

**CITY OF NORTH LAS VEGAS
SPECIAL CITY COUNCIL MEETING MINUTES**

July 19, 2006

CALL TO ORDER: 4:30 P.M.

ROLL CALL

COUNCIL PRESENT:

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

STAFF PRESENT:

City Manager Gregory Rose
Assistant City Manager Sam Chambers
Assistant City Manager Maryann Ustick
City Attorney Sean McGowan
City Clerk Karen L. Storms
Communications Director Brenda Johnson
Economic Development Director Mike Majewski
Fire Chief Al Gillespie
Parks & Recreation Director Mike Henley
Chief Deputy City Clerk Anita Sheldon

VERIFICATION: Karen L. Storms, CMC
City Clerk

BUSINESS:

1. DISCUSSION AND/OR ACTION REGARDING KIEL RANCH.

City Manager Gregory Rose advised that in 1974 the North Las Vegas Bicentennial Committee purchased Kiel Ranch for \$45,363. In October of 1975 Kiel Ranch was listed on the National Register of Historic Places and in July of 1976 it was donated to the City of North Las Vegas. City Manager Rose presented the following chronology of events:

In October of 1990 Council approved the sale of 21 acres of the 26-acre site to fund the preservation of the remaining five-acre park site after which a master plan was adopted. In October of 1996 Council adopted Option 5B which included acquisition of Commerce Street frontage, a parking lot, lighting, a walking path, landscaping, wrought iron fencing,

monuments, a replica of the White House, construction of a gazebo, a walking bridge and a museum-type building to house the adobe structure and the doll house, all at a cost of \$856,000. In August of 1998 a professional services agreement for the design of a two-phase adobe bracing/restoration project was approved by Council. In February 1999 Assemblyman Tom Collins sponsored an appropriation bill for \$2,000,000 which failed to pass the Nevada Legislature.

In October of 2000 Council rejected bids for the completion of Phase II of the adobe restoration project because they exceeded the previously budgeted amount. Also in October of 2000 Council approved an amendment to the previous professional service agreement for additional stabilization of the adobe structure. In November of 2003 Council directed Staff to research the possibility of moving the historic structures to an alternate location at which time Staff contacted other local entities regarding the possible transfer. Since 2004 Staff attempted to encourage a local entity to accept the adobe structure and transfer it to a more desirable location.

City Manager Rose advised the total revenues received for Kiel Ranch amounted to \$1,256,829. The expenditures, including infrastructure and architectural services, amounted to \$808,043, leaving a balance of \$447,164 in the Kiel Ranch fund as of March 2006. It would cost approximately \$8,500,000 to completely restore Kiel Ranch, including all the work included in the master plan. The annual cost to operate and maintain Kiel Ranch by City personnel after restoration would be approximately \$181,000. However, after the first year the cost would be reduced by \$36,000 due to the one-time capital required in the first year.

City Manager Rose stated all Nevada citizens would benefit from the restoration and operation of Kiel Ranch but was concerned about who should be responsible for the cost of the restoration and maintenance. He presented the following three possible options for consideration:

1. The City of North Las Vegas would participate in the restoration and development of the historic park site and another agency would be responsible for the operation and maintenance.
2. The City of North Las Vegas would solely take over the responsibility for the restoration, development, operation and maintenance of the historic park site.
3. Attempts would be made to move the adobe structure to another location.

City Manager Rose felt all the citizens of Nevada would benefit from the restoration and operation of the site and, therefore, recommended that the City be allowed to pursue a bill requesting the State of Nevada to participate in the restoration and to take over the responsibility for the operation and maintenance of the structure.

Mayor Montandon commented that, while there had always been an interest by the City and the citizens in the restoration of Kiel Ranch, the project had been stalled by the amount of money it would take to accomplish the project. He stated much emphasis had been placed on the fact that the City rejected \$2.4 million in grant funds for the restoration of Kiel Ranch. However, with a project that would cost in excess of \$8.5 million, it was felt \$2.4 million was not enough to make an impact.

Mayor Montandon also stated he recently learned that bodies had been exhumed from Kiel Ranch and were currently in the possession of the University of Nevada-Las Vegas. City Manager Rose advised Staff had a contact number for the Kiel family for anyone who wished to inquire about the bodies that were exhumed.

Stan Vaughn, 3907 Rose Canyon Drive, North Las Vegas, concurred with City Manager Rose's recommendation to seek assistance from the State and stated Option 3 should not be considered.

Gary Bouchard, 2611 Paradise Isle Avenue, North Las Vegas, supported the restoration of Kiel Ranch and felt assistance should be sought from the casino industry. He volunteered to contact gaming personnel and request financial assistance. Mr. Bouchard also felt the site should be better maintained by the City.

Julie Leavitt, 4990 Von Leidner Street, Las Vegas, stated her family once lived on Kiel Ranch and her father, Dean Allen, was born there in 1927. Her grandfather, Frank Allen, ran Kiel Ranch for the Taylors after the Kiel family sold it. Ms. Leavitt supported the restoration and volunteered to assist in raising money for the project.

Jerry Fifield, 204 South Hill, Marshall, Minnesota, said he visited Kiel Ranch and was impressed with the fence surrounding the area, although the rest of the site needed work. He felt it was important to renovate the site.

