

CITY OF NORTH LAS VEGAS MINUTES SPECIAL CITY COUNCIL MEETING

September 6, 2006

CALL TO ORDER: 4:34 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 Sam Chambers
Assistant City Manager Maryann Ustick
City Attorney Sean McGowan
City Clerk Karen L. Storms
Communications Director Brenda Johnson
Finance Director Phil Stoeckinger
Fire Chief Al Gillespie
Planning and Zoning Director Jory Stewart
Planning and Zoning Manager Marc Jordan
Acting Public Works Director Qiong Liu
Public Works Manager III Randy Cagle
State Legislative Affairs Officer Kimberly McDonald

VERIFICATION: Karen L. Storms, CMC
City Clerk

BUSINESS:

1. **DISCUSSION AND/OR ACTION REGARDING MEASURES TO IMPROVE VEHICULAR ACCESS, "SAW-TOOTH" ROADS AND OTHER ROAD IMPROVEMENTS.**

Public Works Manager Randy Cagle presented methods to improve transportation corridors and eliminate "saw-tooth" roads. He explained saw-tooth roads were incomplete roadway improvements caused by sporadic development. He cited three locations in the City as examples, Lone Mountain Road east of Losee Road, Pecos Road and Washburn Road and Centennial Parkway east of Losee Road.

Manager Cagle stated the problems caused by incomplete transportation corridors included frustrated drivers, decreased traffic safety, maintenance problems and decreased traffic flow.

One action the City had currently taken to solve the incomplete transportation corridors was expansion of Regional Transportation Commission (RTC) projects that had adjacent saw-tooth roads. For example, the recently approved Ann Road Improvement Project included improvements to nearby saw-tooth roadways. Two additional future projects with adjacent saw-tooth roads to be completed were Simmons Street and Losee Road.

Another action currently taken was the City now required developers to complete saw-tooth roads and extend curbs, gutters and pavements to make the roads safer and eliminate drainage safety concerns.

Manager Cagle explained the City no longer created development in large, square tracts of land. The City created current development with an assemblage of land with irregular boundaries and this caused the saw-tooth conditions.

He further explained the City now required improvements associated with the division of land by parcel map. In the past, the City allowed property owners to subdivide land and defer improvements until a future date since adjacent roadways had not existed. However, in most cases today, the parcels being divided were those portions where adjacent roadways existed.

Manager Cagle stated the City would take further action to complete the transportation corridors with the creation of Special Improvement Districts (SIDs). Currently, the City used a Special Improvement District only for an RTC project or development district. However, an RTC project did not cover the entire cost of roadway construction; therefore, the City was required to create an SID for completion. A development district such as Aliante or the Olympia Master-Planned Community required the City to create an SID as well. Manager Cagle advised Public Works proposed the City create an SID entirely funded by the property owner where roadway improvements were needed.

Manager Cagle further stated Nevada Revised Statute (NRS) 271.305 had a provision which allowed the City to create an SID when there was less than one-half mile between existing improvements. The same NRS provision allowed the City to create an SID over the protest of a property owner.

Mayor Montandon asked Manager Cagle if most of the improvements which required an SID were from a single owner's piece of property, and he responded most improvements required an SID from numerous property owners. Mayor Montandon felt the saw-tooth roads resulted from a single owner's refusal to fund the SID. Manager Cagle explained only one property owner in the City had more than a contiguous half mile road.

Manager Cagle stated Council had expressed concern over an area that ranged from Cheyenne Road to Craig Road and Clayton Street to Decatur Boulevard. This area contained about 2.7 miles of roadway and had several saw-tooth roads. Manager Cagle explained every major street and collector could be completed with the proposed SID project.

According to Manager Cagle, most of the City's major roads have been, or will be, completed by RTC projects. The completed east/west roads included Lake Mead Boulevard, Carey Avenue and Cheyenne Avenue. The west portion of Ann Road was currently under construction and Craig Road was completed except for the overpass project. The completed north/south roads included Decatur Boulevard and Martin Luther King Boulevard; however, Lamb Boulevard, Losee Road and Simmons Street were in the process of being designed.

Manager Cagle advised most of the major arterials in the City were planned and the City's goal was completion of the minor collectors where rights-of-way existed. The minor collectors included Commerce Street, Valley Drive, Allen Road, Gowan Avenue, Alexander Road and Lone Mountain Road.

Manager Cagle explained the first step to begin an SID project would be approval from Council. The next step would be obtaining a \$500,000 loan from the 268 Tax Override Fund. The loan would cover design fees, legal and bonding costs, as well as the construction oversight of the project. Each SID project would fund about two miles of roadway improvement. Bonds would be sold and the fund reimbursed, thereby funding the next SID.

Completed SID projects would have the following advantages: the entire cost paid by the property owners, safer and higher capacity roads, better road maintenance and fewer complaints from the traveling public. Loss of monies spent on design and legal fees would be the only disadvantage if SID projects were not completed.

Mayor Montandon asked Manager Cagle if the City had already acquired the rights-of-way for the saw-tooth roads and he responded the City had acquired most. He further stated the City could use a different type of SID where a right-of-way never existed. This type of SID would be a separate project, with all property owners who never had a right-of-way grouped together.

Manager Cagle recommended targeting most of the properties that had a restrictive covenant with guaranteed improvements for the first SID project.

Councilman Eliason asked Manager Cagle if developers were in the process of completing the small saw-tooth roads and he responded they were.

Councilman Eliason asked Manager Cagle if an SID project could be done at Pecos Road and Centennial Parkway. Manager Cagle stated it was a perfect project since the location qualified for an SID and the City had the right-of-way.

Dean Leavitt, 918 Dawn Valley Drive, North Las Vegas, stated he felt it would be easier to have property owners participate now rather than later.

ACTION: STAFF DIRECTED TO MOVE FORWARD TO INITIATE \$500,000 LOAN AND TO BRING PLAN DETAILS BACK TO COUNCIL

MOTION: Mayor Montandon
SECOND: Mayor Pro Tempore Robinson
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 4:51 P.M.

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

APPROVED: November 15, 2006

Mayor Michael L. Montandon

ATTEST:

Karen L. Storms, CMC
City Clerk