

MINUTES FROM THE SPECIAL CITY COUNCIL STUDY SESSION

November 5, 2003

CALL TO ORDER: 4:00 P.M., City Manager's Conference Room
2200 Civic Center Drive, 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 L. Eliason

STAFF PRESENT:

City Manager Gregory Rose
Assistant City Manager Dan Tarwater
City Clerk Eileen M. Sevigny
Chief Deputy City Attorney Leslie Nielsen
Acting Development Services Director Steve Baxter
Community Development Director Jacque Risner
Police Chief Mark Paresi
Assistant City Clerk Karen L. Storms
Deputy City Clerk Julie Shields

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

BUSINESS:

1. **DISCUSSION AND/OR DIRECTION REGARDING THE CLARK COUNTY
SCHOOL DISTRICT TRANSPORTATION FACILITY.**

City Manager Rose stated Clark County School District was seeking to place a bus facility within the City of North Las Vegas.

Acting Development Services Director Steve Baxter explained a 120-acre property south of the beltway was identified as a potential site for the bus facility. The property was currently zoned public/semi-public. The School District expressed an interest in constructing a 40-acre bus facility at this location along with two schools and open space. This site would allow the School District to serve the northwest portion of the valley and would house 500 buses. This option was not well received by Staff and Council. Acting Director Baxter stated some of the negative aspects of constructing the facility on this site were the property was adjacent to residential, with noise, air quality and additional traffic as potential impacts. He pointed out the bus facility was an industrial use and was not compatible with residential uses. Also, the access to the beltway was poor at this time. This site was, however, the School District's first choice of location.

Acting Director Baxter stated the School District reviewed a site to the west of the previous location as well. A problem with the site was it was very close to the executive homes in Aliante. The site was in the next phase of the master planned area to be developed in the future and would limit commercial uses that would be ideal for that area. The facility would also limit some of the flexibility in developing the master plan in that area. A major plus for developing the bus facility on this site was that it was Bureau of Land Management (BLM) land; the School District would not have to pay to acquire it. Staff, however, felt it was not an appropriate location for a bus yard facility.

Acting Director Baxter stated the City had identified some alternate sites to present to the School District. One was near the North Las Vegas Airport, two were in the County just east of Pecos Road, and one farther north. The School District stated some possible problems with those sites were the access was inadequate and the land would have to be acquired by purchase.

The final location under consideration was near the beltway and Lamb Boulevard. Staff suggested this site as an alternative to the School District's first choice because it was BLM land and it had adequate access to the beltway and I-15. Once the Lamb Interchange was completed, access would be enhanced even further. Acting Director Baxter pointed out while the School District's ideal location was approximately three miles to the west, this location was only three minutes away. There was not a significant difference in accessibility.

Acting Director Baxter stated the School District's existing bus facilities were located on Eastern Avenue, Cheyenne Avenue, Arville Street, and one was located in Henderson. The facility the School District anticipated constructing in North Las Vegas resembled the Henderson facility and was a great improvement over earlier constructed facilities at the other locations.

Staff's first choice was the Lamb Boulevard and beltway location. The School District would not have to pay for the site because it was BLM land and it would also provide excellent access to the area the bus facility was designed to serve.

Mayor Pro Tempore Robinson asked how the School District felt regarding the City's first choice of sites. Acting Director Baxter responded it was not the School District's first choice as they would prefer constructing the site on the western, 120-acre site. Mayor Montandon stated the problems with the location at Elkhorn Road and the beltway were too numerous to list. He stated the Lamb Boulevard location would most likely be on the edge of an industrial area with homes constructed very close by.

Councilwoman Smith felt the Lamb Boulevard site was clearly the best choice for the City. She questioned if there was BLM land available between Losee Road and Pecos Road close to the beltway that the School District could acquire. Mayor Montandon responded

Lamb Boulevard would either be a super-arterial or an eastern extension of the beltway at some point in the future. The access was ideal for future beltway access. Acting Director Baxter pointed out it would be some time before residential would be built near this facility. Mayor Montandon cautioned development moved very quickly in the City.

City Manager Rose stated if it was the consensus of the Council not to support the School District's first two choices, Staff would work with the School District on alternative locations. Councilman Buck felt it was the City's responsibility to assist the School District with building their bus facility quickly so that when development grew around it, residents were aware of the use.

Councilwoman Smith suggested a compromise be reached with the School District on a site somewhere between the School District's first choice and the City's. Mayor Montandon questioned the feasibility of this because of the close proximity of residential neighborhoods planned for that area. City Manager Rose stated Staff would work diligently with the School District to determine an equitable site for all.

Acting Director Baxter pointed out the northwest area of the valley was growing so rapidly, the need for another bus facility on the west side of Decatur Boulevard would soon be a reality. Because of this, the City's first choice would be ideal to serve the east side of the valley.

2. DISCUSSION AND/OR DIRECTION REGARDING THE FARMERS' MARKET.

Community Development Director Jacque Hinchman stated the feasibility of having a farmer's market in the City was researched. The primary reason to hold a farmer's market was to attract people to the downtown and other commercial areas of the City to generate interaction with the community.