Corinne Escobar, 308 Torrey Point Court, Las Vegas, represented the Preservation Association of Clark County and displayed photographs of the Kiel family. She advised her organization was concerned about Kiel Ranch for the past 30 years and submitted a published report by Richard and Sheila Brooks, the anthropologists who were involved in the exhumations. Ms. Escobar felt there was not enough publicity about Kiel Ranch and that not enough people were aware it existed. She implored Council to move forward with the restoration and volunteered her organization's assistance.

Melisè Leech, 3120 Mountain Spring Road, Las Vegas, advised she was an adjunct instructor of history at Community College of Southern Nevada. She felt it was the City's responsibility to take whatever steps necessary to save Kiel Ranch and stated that the City should have accepted the \$2.4 million grant that was offered. Ms. Leech also felt the public needed to be more informed and educated on the history of Kiel Ranch.

Councilwoman Smith commented that one of the conditions of the \$2.4 million grant was that the money had to be utilized by a certain date or it had to be returned. She also stated that Kiel Ranch had been put on Council agendas several times in the past but there was never enough capital to follow through with the restoration. She emphasized that Kiel Ranch had not been abandoned by the City and this meeting was the first step in re-addressing the issue.

Joe Thomson, Post Office Box 33807, Las Vegas, stated he was a historian from the University of Nevada-Las Vegas and the Vice President of the Preservation Association of Clark County. He stated Kiel Ranch was a historic and valuable site and every effort should be made to preserve it. Mr. Thomson felt Kiel Ranch should not be treated as a park but should be explored and investigated as a laboratory by historians, archeologists and anthropologists. It was his opinion that the adobe structure could not and should not be moved to a different location as it would lose all its value as a historical object.

Joan Murdock, 4573 Royal Ridge Way, Las Vegas, spoke in favor of preserving Kiel Ranch. She felt the grant that was offered should have been accepted even if it completed only part of the restoration.

Ruth Jagodzinski, 4573 Royal Ridge Way, Las Vegas, felt Kiel Ranch was a Nevada site and supported the City requesting funds from the State of Nevada. She suggested the creation of a non-profit account for citizens wishing to donate to the preservation of the site.

Garry Hayes, 4171 Dustin Avenue, Las Vegas, Secretary-Treasurer of the Preservation Association of Clark County, stated he was associated with the Mormon Fort preservation efforts. He felt there were similarities between Kiel Ranch and the Mormon Fort such as vandalism and homeless problems, overgrown weeds and trying to maintain the integrity of the site while still providing public access. Mr. Hayes suggested Kiel Ranch be stabilized and opened to the public to generate and sustain public interest in the property. He also suggested the creation of a committee consisting of citizens not only from North Las Vegas but from the other communities to work on preservation efforts. Mr. Hayes volunteered his services, as well as the services of other organizations.

In response to a question by Councilman Buck, Mr. Hayes advised the Mormon Fort was currently a state park. Councilman Buck asked Mr. Hayes if he would check with the State of Nevada about the possibility of making Kiel Ranch a state park.

Mayor Pro Tempore Robinson explained that the reason Kiel Ranch was closed to the public was because of the vandalism problems. He was optimistic about the support that was generated at the meeting and expressed his hope that the support would continue.

Councilwoman Smith advised that attempts were made in the past to stabilize Kiel Ranch

with unsuccessful results. She was concerned that further attempts at stabilization would cause more damage to what was left of the structure. City Manager Rose concurred with Councilwoman's observations and further stated the adobe structure was so unstable as to create a danger to the public.

Robert Stoldal, 7758 Willow Cove Circle, Las Vegas, represented the Las Vegas Historic Preservation Commission which supported the restoration and preservation of Kiel Ranch. He volunteered the services of the Commission to assist in those efforts. Mr. Stoldal also criticized the City for selling 21 acres of Kiel Ranch in 1990 for \$1,186,789. He advised there was funding available from the State of Nevada for the purpose of restoring historical sites.

Mary Alice Esparza, 1409 Oakwood Avenue, North Las Vegas, advised there were many times that she questioned Council about the future of Kiel Ranch. She described her life in an adobe house on a ranch that was similar to Kiel Ranch and wanted future generations to see what it was like. Ms. Esparza suggested several ways to raise funding for the restoration of the site.

Daniel Greenland, 416 Hunters Ridge Way, North Las Vegas, represented Eagle Scouts Troop 75 and felt cleaning up Kiel Ranch would be a good project for him and his fellow scouts.

For the record, Mayor Montandon advised he was a scout master and Daniel Greenland was one of his scout members.

Mayor Montandon publicly thanked reporter George Knapp for bringing attention to the Kiel Ranch issue.

Mayor Montandon moved to accept the City Manager's recommendation to move forward with a work plan.

ACTION: STAFF DIRECTED TO MOVE FORWARD WITH CITY MANAGER'S RECOMMENDATION, AS FOLLOWS:

THE CITY TO PARTICIPATE IN THE RESTORATION AND DEVELOPMENT OF THE HISTORIC PARK SITE.

ANOTHER AGENCY TO BE RESPONSIBLE FOR OPERATION AND MAINTENANCE.

SUBMISSION OF A BILL DRAFT REQUEST TO THE 2007 NEVADA STATE LEGISLATURE TO SEEK FINANCIAL ASSISTANCE.

MOTION: Mayor Montandon

SECOND: Councilwoman Smith
AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith,
Buck and Eliason
NAYS: None
ABSTAIN: None

PUBLIC FORUM

There was no public participation.

ADJOURNMENT

ACTION: THE MEETING ADJOURNED AT 5:47 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: September 20, 2006

Mayor Michael L. Montandon

ATTEST:

Karen L. Storms, CMC
City Clerk