

**CITY OF NORTH LAS VEGAS
SPECIAL CITY COUNCIL
STUDY SESSION MINUTES**

April 7, 2004

CALL TO ORDER: 4:30 P.M.

ROLL CALL COUNCIL PRESENT:

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

STAFF PRESENT:

City Manager Gregory Rose
Assistant City Manager Dan Tarwater
City Attorney Sean McGowan
Acting City Clerk Karen L. Storms
Planning and Zoning Director Jory Stewart
Acting Planning Manager Marc Jordan
Principal Planner Misty Haehn
Police Services Manager Al Noyola
Animal Control Manager Dale Smock

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

BUSINESS:

**1. DISCUSSION AND/OR ACTION REGARDING THE I-15/LAMB BOULEVARD
AREA STUDY**

Principal Planner Misty Haehn reviewed the aerial study of the subject property which revealed developed and vacant land. Discussion was held by Council concerning whether industrial or residential zoning was appropriate for this area. The subject property was recently annexed which created additional parcels for development.

Planner Haehn advised the City's Economic Development Department was contacted by an interested party regarding 100 acres for the development of an industrial park which would encourage future industrial development in this area. Planner Haehn stated junk yards and industrial development currently existed and additional industrial development would create jobs in an area where there was great promotion for jobs and housing. Planner Haehn stated Staff proposed to appear before Council with an amendment to the Master Plan of Streets and Highways that pertained to I-215. City Manager Gregory Rose stated Staff's recommendation was the subject property remained zoned for industrial.

Councilwoman Smith asked Planner Haehn whether Staff contacted Nellis Air Force Base regarding development in this area and Planner Haehn responded Nellis Air Force Base supported industrial development surrounding the Base. Councilwoman Smith stated she received information that Nellis Air Force Base supported residential development due to the lack of housing near the Base. Mayor Montandon added General Wood stated the Base did not support any action that would jeopardize its mission.

Mayor Montandon stated decisions concerning development needed to be addressed by Council, otherwise they would be addressed by the developers. Mayor Montandon requested that when the City-wide fiscal analysis was received from Tischler and Associates that a special area study, or mini comprehensive plan be conducted. City Manager Rose responded he would request this special study be added to the Tischler and Associates contract.

ACTION: NO ACTION TAKEN

2. DISCUSSION AND/OR ACTION REGARDING THE PROPOSED REGIONAL ANIMAL SHELTER

Assistant City Manager Dan Tarwater worked on the regional animal shelter issue for several years and provided Council with a feasibility study on the proposed animal shelter which began as a resolution in the year 2000.

Police Services Manager Al Noyola stated the feasibility study began with North Las Vegas, the City Las Vegas and Clark County working together on an interlocal agreement to determine how services would be shared. Animal Foundation International (AFI) was the sheltering service provider within the contract; however, no signed contract or interlocal agreement existed at this time between the entities. Manager Noyola stated language for the interlocal agreement and contract was reviewed and did not vary much from the existing contract with Dewey Animal Shelter.

Manager Noyola stated in the year 2000, Council directed Staff to review the feasibility study to establish a central or regional animal sheltering program. Several feasibility updates had taken place regarding its progress since then and the current contract expired April, 2005.

A proposed interlocal agreement between Clark County, the City of Las Vegas, and the City of North Las Vegas was completed and ready to present to the City Manager and Council for approval. Manager Noyola stated existing related ordinances needed to be reviewed for possible changes.

Manager Noyola stated there were many advantages to pooling resources between the entities and the City of Henderson also considered participating in this agreement. Clark County and the City of Las Vegas had adopted the proposed joint agency interlocal agreement. The interlocal agreement provided an 11% shareholder investment from the operations of the facility to the City of North Las Vegas. The Regional Animal Shelter Contract was for a 10-year term with an option of two, five-year extensions.

Manager Noyola compared the existing contract with Dewey Animal Shelter to the proposed agreement. The contract with Dewey Animal Shelter was in the amount of \$180,000 per year and remained unchanged from negotiations which took place 10 years ago. The proposed contract was \$250,000 for the first five years. The increased start-up funds would provide funding for infrastructure upgrades required for the increase in population. The annual rate would decrease to a base of \$200,000 over the remaining term of the contract. The option of two, five-year extensions were offered in addition to a manual cost of living increase or Consumer Price Index adjustment. No Performance Bond existed with Dewey Animal Shelter and the City recommended a Performance Bond requirement be included in the proposed contract. Dewey Animal Shelter did not provide office space for the City Staff. AFI would provide 1500 square feet (office space and storage) on-site, 24-hours per day. The cost for emergency services was estimated at \$12,000 per year at Dewey Animal Shelter and this cost was incorporated into the proposed contract with the AFI. Dewey Animal Shelter currently collected and retained all fees except the licensing fee. AFI proposed the City retain all licensing fees.

City Manager Rose proposed additional research be conducted regarding the fee structure in the event Council increased licensing fees. Calculations needed to be made projecting revenues if the City collected licensing fees versus paying AFI a straight fee for their services.

Manager Noyola stated the recommendations to Council were to approve the joint agency interlocal agreement, seek direction from the City Manager to finalize the regional animal shelter contract, and to receive feedback on the appropriate ordinance changes if the proposed contract was accepted.

Mayor Montandon asked whether the City Manager recommended approval of the interlocal agreement. City Manager Rose responded there were two agreements; one was the interlocal agreement between the entities; the other was the City's contract with AFI for services. The City Manager stated he had not yet determined whether AFI would collect all of the fees or whether the City should pay a flat fee for AFI's service. City Manager Rose stated he was unable to make a recommendation to Council until he reviewed the projections for existing and increased fees. An increase in fees seemed reasonable given one had not been made in at least 20 years.

Councilman Eliason asked how many licenses were sold annually and Manager Noyola responded approximately 3,000.

City Manager Rose stated the purpose of the presentation was to update Council on contract negotiations, which would be brought before Council within the next 30 days.

Councilwoman Smith stated she had been involved with animal issues for an extended period of time and conveyed this proposal was a step forward and in the right direction.

Manager Noyola stated the new shelter was centrally located and more convenient to the residents.

Councilwoman Smith stated she discussed with AFI President Diane Orgill the possibility of placing photographs of stray animals on the Internet to expedite their recovery. Councilwoman Smith opined when animals were taken into the facility because they were stray, they should not be released until they were neutered or spayed. Councilman Buck responded the City Attorney was not comfortable with this stipulation. City Manager Rose stated he and the City Attorney had discussed how the City would achieve responsible pet ownership while minimizing the City's exposure.

ACTION: NO ACTION TAKEN

PUBLIC FORUM

AFI President Diane Orgill requested before the contract was finalized that AFI be provided with the changes in the City's ordinances and contract since they could have a financial impact.

ADJOURNMENT

ACTION: THE MEETING ADJOURNED AT 4:58 P.M.

MOTION: Mayor Montandon

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

APPROVED: June 16, 2004

/s/ Michael L. Montandon
Mayor Michael L. Montandon

Attest:

/s/ Karen L. Storms
Karen L. Storms, CMC
City Clerk