

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

December 5, 2006

CALL TO ORDER: 4:00 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
Chief Deputy City Attorney Carie Torrence
City Clerk Karen L. Storms
Communications Director Brenda Johnson
Economic Development Director Mike Majewski
Finance Director Phil Stoeckinger
General Services Director Eric Dabney
Information Technology Director Steve Chapin
Parks & Recreation Director Mike Henley
Planning and Zoning Planner Jeremy Davis
Acting Public Works Director Qiong Liu
Utilities Director David Bereskin
Chief Deputy City Clerk Anita Sheldon

VERIFICATION: Karen L. Storms, CMC
City Clerk

BUSINESS:

**1. DISCUSSION AND/OR DIRECTION REGARDING CITY OF NORTH LAS VEGAS
CAPITAL IMPROVEMENT PLAN.**

City Manager Rose explained the Capital Improvement Plan (CIP) was a five-year forecast that identified major infrastructure improvements; appropriations to meet community needs; financing sources; and indicated the operating budget's future cash flow impact.

City Manager Rose further explained the CIP allowed the orderly and coordinated replacement of facilities; the development of better designed projects; time to acquire financing and sites; the community to learn about future improvements; and had a positive impact on bond ratings.

He stated the vision elements used for prioritizing the CIP budget included planned quality growth; centers for redevelopment and revitalization; economic development; community services and amenities; a safe and livable community; community spirit, relationships and pride; and fiscal policies and management.

City Manager Rose explained the Financial Capacity Analysis determined how much money was available for the CIP. He further explained three general categories were reviewed when prioritizing how the funds were distributed which included essential; desirable; and deferrable/future. Essential projects were those mandated by state or federal government, desirable projects were those identified with a funding source, and deferrable/future projects were those not identified with a funding source.

He stated the structure of the CIP comprised an executive summary and project categories. The project categories included community development; flood control; library; municipal facilities; parks and recreation; public safety; technology; transportation; utilities; vehicles and heavy equipment; and future years.

City Manager Rose advised \$3,266,000 had been allocated for economic development over the next five years; however, most projects would be supported by redevelopment funds and grants. The projects included the Commercial Rehab Program and the City Entryway Program for \$957,000; the Neighborhood Beautification and Improvement for \$700,000; and the Redevelopment Area Property Acquisition Program for \$1.6 million.

He stated the Library District would be a bond project; however, the funding source had not been identified. The Alexander Library was anticipated to cost \$11.4 million; and the Alexander Mini Park was anticipated to cost \$1.7 million.

He stated \$20 million had been allocated to General Services over the next five years which included a \$1.6 million allocation for the City Hall Campus Remodel; an \$18.4 million allocation for the Fleet Replacement Program; and a \$30,000 allocation for American Disabilities Act modifications.

City Manager Rose stated \$201.6 million had been allocated to Parks and Recreation over the next five years; however, most of the projects would be funded by the Bureau of Land Management's allocation of \$138.9 million. The projects to be started in fiscal year 2007-08 included a 20-acre neighborhood park; a community park; Craig Ranch regional park improvements; a downtown central park; McCool Regional Park; and Kiel Ranch Historic Park. The projects to be started in fiscal year 2008-09 included a playground garden park

and the Cheyenne Sports Complex feasibility study. The projects to be started in fiscal year 2009-10 included the Alexander Road Trail; Cheyenne Peaking Basin Park; and Gowan Outfall Regional Trail.

City Manager Rose further stated the Parks and Recreation projects funded by other sources included a multi-generational center (\$26.8 million medium term bond); a community park/recreation center complex (\$29.3 million bond); Desert Horizons Park Development (\$4 million tax override/PD III fund); and various other sources (\$2.3 million).

He stated \$57.3 million had been allocated to Public Safety (Fire) projects which included the relocation of Fire Station 53 (\$6.9 million medium term bond); apparatus replacements (\$2.8 million); and the relocation of Fire Station 54 (\$321,000). Projects funded by developer contributions and grants included Fire Station 50 and apparatus (\$17.5 million); Fire Station 58 and apparatus (\$12.5 million); and Fire Station 59 and apparatus (\$17 million).

He stated \$38.1 million had been allocated to Public Safety (Police) projects which included the Downtown Central Precinct (\$15.6 million placed upon medium term bonds); North Central Precinct (\$17.6 million of developer contributions); range improvements (\$2.7 million using the Public Safety Tax Funds); culinary expansion at the Detention Center (\$359,000); temporary Northeast Area Command facility (\$1.8 million); and technology refresh (\$56,300).

He stated \$7.7 million had been allocated to Information Technology projects which included a three year Oracle migration project (\$1.4 million); technology refresh servers (\$1.6 million); technology refresh - infrastructure (1.6 million); technology refresh - other (\$361,000); DNS, SQL, and network servers (\$233,000); technology refresh - personal computers (\$2.5 million). He stated the City's personal computers would be replaced on a three year rotation.

