wanted to give you kind of a visual here of what you had asked us to do. And so that you can see where we are. The red of course, is completed. The green is in progress and on-going. Purple of course, is the other department, where Parks and Rec. is. So, we wanted to again, let you know that we had addressed the objectives that you had assigned to us. We are looking for more direction now as we progress through this. Some of these things we'll finalize next year, you know, like the five year plans and the property maintenance ordinance, and the neighborhood preservation ordinance. They will, and some of them will just continue. They will always be green. The beautification projects and the homeless projects will never go to red because they are never ending for us, so, but that kind of gives you, and this is our additional priorities that we've been working on too, so that you can kind of see where we've been and what we've been doing. And then if you have other questions about that, I'd be happy to answer those.

Mayor Montandon:

I apologize for sounding so academic but those guys from ULI keep drilling this into me. Sounds like what we call a redevelopment program is kind of a mix of half redevelopment and half revitalization.

Director Risner:

Yes it is. It absolutely is. We do redevelopment slash revitalization. We don't do just redevelopment.

Mayor Montandon:

Ok. Because, you know, as they sit and pound into our heads the idea of redevelopment, it's, you know, our downtown, really isn't.

Director Risner:

No.

Mayor Montandon:

It's a older

Director Risner:

It's not a traditional downtown (unintelligible) commercial. No.

Mayor Montandon:

It's an older subdivision. It's just a subdivision of Las Vegas. Which would make it, I'll be interested to see the feasibility study on a parking garage. Because usually, in order for that to be feasible, it's got to have some surrounding uses other than municipal.

Director Risner:

Exactly. Which is one of the reasons why we asked them to include some of the retail in there for us, so it would have it's own target audience. And we'll see. I mean, we don't know.

Mayor Montandon:

Because, yeah, we'll see. Because, you know, Las Vegas is struggling with theirs even though they've got the entire Paul's building to lease most of it.

Director Risner:

We may have to look somewhere else. One of the other things we've been talking about is parking meters to generate some revenue stream in the downtown area and looking at that. And Ray Burke and I have been meeting and putting some information together for that. And looking at maybe some of the small pieces of property that we own in the downtown area, putting parking meters. And we don't know, those are the things that we continue to look at.

Mayor Montandon:

Speaking of small pieces of property that we own, I just wanted to put on the record that I'm very pleased with your process, that you, the patience in which you've been slowly acquiring individual pieces as they become available. I think that's a much preferable way than declaring blight and using eminent domain. Declaring blight and using eminent domain is a last resort for a final hold out kind of

property. It's not a way to get something started. And so I think you're

Director Risner:

Absolutely. It's just a tool in your tool kit.

Mayor Montandon:

I like the way you've been doing that. And I was interested, I was just sitting there thinking to myself while I was looking at these, is there an ability to do like they did in San Diego and let's say, boy I hate to throw more on Steve Baxter's shoulders, but as he's negotiating a development agreement for a new five hundred acre project in the northwest, to include a requirement that you buy and give to the City or redevelop something downtown. Can you tie those things together?

Director Risner:

I think that's a question for our attorney.

City Attorney Sean McGowan:

I'd like to ponder that. There would be some challenges to that. Because

Councilwoman Smith:

How about acquiring the Pacific Ocean.

City Attorney McGowan:

I know there's disparity in locations.

Mayor Montandon:

I know there's some real challenges to it and, you know, I hear stories about how San Diego said to major new developers, "Oh, by the way, we'll give you this zoning if you go downtown and do something here." But I'm not sure if the stories are myth or real.

City Attorney McGowan:

I know there are cases that end up in court that don't permit that.

Councilman Buck:

Denver, Denver also did that though.

Acting Director Baxter:

There could be some unique enabling legislation in those two states that would allow that.

City Manager Fritsch:

I don't think we have it here.

Acting Director Baxter:

I don't think we do.

**Redevelopment Manager
Kenny Young:**

One of the things they have there is home rule which we don't have here. That's a major thing that's allowed them to go that route.

Mayor Montandon:

I'm just curious. I'm just kind of thinking. I'm not even saying it's a good idea. I'm just saying it's - I'm just wondering.

Mayor Pro Tempore

- Robinson:** Jacque, that land coming down, I guess it would be west Lake Mead, that little island there
- Director Risner:** Yes sir.
- Mayor Pro Tempore Robinson:** that's vacant there. Who owns that?
- Director Risner:** That's owned by Gordon Marks.
- Mayor Pro Tempore Robinson:** And what are they asking for it?
- Director Risner:** He's not.
- Mayor Pro Tempore Robinson:** He's just sitting on it.
- Director Risner:** He's sitting on it.
- Councilman Eliason:** He dislikes us very much, so.
- Mayor Pro Tempore Robinson:** See, we need to try to force him into doing something. This is where eminent domain need to be used.
- City Manager Fritsch:** Probably. But in our mind, it's probably the last piece you want to pick up. If you, as the Mayor stated, and, thank you, and understand, it is a very slow process, what we're going through.
- Mayor Montandon:** But that's okay.
- City Manager Fritsch:** And if that's okay with everybody then that works for us but that's probably one of the last ones and maybe once we have a private
- Mayor Pro Tempore Robinson:** Okay. No problem.
- City Manager Fritsch:** developer involved, that group, whoever it is, is probably the likely one to go in and make an offer on it.
- Mayor Pro Tempore Robinson:** Robert, what did we do to him, he's so agitated?
- Councilman Eliason:** I don't know. Somebody that I know went and visited with him to acquire it and he told him that if he has any connections to the City Council or knows anybody on the City Council and he sells it to him and he finds out later he'll come back and kill him.

- Councilman Buck:** Oh Jeez. Okay.
- Councilwoman Smith:** We should have invited the police.
- Director Risner:** It's a very long standing problem that goes back many, many directors.
- Councilman Eliason:** Yes.
- City Attorney McGowan:** Probably hearsay and not admissible in court.
- Councilman Buck:** Okay. Can I ask one question and I think that I made a mistake when we were setting up our Citizens Advisory Committee because I, I had the understand that we were not to put people on that had any kind of knowledge
- Director Risner:** Professional experience.
- Councilwoman Smith:** We wanted zombies.
- Councilman Buck:** Professional experiences, so now, now, in speaking with Jacque, that actually was changed before we made our appointments that we could in fact put some professional people and I'm speaking of those who would have number one connections to help bring money in and interest into our redevelopment area. Connections and probably more than, than what we did as far as putting on the insurance agent and the, you know the little store owners and those. So, I've asked
- Director Risner:** Yeah, I would like to apologize to the Council. Apparently I did not make that too clear but we had deliberately changed the language on who you could appoint to allow you to do that. And I didn't communicate that well enough and I so I do apologize to you for that. There are a couple of things that you can do. You can let it ride this first round until some of the appointments expire and change it at that point. You can add a couple of extra seats and make the appointments at large if that would make you happy.
- Mayor Pro Tempore Robinson:** What deep pocket do you have in mind?
- Councilman Buck:** Well I don't
- Councilman Eliason:** People like Alan Molasky and some of those guys that probably ought to really serve on there that really have some
- Councilman Buck:** necessarily but. Craig Gallati or, I mean just

**Mayor Pro Tempore
Robinson:**

Let's make it work. Let's add some seats then.

Councilman Buck:

Mike, I know you would know people that

Mayor Montandon:

Well, you know, that's what, when the City of Las Vegas created a CCDC, they put the likes of Jody Goodheart and Peter Thomas and some real movers and shakers in town who had a lot of development experience.

**Mayor Pro Tempore
Robinson:**

How many is on their board?

Mayor Montandon:

On the Advisory Board. Well, it actually, they got up to eight or nine but you know what happened is they all left after Oscar Goodman did the swap for the sixty-one acres because they didn't agree with that. But, you know, up until that point you know, they had a lot of those, you know, industry participants on there.

Councilwoman Smith:

So there are a lot of unemployed?

Director Risner:

I think you need a good mix of both. You need the businesses that are located here in North Las Vegas and you need the professional input. And I think you need both.

Mayor Montandon:

Yeah, you need a mix because, like I said, they put a lot of movers and shakers on that board but, you know it's a pretty subjective opinion whether you say some of the projects like Neonopolis were a success or not.

Director Risner:

Well, and one of the things you have to be careful of when you do put people, the professional people on the board is that they're very aware of the conflict of interest.

City Manager Fritsch:

You wouldn't want to the same conflicts like Henderson ran into.

Director Risner:

Yes. Exactly.

City Manager Fritsch:

And also you want to make sure that it's

Mayor Montandon:

That would be the understatement of the year.

City Manager Fritsch:

the folks who actually show up.

Director Risner:

Yes. Yeah, that was the issue before. We had a lot of professional people on the Redevelopment Advisory Committee before but they never would bother to show up.

Councilman Buck:

Right. But I think the interest is different now.

Director Risner:

I think so also.

Councilman Buck:

And I think they're; I would like to see if we can't on our next Redevelopment meeting at a couple, what are we up to seven now? Make it nine or something.

Director Risner:

And that is a possible solution if Council would like us to prepare something and get back to you at the next meeting we can do that.

**Mayor Pro Tempore
Robinson:**

Do you think that's enough?

Councilman Buck:

Jacque's concerned about (unintelligible).

Director Risner:

We can certainly bring back something at the next Redevelopment Agency meeting for you, for Council, or the Agency to consider at that meeting, adding two others. And that gives you some time to think about that.

City Manager Fritsch:

So what does redevelopment mean to you?

Councilwoman Smith:

R is for

City Manager Fritsch:

What I expect, because what the Mayor said, we, and in some ways

**Mayor Pro Tempore
Robinson:**

I expect everything from Las, from Owens all the way to

Councilman Buck:

Nellis

Councilwoman Smith:

Lamb

City Manager Fritsch:

Pecos

**Mayor Pro Tempore
Robinson:**

Nellis. Well, not that far down. But at least Pecos. Just go in there and have it, tear everything down and redo it. Can't do that of course.

Mayor Montandon:

Yeah but

Councilman Eliason:

My house is in there.

Mayor Montandon:

Yeah, but no, that's why

**Mayor Pro Tempore
Robinson:**

No, I'm talking about along the Las Vegas Boulevard corridor.

Mayor Montandon:

I think, and, again, this is just my opinion and I'm interested in everybody's. That, you know, it is a very touchy subject and I really don't think what we have now is in need of a major paradigm shift. I think you use continuous refining of what we're doing because there is a big difference between what William is talking about which is redevelopment. Which, in its largest sense means let's build a baseball stadium over Arrowhead Acres. You know, that's real redevelopment.

Mayor Pro Tempore Robinson:

That's redevelopment.

Mayor Montandon:

Revitalization.

Director Risner:

Redevelopment would be the island project.

Mayor Montandon:

Yeah. Revitalization are facade maintenance, landscaping projects, that kind of thing. And, the nature of our community needs a combination of the two and that's what we're doing.

Mayor Pro Tempore Robinson:

It's the way you have to have it.

Mayor Montandon:

I think what we need to do here is, I don't know, I'm interested if somebody thinks there's a real radical need for a major shift in that. But, what I, my personal opinion is I'd like to encourage Kenny and Jacque and Mike to continue doing what they're doing and, you know, acquiring properties where necessary, as long as they fit within a plan. Don't just acquire them because they're available.

Director Risner:

Right.

Mayor Montandon:

But, as long as, what fits within a general plan. Revitalization, the home building, and then on the other side, on the development plan, you know, I could literally tour the country crowing about this Cheyenne Technology Corridor.

Councilman Buck:

Yeah, but you notice they're all men.

Mayor Pro Tempore Robinson:

That's the way it's supposed to be.

Mayor Montandon:

I had noticed, there was one woman but I kicked them out.

Mayor Pro Tempore Robinson:

That's the way it's supposed to be.

Councilman Buck:

And I'm not a feminist but, you know.

**Mayor Pro Tempore
Robinson:**

Ah, you are, you are, you are. There's one too many.