City Manager Rose stated \$525.3 million had been allocated to Public Works. Projects funded by Clark County Flood Control District totaled \$94.8 million and included Centennial Parkway channel east (\$20 million); Gowan Road outfall - Lone Mountain Road system (\$15.8 million); Lamb Boulevard improvements (\$10.4 million); Tropical Road channel east (\$19.3 million); Vandenburg Drive north detention basin (\$18.5 million); and Ann Road channel east (\$10.8 million).

City Manager Rose stated Public Works projects funded by the Nevada Department of Transportation totaled \$19.5 million and included Craig Road grade separation (\$16.9 million); Craig Road landscaping Phase I and II (\$600,000); Las Vegas Boulevard landscaping (\$600,000); dual left turn lanes (\$891,000); and North 5th Street multi-use trails (\$600,000).

City Manager Rose stated Public Works projects funded by the Regional Transportation Commission totaled \$200.6 million and included traffic safety capacity and improvements

(\$2.3 million); bus turnouts (\$1.2 million); Craig Road grade separation (\$18 million); Lamb Boulevard improvements (\$18.7 million); Losee Road improvements (\$8.5 million); Clayton Street improvements (\$332,000); Tropical Parkway improvements Phase I (\$2.2 million); and other improvements (\$400,000); North 5th Street super arterial, Phase I (\$120.7 million); North Fifth Street super arterial, Phase II (\$10.9 million); and Simmons Street improvements, Phase I (\$17.4 million).

City Manager Rose further stated \$19.1 million had been allocated for Public Works projects funded by the Tax Override Fund. The projects included a major street rehabilitation program for fiscal year 2008-11 (\$12.4 million); Department of Justice sidewalk compliance (\$655,000); Losee Road improvements (\$5.2 million); and other street projects (\$785,000).

In response to a question from Mayor Montandon, City Manager Rose replied the Losee Road improvements would include pavement rehabilitation between Lake Mead Boulevard and Alexander Road.

City Manager Rose stated Public Works projects also included those funded by the Special Improvement Districts (\$58.2 million); Traffic Cost Participation Agreements (\$3.7 million); Utility Enterprise Fund (\$9.9 million); General Obligation Bond (\$111.5 million); and Community Development Block Grant (\$1.5 million).

City Manager Rose stated \$278.8 million had been allocated for Utilities projects over a five year period. The water reclamation facility, a three year project, had been allocated \$212.6 million with funding sources which included a Utility Bond (\$140 million); the Bureau of Land Management (\$14 million); a Utility Fund (\$43.6 million); and the State Revolving Fund (\$15 million). The Utilities allocation also included the Losee Road sewer interceptor (\$7 million); the Northeast sewer interceptor (\$23 million); sewer pipeline rehabilitation (\$4.5 million); sewer oversizing (\$2.7 million); sewer manhole rehabilitation (\$1.1 million); and the Hansen utility billing system (\$1.5 million). City Manager Rose stated the automated meter reading program initiated three years ago was on schedule with about 40% of the old meters replaced.

In conclusion, City Manager Rose recommended the program continue to focus on community goals and needs, as well as maintain a sound financial condition. He stated the item would be brought forth for Council's final consideration at the last meeting in December.

ACTION: DISCUSSION HELD

2. PRESENTATION, DISCUSSION AND/OR ACTION ON PROPOSED DESIGN GUIDELINES AND DEVELOPMENT STANDARDS WITH NOVEMBER 2005 LAND INVESTORS, LLC AND DRHI, INC. (OLYMPIA GROUP).

City Manager Rose advised a tentative agreement had been reached with November 2005 Land Investors, LLC and DRHI, Inc., on the proposed Design Guidelines and Development Standards.

Ed Lubbers, 2500 West Sahara Avenue, Las Vegas, stated the Development Agreement had been approved by Council on May 3, 2006. He explained the Development Agreement authorized the City Manager to approve the Design Guidelines and Development Standards after all the items had been addressed.

Mr. Lubbers advised the items had been addressed; however, the Design Guidelines and Development Standards document was currently not in final form. He stated the document would be ready for the City Manager's approval after it had been re-drafted in final form in accordance with the agreement negotiated and reached with the developer.

Mr. Lubbers stated the development of recreation for the community included parks and trails with view fencing, open space, recreation nodes within the trails, and a pedestrian tunnel under Farm Road.

Mr. Lubbers stated the amenities for the nine required parks had been agreed upon and included parks with a 75% view for visibility on three sides and nine recreational nodes along the trails. He stated an independent study of the safest acceptable way for pedestrian traffic to cross Farm Road would be conducted; however, if an acceptable safe way could not be determined, the developer would build a tunnel underneath the road and the City would accept 50% of the responsibility for the cost.