Mayor Montandon:

I can, I'm going to crow just for a minute because I can go to virtually any forum where economic development is being spoken about and say we've developed a technology corridor and the City has put nothing into it other than existing infrastructure plans, the leg work and idea work of Jacque and Mike, and the coordination of private property owners. You know, and no bonding, no public resources and have created something that the velocity of sales; you know there's a quarter million square feet of flex space either planned or under development in just a, you know, what, how long has this plan been in gestation, eighteen months?

Director Risner:

Oh, if that, yeah.

Mayor Montandon:

You can't even, you can't touch that with a development program anywhere in the country.

Director Risner:

It's gone very quickly.

Mayor Montandon:

It really is pretty phenomenal. And so I don't want to mess with something that works. And downtown, I think maybe some continual fine tuning and tweaking of what you guys are doing. Go through and be extremely analytical when you start looking at a ten million dollar bond. Because I don't want to waste our bonding capacity on a parking garage when a great project on the island is coming up and we could potentially do that.

Director Risner:

Exactly.

Mayor Montandon:

But I don't see anything real wrong with the way we're doing it now.

**Mayor Pro Tempore
Robinson:**

I think you just have to, you know, maybe expedite some of the things if you can because downtown is part of the revitalization. There's a lot of revitalization that's needed. And believe you me, first impression is lasting. If a guy's coming off of the interstate there and happen to exit Lake Mead and see what's happening in the mature part versus here, he might back away from us. We need to put forth a concerted effort to get, especially Lake Mead and the Las Vegas, it's a good thing that they tore that trailer court down coming off Las Vegas Boulevard. The entryways is very important that we get that cleared up and cleaned up.

Director Risner:

That is something that I didn't mention but Kurt has had us working on an entryway program all over the City with

Brenda and some of the other departments; Public Works and Planning and looking at some entry statements. But we will start in the redevelopment area.

**Mayor Pro Tempore
Robinson:**

Right. That's where it's needed most.

**Assistant City Manager
Rose:**

Our approach to redevelopment/revitalization is really two-fold. One is to clean up the areas that are blighted currently so that investors can feel secure when they make investments in that area.

**Mayor Pro Tempore
Robinson:**

Right.

**Assistant City Manager
Rose:**

But also and I think just as importantly, is to have those programs that ensure that we don't have additional blighted areas throughout the City. And that's what we're finding with these neighborhood codes that we're developing as well as the apartment rental programs. I said apartments but it should just be rental program because that will bleed over as well to those entry level homes that end up being rental homes. So it's really two-fold.

City Manager Fritsch:

I want, Mayor, I appreciate your positive comments, but I want to ask this question. What are we doing wrong?

Councilman Buck:

I have big concerns.

City Manager Fritsch:

Or what would you have us do different?

Councilman Buck:

I have big concerns about what's going on in the housing areas, in the residential areas because on some, some people are really wanting to fix their properties up but others, especially off of Civic Center, down in the Brooks, Evans area

**Mayor Pro Tempore
Robinson:**

Throughout that redevelopment area

Councilman Buck:

That is really, really bad. And then crime, of course, increases and we have a lot of problems.

**Mayor Pro Tempore
Robinson:**

A lot of Code Enforcement problems.

Councilman Buck:

We have a lot of problems, so.

City Manager Fritsch:

I think, I think part of that can be addressed, well, one we're going to, we have already started working with police on what community policing means to us as departments and working hand in hand. But also, I think the rental rehab program that we've talked about bringing to Council,

which is going to make us much more active going in to though. And I think it's the rental properties is where we have the big problem because we have absentee landlords.

Councilman Buck:

Right.

City Manager Fritsch:

So I think we're on the right track to address that. I understand what the concerns are today though, but that's where we're heading with this.

Mayor Montandon:

League of Cities publishes, you know, their best practices manual and one of the areas that's just hammered and repeated over and over as a best practice is, I guess you'd call it a housing court. It's actually, there's a judge and a court specifically for code enforcement, landlord/tenant, you know, that's created around areas very much like our downtown.

Director Risner:

Part of our new neighborhood preservation ordinance that you'll be seeing shortly includes hiring a, what did we call it Gregory? A civil

City Manager Fritsch:

Like a hearing officer?

Director Risner:

Hearing officer, yeah.

Mayor Montandon:

Yeah, like a hearing officer, because, and, well you know, a hearing officer in our case, and Kurt pegged it, would literally have to have one full time person working for them that did nothing but track down absentee landlords, you know, and track the responsibility to who it really belongs to. Because, you know, that's just a huge issue.

Director Risner:

But what we hope to do with part of that, with the hearing officer is to alleviate a lot of the load that Judge VanLandschoot is seeing right now with code enforcement issues. They really shouldn't be a criminal case. They should be before a civil hearing officer. It will become a revenue generator for us in order to do that. And we'll have that control.

Mayor Montandon:

Well, but, the revenue generation issue is not really the issue. The issue is, you know, Kurt asked what we're doing wrong. You know, we aren't code enforcing downtown. And I know it's one of those catch 22's, I won't mention any names but, you know there are people downtown, or in the mature area whose houses are absolutely trashed who are old timers. And the moment you try and code enforce them, they're gonna trash your political career and

Mayor Pro Tempore Robinson:

You're talking about my buddy now Mike.

Mayor Montandon:

Everybody's got that buddy.

Councilman Buck:

Jacque, are there any programs, is there any federal money, anything, because there are people that want to fix their houses up. And I know there is CDBG to help with painting or facade or whatever. But how about those that, a lot of problems are yards, or landscaping.

Director Risner:

The money can be used for the landscaping, you bet. The facade improvement money

Mayor Pro Tempore Robinson:

Is that from the HOME funds?

Director Risner:

It comes from the HOME funds, it comes from redevelopment funds. It depends on what project we're doing but redevelopment funds themselves can be used for the yards, the landscaping.

Councilman Buck:

But it doesn't help the old folks that can't maintain, can't afford it number one, or can't maintain, so they have absolutely nothing but dirt or weeds or

City Manager Fritsch:

I think an answer there is maybe we encourage more of desert landscaping, the xeriscaping which takes less maintenance.

Councilman Buck:

But it does take somebody to come put it in and what I'm asking is can't we get with, with

Director Risner:

Yes, redevelopment funds can do some of that.

Councilman Buck:

And can't we get with charitable organizations to provide some volunteers to come in and

Councilman Eliason:

Non-profits.

Director Risner:

Yes. Christmas in April does a lot of volunteering with us.

City Manager Fritsch:

And even SNWA will pick up some of the cost.

Councilman Buck:

They will but they don't put it in.

City Manager Fritsch:

Right, but I mean that's how we leverage. What I'm talking about is leveraging. We can use these other funds to leverage it.

Councilman Buck:

I mean you have eighty year olds that can't haul rocks.

Director Risner:

Now, the issue with that, because I can see Kenny having heart failure over here, the issue with this is that if we direct all of our monies into those things, then we don't have money to do other redevelopment projects. Because we only generate so much tax increment every year.

Mayor Pro Tempore Robinson:

Is there any additional grants or anything out there that you can get to do what Shari's talking about?

Director Risner:

We're always looking for those. Go ahead Kenny.

Redevelopment Manager Kenny Young:

And we do, one of the things that we could utilize if its an eligible expense and I'm not sure of the money that we're looking at for the Special Purpose Grant Funds through Senator Reid; Senator Reid's earmarked. But I believe that's going to be, we could maybe use some of those monies for that if that gets through the House and Assembly.

Mayor Montandon:

And also remember, one major project like the island would generate, it would change your tax increment picture for the next twenty years. You know, the sooner you get a major project on the books, the sooner you've got tax increment for all your other projects.

Mayor Pro Tempore Robinson:

That's why it's so important that we get some redevelopment in that downtown corridor because it generates the funds that you need and one or two projects won't do it.

Councilman Buck:

But we don't even let Taco Bell come in when they want to come in.

Director Risner:

They're coming, they're coming.

Mayor Pro Tempore Robinson:

The land, Jacque, across that the School District was trying to, that the School District has

Director Risner:

George Garcia has still been talking to the School District on that.

Mayor Pro Tempore Robinson:

He's still working on that?

Director Risner:

He just can't reach an agreement with them. But he has been negotiating with them.

Mayor Pro Tempore Robinson:

They're gonna be

Councilwoman Smith:

They want a school there?

Councilman Buck:

I don't know.

Mayor Montandon:

A ten million dollar bond, if done correctly, could generate twice the income as the debt service on the ten million dollar bond and could be used in lots of places.

**Redevelopment Manager
Kenny Young:**

One of the things too, when you see us looking so hard to get another area on board, that also can serve as the debt service on a bond. So we may be able to do even a larger bond to do projects if we're able to get the money.

Director Risner:

Yeah. The industrial redevelopment area should generate more tax increment and you can lend tax increment to the other districts. You can't give it; but you can lend it. Which would then allow us to use that money for projects.

**Redevelopment Manager
Kenny Young:**

And I can't go into it very much but we are working with land owners and developers on the large piece right as you're coming off of Owens and Las Vegas Boulevard. A major, one of the major retailers, I can say that.

Mayor Montandon:

Where the mobile home park was just scraped.

**Redevelopment Manager
Kenny Young:**

Right. Is very much looking at those, at that area.

Mayor Montandon:

And on behalf of those developers, I'll thank you again for the City's help because what I found fascinating is that what was a pretty major project for us, had it been up to the County would have never gotten; the County went head to head. Holy cow, those air quality people came out. They wanted to spend millions of dollars testing every board that got knocked down. It was absolutely ludicrous what the County tried to put them through to clear that site.

**Redevelopment Manager
Kenny Young:**

Actually I think they're still going at it.

Director Risner:

I think they're still battling.

City Manager Fritsch:

Robert? It's your area.

Councilman Eliason:

Oh, I just, just, I probably said it, the speed; but that's the way government works and it just drives me crazy. But, the speed of it and then the codes is a big problem because

Mayor Pro Tempore

Robinson:

That area that we went in,

Mayor Montandon:

I was noticing that old car in your driveway.

Councilman Eliason:

It's covered now.

City Manager Fritsch:

How about the stuff in the back yard?

Director Risner:

We don't discriminate on who we cite in code enforcement. We do it equally.

City Manager Fritsch:

What do you mean by the codes, though?

Councilman Eliason:

Well, cause, for example, the headache that Taco Bell went through is ridiculous. And how many people would pursue that? Most of them would walk away from us. You know, and if it wasn't for Kenny and his staff, you know, some encouragement from them and encouragement from my colleagues, those guys would have walked, too. Taco Bell would not be there. It's just, they hit a block wall and if you don't have the persistence, they're going to walk away. That's a big problem.

Mayor Pro Tempore Robinson:

Time is money.

Mayor Montandon:

You talking about your veterinarian friend, too?

Councilman Eliason:

Mr. Goldstein, who loves me so much?

City Manager Fritsch:

I think one of the things though, is that that's the latitude you have, and, as a Council. And it gets back to a previous discussion on planning issues. Yeah, I think we do need to be more rigid in some areas. So, I think the developer doesn't have the ability to push it too far. And certainly staff, I think needs to have that rigidity. We've talked about thinking out of the box. I think it's one thing to think out of the box but I don't think you want to give that much latitude to staff because that's where we're trying to hold the line on some of these issues. It

Mayor Montandon:

I think the Agency should have the flexibility.

City Manager Fritsch:

Council does have that flexibility. That's the trade off of the system though.

Councilman Eliason:

Yeah but, when you hit opposition right from day one. I mean you got to walk away.

City Manager Fritsch:

They clearly had their parking issues; there's landscaping issues. Those are there. It doesn't mean they can't be worked out. Maybe that's a better job we need to do on

helping them or directing them to Economic Development/Community Development to work on those issues if they can.

Councilwoman Smith:

But, you don't want to be penny wise and pound foolish. I mean

City Manager Fritsch:

I understand.

Councilwoman Smith:

Yeah, we're so desperate to get redevelopment that we're going to sacrifice everything, let them in and then we've got another mess either immediately or five years out. So, I mean, if we're going to do something, we can't create something that's going to be worse or the same, it has to be in the right direction. So I think it is important that we do take these issues slowly and consider them and don't just say ok, you want to do anything, great, come do whatever you want. Because we can't sacrifice everything just to get something.