Mr. Lubbers stated a park would be located within a half mile of 90% of the homes within the development. In order to achieve this goal, paseos would be connected to other paseos, and cul-de-sacs would be connected to bordering pathways.

He stated the community's appearance would have distinctiveness without monotony in the building design by utilization of foresighted architecture and a large menu of mandatory architectural features.

Mr. Lubbers stated a diverse community would be created by the development of a 19% mix of start-up housing; a 32% mix of move-up housing; a 29% mix of upgraded housing; and a 20% mix of executive housing. He stated the effective way to identify the different mixes would be a price point; therefore, a meeting would be held biannually to review market projections.

He explained lot sizes for the forty required custom and semi-custom lots would not be less than 10,000 square feet and would be located around the preserve. The two-story houses would have twenty-five foot rear setbacks and single-story houses would have twenty foot rear setbacks. Developments of six to eight units per acre or greater would have 300 square feet of open space per unit.

Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas, represented the developers who consisted of November 2005 Land Investors, LLC (Olympia Land Group); Astoria Homes; American West Homes; Standard Pacific Homes; and DRHI (D.R. Horton). He stated the proposed 2,675 acre master planned community project would be the largest and most expensive in the history of North Las Vegas.

Mr. Gronauer explained the project consisted of a west parcel and an east parcel. The west parcel was approximately 601 acres and would have medium low and high density residential, mixed use commercial, and parks. The east parcel was 2,074 acres that included an approximate 300 acre environmentally sensitive preserve area. The east parcel would have schools adjacent to parks and a library overlooking the preserve. Trails would be used to connect commercial areas with residential areas and parks.

Mr. Gronauer advised the developers would provide major infrastructure which included a roadway system with Grand Teton Drive outside project boundary; flood control regional facilities; local facilities; water reservoir; pumping station; offsite water transmission mains; infrastructure to all public facility and civic use sites; traffic signals; integration of future reclaimed water design; power facilities; bicycle lanes on all collector and arterial streets; and intense landscaping of common areas and landscaped medians in all master developer roadways. The improvements were estimated to cost over \$300 million and the overall project was estimated to cost over \$1 billion.

Mr. Gronauer stated a sense of community would be created with community facilities which included a fire station; a police and public safety area command; schools; library; parks; and other community amenities.

Mr. Gronauer advised a 2.4 acre site would be donated by the developers to construct a 15,000 square foot fire station that would include construction site improvements; furniture, fixtures and equipment; completion of all offsite infrastructure; two fire engines; and a regional ladder truck.

Mr. Gronauer advised the developers would donate approximately five acres for the construction of a 22,000 square foot police and public safety area command building and a 3,000 square foot maintenance building. Construction site improvements and offsite infrastructure would be completed which included a temporary building structure.

Mr. Gronauer advised the developers would donate approximately 77 acres for the construction of five elementary schools and one middle school and complete the offsite infrastructure.

Mr. Gronauer advised the developers would donate approximately 3.8 acres for a regional post office facility and complete all offsite infrastructure.

Mr. Gronauer stated the infrastructure design of the development was currently in progress. Construction would begin in early 2007 with the first park, information center, and first models and houses completed in the fourth quarter of 2007.

Mr. Gronauer explained the community would have shops and a marketplace with various architectural features such as towers, various roof pitches and tile roofing. Smart growth principles would be incorporated in the village concept with no cars on the streets; therefore, residents could walk on connecting trails from their homes to shop and dine in the village.

Mr. Gronauer further explained the development would offer single family homes ranging from four dwelling units per acre to multi-family homes with eighteen units per acre. Landscaped medians would be created throughout the community. Trails and pathways would connect homes with parks, the conservation area, and shopping.

Mr. Gronauer advised the development would include over 120 acres of parks and trail heads; as well as a 40-acre regional sports park. The amenities of the neighborhood parks would include lighted baseball fields; lighted basketball courts; lighted tennis courts; lighted volleyball courts; a skateboard park; a doggie park; community gardens; tot lots; water parks; and group picnic areas.

In response to a question from Mayor Pro Tempore Robinson, Mayor Montandon stated the children in the area would attend Legacy High School.

Bob Borgersen, 7617 Island Rail, North Las Vegas, expressed a concern regarding high density housing; increased traffic; and a need for an overpass at Clayton Street.

Guy Corrado, Clark County School District, 4212 Eucalyptus, Las Vegas, expressed appreciation for the cooperation the developers had shown to the School District.

Dean Leavitt, 918 Dawn Valley Drive, North Las Vegas, expressed concern regarding increased traffic in the neighborhood. He also suggested multiple cameras and a split overhead screen were needed to improve the AV capabilities of the Council meeting room.

ACTION: PRESENTATION MADE

PUBLIC FORUM

There was no public participation.

ADJOURNMENT

ACTION: THE MEETING ADJOURNED AT 5:45 P.M.

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

APPROVED: February 21, 2007

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

ATTEST:

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