Councilman Eliason:

I don't think anybody's implying that.

Director Risner:

No we're not trying to do that, but the purpose of doing the new codes is to take into consideration the natural constraints that are in a redevelopment area that are not somewhere else. We have odd-shaped lots that don't fit without our code structure. You have other restrictions. You have aging infrastructure. You have power poles everywhere in the, in parts of the redevelopment area that we wouldn't even begin to allow somewhere else, and we would not allow development to go if that were a new area, but you can't have a blight here because the land doesn't fit within our existing code. So, what we're looking to do with the codes is to allow us the ability to take those very odd, unusual things and create something worthwhile out of them.

Councilman Eliason:

Because some of those odd and interesting ones are created by government anyway because of widening of streets and all those other kind of things and we've created the problem ourselves.

Director Risner:

Exactly. Some of them we have.

Councilman Eliason:

And we just need the flexibility to

Councilman Buck:

And let them put the windmills back on those water tanks.

Mayor Montandon:

Yeah, but don't let Elmer Chowning store his junk there.

Councilman Eliason:

That and just general maintenance. Just ourselves as a City; maintaining what we have.

Councilman Buck:

I drove around over the weekend down Pecos and down in that area. It is bad. Shopping carts, Roberto, all over the place.

Mayor Pro Tempore Robinson:

That's where Robert and I walked.

Councilman Buck:

We need street sweepers. If we could keep, as a City, do our part and keep the streets clean and keep those carts cleaned up and, that's going to go a little way.

Director Risner:

Yeah, well now that we have the shopping cart ordinance in place, we're gonna, I think you're going to see, we hope you'll see some changes in that, if not, we'll try again.

Councilman Buck:

Well, it was in place when I went driving Saturday.

Director Risner:

That's true.

Councilwoman Smith:

I've seen a lot of shopping carts.

Councilman Eliason:

Yeah, you go to Pecos, Pecos, Carey, all that stuff down in there; it's incredibly

Director Risner:

We are hiring two new code enforcement officers in January. We received approval for that.

Mayor Pro Tempore Robinson:

Well, that, that's what's needed.

Director Risner:

And they will be focused in that area.

City Manager Fritsch:

You know, I don't disagree at all, but I will say this. For the money and the staff that Las Vegas puts into it and the fact that Clark County does nothing, I think we do a pretty good job of holding the line when you consider what we're up against on Pecos. If you look at one side of the street to the other. Or if you look at one side of Carey and the other. I mean, when we get the director from the Agassi school calling us because of Las Vegas' problems; every time he calls it's a problem in Las Vegas. We actually do a better job. And I'm not saying we're perfect. We got a long ways to go. But we're stemming the tide from what's up against us there as well. And we probably need to do a better job with Las Vegas and the County on what standards they have in their communities. Because I don't think the County cares about Sunrise Manor at all. You can drive through that; they don't do anything with landscaping. They're not doing anything with cleaning up

any of the properties down there.

Director Risner:

No, I had one of my code enforcement people ride along with County code enforcement. Our code enforcement officers have responsibility for, and I wish I had brought that with me, I didn't because I didn't know the topic was going to come up, he sent me a list of fifteen different things that we do that the County doesn't do. In addition to what we both do. All the huge list of projects that we take care together. You know, each of us in our own areas. There are fifteen additional duties that our code enforcement people take on; to clean up and do graffiti abatement on private property, to do a bunch of the clean up, to do the signs, all the things that our folks do that nobody else does. And so our staff really does work harder with less.

**Mayor Pro Tempore
Robinson:**

Jacque, what kind of resistance are they getting? I've noticed a lot of the old cars, some of them haven't run since the year that they were bought, and yet they plan to redo them and all that stuff if you go tag them. But what kind of resistance are we getting from that?

Director Risner:

You know, a lot of the problem comes in, we'll go out and we'll write the notices of violation and it will finally go, it goes through its process. They get actually two notices of violation before we actually write the final citation and if they're resistant, now some of them will take care of it right away, but if they are resistant, Councilman and it actually goes to court, sometimes the court is too busy to deal with it. They don't see it as a dramatic, important issue. It gets thrown out of court and then

**Mayor Pro Tempore
Robinson:**

How far away then are we from hiring that person, that

Mayor Montandon:

That hearing officer. See that really is a practice that has found kind of a universal appeal.

Director Risner:

Like I said, the City Attorney's Office is reviewing it. It is a lengthy ordinance. It does take time to go through all of that.

**Mayor Pro Tempore
Robinson:**

As many people as he has in that office and he can't

Mayor Montandon:

When is the new judicial complex scheduled to come on line?

City Manager Fritsch:

Roughly spring of 2004.

Mayor Montandon:

Okay, so, would that be like a physical location for a code

enforcement hearing officer?

City Manager Fritsch:

They could but they could use City Hall for that matter.

Mayor Montandon:

Okay. I'm just curious.

Director Risner:

Yeah, they don't need a formal setting, they just need an office.

Councilwoman Smith:

Or the Library.

City Manager Fritsch:

Yeah, exactly. It doesn't have to be anything too formal.

Councilman Buck:

So, did we accomplish anything in this redevelopment talk yet?

City Manager Fritsch:

Well, I think basically I'm hearing we're on the right track. You do realize the difference between redevelopment and revitalization. But what I'd like to ask you is, you know, what do we expect, other than just, I mean it gets back to the previous discussion, quality of development, upgrade the housing, clean up the area; what do we want to see there? With this realization - we have eighty percent Latin descent population, most of them recent immigrants, to this part of town. It is not going to change any time soon. It is the fact of who lives there, and that's a part of our community. How do we best address that because I don't think personally

**Mayor Pro Tempore
Robinson:**

Then you've got to go out and attract something that fits their culture.

City Manager Fritsch:

I don't think we've done necessarily a good job, one, reaching out to the community, but part of that is because there is a distrust because of the culture they come from. That's something we are going to work on again back through community policing and bringing all the departments together out there. But, what is a realistic expectation for this part of town that we have in our minds that we want to see versus what eighty percent of the population over there perhaps wants to see. Because you go down Lake Mead and it's predominantly small Mexican markets, groceries, bars, but that are catering to that part of the population. Do we just focus on the Hispanic population? Do we focus more on them? Or is there some kind of balance that we need to do to attract others to come there?

Mayor Montandon:

There has to be a balance. There are issues that are common no matter what your ethnicity is. They want their

property values to go up. They want their neighborhoods to be nice.

City Manager Fritsch:

I understand but I'm not sure that what we have as a vision for Lake Mead and the downtown is necessarily the same as far as shopping, what kind of businesses down there.

Councilman Eliason:

Kurt, if you set up a theme, you've set up a theme to fail.

Mayor Pro Tempore Robinson:

Right. Bottom line is you can't isolate them from

City Manager Fritsch:

They need to be brought more into the system.

Mayor Pro Tempore Robinson:

Exactly. And the only way to do that is to get something that will attract everybody down there.

City Manager Fritsch:

Today they are isolated.

Mayor Pro Tempore Robinson:

Right. So we need something in there that is going to attract each and every ethnic group to that part of the City. Something attractive. What? I don't know.

Councilwoman Smith:

I always thought about turning Lake Mead into a big canal. Having big boats.

Councilman Eliason:

Let's talk about the Taste and how that brought everybody together. Fifteen thousand people. You got to have something that, a common thread that everybody wants to come out and be a part of.

City Manager Fritsch:

But that's a once every six months, or once every twelve months. What do we do for every day?

Mayor Pro Tempore Robinson:

We've got to get some type of business there that everybody would want to come to.

Mayor Montandon:

Yeah. You know, a major redevelopment project. Whether it's on the forty acres at Las Vegas and Owens, and whatever Kenny's teasing us with or what's at the island will be right up the alley you're talking about. You know, something that's attractive to everything there and will at the same time will provide increment to allow us to do the other programs. Other than that, I don't think there's a one shot answer that answers the question you're

asking.

City Manager Fritsch:

I don't either but what would you like to see? And that doesn't mean that's the business that's going to come there. But what would you like to see?

Councilman Eliason:

As soon as you see a major ball player down there, not meaning baseball, but a major player, you're going to see everybody (unintelligible) their trust

City Manager Fritsch:

Such as what? I want to pick your brain. What is it that you think would be a major ball player?

Councilman Eliason:

A Home Depot.

Mayor Montandon:

Yeah, a Costco, a Home Depot, a big box.

Councilman Eliason:

One big committed box user. A national brand that shows that they're committed to that part of the City.

Mayor Pro Tempore Robinson:

You know, you see a lot of people walking down there at really don't have cars. You know, you could have a walk in movie theater down there, possibly.

Councilwoman Smith:

Or outdoor cafes.

Councilman Eliason:

Oh absolutely.

Director Risner:

It's a very pedestrian population.

Councilwoman Smith:

That's what I'd like. Really landscaped and outdoor places like in Europe when you walk down the street.

Director Risner:

I had the misfortune to break down one night not too far from City Hall, and while I was waiting for the tow truck, as it becomes dark in our downtown area, it becomes a pedestrian population. Everyone is out.

Mayor Pro Tempore Robinson:

Absolutely.

Director Risner:

Everyone is out. They walk to the grocery store. They walk to the 7-11. They walk to go pay their bills and drop their bills in at the shopping center.

Councilman Eliason:

And didn't you see them push their kids in the shopping cart back home so they didn't have to carry them? Be honest now.

Director Risner:

I only saw one of them do that, Robert. But I did see one.

Councilman Buck:

What I would like to do and I kind of differ since I grew up there and Robert too, that is downtown to me.

Mayor Pro Tempore Robinson:

That's the only downtown I know of.

Councilman Buck:

And it used to be very vibrant with, I can't even remember the name of the big anchor store there.

Councilman Eliason:

Skaggs? Thrifty Mart? Grants?

Mayor Pro Tempore Robinson:

It was Thrifty Mart.

Councilman Buck:

No, no. Grant's and Zody's.

Councilman Eliason:

Well Grant's was before Zody's wasn't it?

Director Risner:

Grant's was before Zody's but Zody's was the first really big name.

City Manager Fritsch:

But there's some things that aren't going to come back. SeaRay is not going to come back because it's not a not a good location for a SeaRay store.

Councilman Eliason:

Why not? Everybody goes to the Lake. There's only two ways to the Lake.

City Manager Fritsch:

It's not a big enough area.

Councilman Buck:

But what I'm, but what I'm asking is if, is there a way to create, excuse me.

City Manager Fritsch:

Hey, I'm the moderator.

Councilman Buck:

Is there a way to create a downtown? Is there a way to create, since we have, number one we have people in the area. They walk. Is there a way to create a more

Mayor Montandon:

An employment center creates a downtown.

Director Risner:

An employment center creates a downtown or if you have property owners that are willing to partner with us. Our challenge has been that the major property owners of the two shopping centers that are right downtown, are not willing to partner with us. They have long term leases. They are full. They are happy. They have told us they don't see a need to partner with us because they don't see a benefit to them since their leases are long term and full. We can't force them to do anything.

Mayor Pro Tempore

- Robinson:** Is Pardee. Pardee.
- Mayor Montandon:** Who are they? Weingarten and who else?
- Director Risner:** It's Pardee, Collins and Weingarten.
- City Manager Fritsch:** Well, and look at the improvements we made to Lake Mead. We went to the other side of the street so we weren't taking property from them
- Councilman Eliason:** Which was a mistake.
- City Manager Fritsch:** and they all said, well then we'll take care of our facades. Outside of two or three of them, they haven't done it.
- Director Risner:** They have not done it. And they all promised that they would and we've made
- Mayor Pro Tempore Robinson:** We didn't get it in writing though?
- Councilwoman Smith:** We didn't get it in writing because we're so smart.
- City Manager Fritsch:** We didn't get it in writing.
- Mayor Pro Tempore Robinson:** I think another thing that we need to do, and, I think Shari what you're speaking of, when it was so vibrant downtown, there were a lot of community things going on, like, Progress Days,
- Councilman Buck:** We had parades.
- Director Risner:** Yeah, the parades.
- Mayor Pro Tempore Robinson:** And stuff like that, so I think we're going to have to get to some community groups and let them start all of these things back. And maybe highlight quote, unquote, our downtown. Maybe then we'll get some outside interest since we're jumping off everywhere else.
- Redevelopment Manager Young:** So is the common thing that I'm hearing, sorry, more of a civics, more of a civic center area with combined retail, office,
- Councilman Buck:** Restaurants
- Councilwoman Smith:** Yeah, restaurants.

Redevelopment Manager

Young:

and some housing? Additional housing to what's there, or

Mayor Montandon:

It has to be. You know, you can't, and when you say civic, you know, there's almost got to be a, you know, municipal aspect to virtually any major redevelopment. Otherwise, you know, we are, the City government is the anchor of downtown.

Director Risner:

It absolutely is. If we were to move the government offices out of downtown, my opinion is, it would collapse.

Mayor Montandon:

It would fall over.

Assistant City Manager

Tarwater:

Albuquerque, New Mexico, created the same thing.

Director Risner:

We need to be making those investments in our downtown. One of the things we're hoping to accomplish with the new codes is to do something called mixed use which we have not seen here except under a PUD. But we want to establish a true mixed use code for the downtown area that would allow us to incorporate housing, retail, and civic activities, amphitheaters, whatever you want in one development as a, like a PUD only it would actually be called mixed use. That would give us great flexibility in the downtown area. And it would help, I think, to provide some of what you all are looking for.

Councilman Eliason:

Not only retail but, you've got the hospital we need to build upon. I mean, they got a great facility there and we need to help them build upon their successes and make more people come in there for that facility that maybe specializes in heart or

Director Risner:

Yeah, and they're struggling quite a bit. I sit on one of their advisory boards now and they are doing some long range planning, and they are truly struggling in our downtown area right now.

Councilwoman Smith:

Well you know one that I always thought would be really nice in downtown is to have a really large and upscale Mexican kind of restaurant where you could actually build it outdoors. Because we have such great weather here. And you could have a lot of foliage, you know you could have like the garden lights and everything. And you could have mariachi bands playing. And you could sit outside on tables. And just take a big area like that. And it could be

like across the street from the hospital or somewhere where people could go over. But I think because of that area, you could just attract something really wonderful there. And that would just be a perfect blend in there because people could walk there. And I know it sounds like a crazy, the idea of a canal, but in some ways, if you think about all the major cities with all the waterfronts. You know, we don't really have any kind of feature. The strip's put up all the fountains and boats.

Director Risner:

No, we don't have a waterfront, we don't have a riverfront. We don't have some of those things.

Councilwoman Smith:

We have to create something.

Mayor Montandon:

The driving force behind something like that has got to be the private side.

City Manager Fritsch:

It's not going to be us who decides that theme. That's going to be the private sector. The main thing is right now, our big focus is on trying to clean up downtown.

Councilwoman Smith:

That has to be a priority.

City Manager Fritsch:

Clean up the area so that we do have national retailers who want to come in to the downtown.

Councilman Eliason:

I think we need to partner more with our non-profits that are existing for rehab and revitalization in that part, because your retailers ain't going to come if you've got a slum in the residential. It's got to work hand in hand. I'm not going to put a store down there when I got slums right over the fence that's going to break into my store every night.

City Manager Fritsch:

It's going to require us to do a lot more, be a lot more proactive. And there's going to be some kicking and screaming that goes on as we develop these programs. But, if we're going to turn it around and truly clean it up and take care of the absentee landlords, we're going to have to make those hard decisions. Are we basically on the right track? I know there's some things that we need to do faster, a little bit better, but are we basically on the right track for now?

**Mayor Pro Tempore
Robinson:**

I would say somewhat. Yes and no.

City Manager Fritsch:

Okay, so.

Councilwoman Smith:

Mike says yes, maybe.

Mayor Montandon:

I think

**Assistant City Manager
Rose:**

If I could add on to that, it's not just what we are doing currently, but what we have proposed to do. Because you've not seen some of the effects that, especially the rental program, will have on the community.

Mayor Montandon:

Yeah, that's why, like I said, I know Kurt's looking for something to change, but, there's so many programs in place that I'd like to see the effects of that I think we're on the right track. You know, all of us would like to see it moving faster.

Councilwoman Smith:

Right. But it didn't get that way in a week.

Mayor Montandon:

And it will move faster once the major project comes on that builds that increment. You know, under the formula it works, a new project, the additional tax increment goes a hundred percent to us. So

Councilman Eliason:

You said something that makes me wonder. There's a lot of product, programs out there; is there too many? Do we need to focus more on less, and more time on a few, than a whole bunch?

Director Risner:

That's an excellent question because one of the issues that we had; we want to see the individual houses cleaned up. It's very staff and money intensive. We can get a bigger bang, literally, by doing a multi-family project. If we go in and do an eight-plex, we get better value for our dollar but you don't see it as much because you still have only done one property and then you've got

Mayor Montandon:

Until they sell it to the non-profit volunteers of America.

**Assistant City Manager
Rose:**

To answer your question, Robert, I would say no, we don't have too many programs. I think we have to be more strategic in how we use those programs. Especially, one of the issues that came up was the concern, as we ratchet up our standards for code enforcement, the concern is the effect that it would have on seniors. We have CDBG funds that we can target those not for profit organizations that help seniors. I think that you'll see recommendations coming from staff to do it better. Strategically targeting those funds for that particular group. There's not that

many programs, it's how we use them. In some instances, one of the reasons that we shifted Code Enforcement from Planning was because there was a better connection there between redevelopment and code enforcement. So we're doing a number of things. It's not a sprint, though. Redevelopment/revitalization it's more like a marathon. It takes time.

City Manager Fritsch:

I'm not looking to change so much. The whole purpose today is that we have a forum where the five of you can hear each other think out loud.

Mayor Pro Tempore Robinson:

You don't hear us saying the same thing?

City Manager Fritsch:

Not always, but that's not a bad thing. But you need to, how each person feels about it, their interpretation of what redevelopment is, what they'd like to see in the area. We can try to fit; our job is to fit five divergent opinions together as best we can and come back to you with that. But I think you all, this is your opportunity to hear each other. What you think of the downtown area. What successes there are. What failures. What things are a little bit slow. What we want to do differently. And that's what I'm trying to get a blue print of. What, really, your vision is down there.

Mayor Montandon:

The El Pollo Loco, the new Terrible Herbst, those are successes, no question.

City Manager Fritsch:

I think so.

Councilwoman Smith:

Well, and I would like to add that since, at least for me, the goal of getting things cleaned up, I really like the idea that while we have tools to use like courts and fines and things like that, I think we will become much more effective if we go towards, let us help you do it. You know, yes, you're technically in violation of a law but our purpose isn't to make you a criminal, our purpose is to make a community. And the more things that we can do to encourage people, because I think it will spread. And when we get into a neighborhood and they see how happy everyone is and how well it worked with their neighbor, people will be encouraged to do those things and I think we'll be more effective. So the more things that we can do to say ok, here's the problem, but here are all the resources we have to help you. We're not going to fine you yet, you know, for the reticents, or the slum landlords, or those kinds of people who are, obviously couldn't give a darn about

anything, you know, lower the boom on them. The bigger the boom that's fine. And rock their worlds a little. But for the rest of the neighborhoods and the people and even the renters who have a stake in this as long as they're living in the neighborhoods, we need to do what we can to really help them accomplish this. And, you know, there are some cultural issues. I know every time I walk in those neighborhoods, all the chickens and roosters I hear and, I mean

Councilman Eliason:

Come over about sun up.

Councilwoman Smith:

I know, but I mean, I think we need to address that and because that's not really the right place for those animals to be. And some of those things. I think that it'll start to change the character of the neighborhood but the more we can do to be partners with the community as we are trying to be with businesses, I think it will work faster.

City Manager Fritsch:

You see, that's the key. We need to know what they want their community to look like as well. That's why the communication has to be there.

Councilman Eliason:

Well, I talked to Jacque about that because that was one of the hardest things, when you got one of them notices. Especially for the seniors. They have no where to turn. And we gave them no where to turn for help. And that's frustrating for all of them. And I don't know if we are yet doing that.

Director Risner:

Well and that's one of the reasons why we have programs put up and we've trained our code enforcement guys now to tell them what programs are out there. We have access to that book called Help of Southern Nevada. All the code enforcement guys have the knowledge of what's in that book and when they see a problem, especially with the seniors, we spend a lot of time talking to them and showing them which programs they can go to and get some help for them.

Councilwoman Smith:

And I think a hearing officer will be really beneficial too because they won't go to a judge now, they'll go to a hearing officer who is going to be more formatted for those

Director Risner:

Well because they'll separate the two functions.

Councilman Eliason:

I mean for example I just got hit, you cited two ladies for trees and wires and both of them are seniors. You sent them no where to go. And I got the phone call and they're

all panicked and everything so, we sent, Davey Tree has a senior program so I called. Davey Tree went out and help them. Anyway, they took care of it. But we left them as a City, you're a bad guy get it fixed and we don't care how you do it. And that's wrong. Absolutely wrong. We need to give them avenues to go down and help them resolve their issues without leaving them high and dry.

**Mayor Pro Tempore
Robinson:**

In that book that Jacque, that you're talking about, do it offer all the things that, places that

Director Risner:

It offers quite a few, yes. I don't know if Davey Tree is in there or not but

Councilman Buck:

We should be passing out something when we give them a violation.

**Mayor Pro Tempore
Robinson:**

Right.

Councilwoman Smith:

Or here's a number to call to see what you need and what your next step is.

Director Risner:

Now we do have a number on the violation that says if you need, if you have questions or you need help, call this number. So there is a number for them to call. But I will follow up on that.

City Manager Fritsch:

I don't think there's a magic bullet that solves this one for us.

**Mayor Pro Tempore
Robinson:**

Not unless you've got a few billion dollars.

City Manager Fritsch:

I think, and that's it, unless someone has deep enough pockets to come knock everything down.

Councilwoman Smith:

We could ask Steve Wynn, he's going to be done with his project eventually.

City Manager Fritsch:

But, if we can perhaps use the redevelopment meetings also as a forum just to continue dialog, not just where it's staff coming in presenting to you. But if you have some different ideas or thoughts, if we could use that forum as well where the five of you can hear what's going on in each of your minds and move forth that way. I think it's important. I mean, you may talk one on one or two on one but to at least know where the thought process is and then we have a sense of it, too.

Councilman Buck:

I think it's more important that we're slow and steady than we make a major mistake because I think that's Las Vegas' problem is they've gone down a road so far that they can't turn back.

Mayor Montandon:

Amen.

City Manager Fritsch:

They did a number of projects. They would have just had to have stopped.

Mayor Pro Tempore Robinson:

Slow and easy.

Councilman Buck:

Slow and easy. Don't you have a liquor called Slow and Easy?

Councilwoman Smith:

But we do have a time line on some of our redevelopment and that's the other problem with that is that we're limited to twenty years for this and so if we're too slow and easy then it's over with and we've done nothing.

Mayor Pro Tempore Robinson:

We can't be too slow.

Mayor Montandon:

Moderation. I do have one other comment and that being, meetings like this are very, very productive but if we drag them out too long, nobody else is going to want to come back for another one soon. And I'd like, I'd rather have another one soon than. So

City Manager Fritsch:

I think this was a success.

Mayor Montandon:

Very successful and I would like to thank everybody for coming out and let's try and do it more often.

Councilwoman Smith:

Yeah for staff for coming Saturday.

Mayor Pro Tempore Robinson:

Yeah, if they're going to be this short, I can deal with them at least.

Mayor Montandon:

Yeah, exactly. But, you know, I want to wind it up so that people won't feel put out by wanting to do this more often. The two of you, by law have to open it up for Public Forum. Anything you'd like to say? Otherwise, this meeting's adjourned. Thanks.

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