Director Hinchman stated farmer's markets typically served supplemental venues. They were generally held in areas such as a park which only brought additional traffic to the park but did nothing to aid the community. Having a farmer's market in a shopping center or a downtown area was beneficial because patrons could utilize the stores to continue their shopping. They needed to be held very close to their intended users. Council needed to determine who those intended users were. Henderson, Summerlin and Aliante residents were not likely to travel to the downtown area of the City for such an event. Conversely, if the event were held in the newer northwest areas, residents from the downtown areas were unlikely to travel to such an event. One proposal was to have a rotating farmer's market which could be held two to three times per year.

Director Hinchman stated the day to day operations and contracts, licenses, entertainment, set up and take down, clean-up, tents, electricity and vendors were all issues that needed

to be determined before the event could take place. Parks and Recreation or the Special Projects Division were predominantly the government entity in other municipalities who coordinated those activities. If a partnership were utilized with other groups, the cost to the City would be minimal.

Director Hinchman stated areas of discussion included the purpose, type and scale of the farmer's market, the product mix, attitudes toward allowing non-produce items for sale, and where potential customers currently purchase produce. Space needs, assistance from other agencies such as the Police Department, funding, potential sponsors and additional funding resources needed to be identified. A specific public relations program and a marketing logo needed to be designed.

Director Hinchman recommended a very small, revolving farmer's market be initiated that would occur in a variety of different venues throughout the City and rotate between the downtown area, Aliante and Eldorado neighborhoods. The project would be handled by City staff in whatever area the City Manager determined to be most appropriate for this assignment. City Manager Rose stated the project would begin on monthly basis and at a later date a more established schedule would be determined based on funding and need. The market would continue to be rotated until a permanent location could be found that accommodated the entire community.

Councilwoman Smith felt Saturday mornings would be the ideal time to hold the farmer's markets. She felt City View Park would be an ideal location in the summer. Each market could be tailored to the area it would be held in. She felt it was not appropriate to be charging vendors a portion of their profit until the program was determined to be profitable for the vendors. She added the Health District had strict guidelines for this type of a venue. She suggested the vendors for the Tastes and Tunes annual event be contacted to determine their interest.

Mayor Montandon questioned why a grocery store would want to partner with a farmer's market. Director Hinchman stated it had been done in the past and it worked well for a single event.

Councilman Buck asked if any other participants in farmer's markets had been contacted to determine if there was already enough of this type of activity in the valley. Director Hinchman stated the information she had received had been from other vendors and they believed there was a definite market for another farmer's market in the area. Councilman Buck questioned if there would be enough vendors for another market. Director Hinchman believed there was. City Manager Rose stated the project would be small at first. After approximately three markets had been held, Staff would brief Council on those events and more direction would be sought on future events.

Mayor Montandon stated Council needed to review procedures and a budget before the initial event took place. City Manager Rose suspected the City would need to subsidize the

operation until it became a success. He added a more accurate picture of anticipated expenses would be realized after the vendors had been contacted and the amount of interest was determined. Councilwoman Smith felt it would be better to contact the professionals who organized this type of event in other cities and have the City contribute to marketing efforts instead of using staff to run the event. Councilman Buck felt Staff did not have the time to coordinate such an effort.

City Manager Rose stated Staff would determine the level of interest from the vendors and bring back an anticipated budget to Council for review.

3. DISCUSSION AND/OR DIRECTION REGARDING THE NORTH LAS VEGAS POLICE DEPARTMENT STAFFING PLAN.

Crime Analyst Sandra Sawyer explained the presentation was a staffing plan final report that was prepared by KGA Architecture with Daniel C. Smith and Associates. The report documented substantial growth in population the City could expect and the potential impacts on police services, facilities, staffing, organization structure and operations. The plan was developed as a road map to pro-actively meet future needs and forecasting City demands for police services.

The population growth was projected to increase from 115,953 in 2000 to 454,348 between the years 2020 and 2025. This represented an increase of 292% in population. These were conservative estimates; they did not account for potential redevelopment in established areas or areas that would be developed at a greater density. The criteria used was 3.94 homes per acre at 3.25 residents per household. That formula was applied to remaining and future acres of residential zoned property.

The population projection shown by ward indicated that Ward Three and Ward Four in the north and northwest areas of the valley were expected to experience the highest increases in population; both by approximately 130,000 residents between the years 2020 and 2025. Councilman Buck questioned if the wards were City Council wards. Ms. Sawyer responded they were the Council wards.

Ms. Sawyer explained the facilities area command plan by reviewing the number of commands and geographic considerations. Taking into account the future population growth areas, it was essential to logically locate facilities in those areas to efficiently deploy police resources as necessary. Equalization of area and community services was necessary to promote uniform "command and control" structures and relating staffing efficiencies. Industry standards for one area command was approximately 100,000 to 120,000 population. It was anticipated the City would grow to 88.3 square miles by the year of 2020. Dividing the area command into four quadrants by the year 2020 would help reduce each service area to approximately 20 to 25 square miles which would minimize travel time. Reduced service areas allowed for fixed police presence in the communities and enhancement of community-based policing.

Mayor Montandon pointed out the suggested location of the area four command was where Council suggested the School District's northern bus facility be located. Ms. Sawyer stated it was destined to be a densely populated area. He suggested if the City were going to extract land at Centennial Parkway and Lamb Boulevard for a school site, it would be appropriate to extract more land for the command station as well. Chief Paresi stated it was the last facility proposed to be built. Mayor Montandon stated it would still be appropriate to extract the land while it was available.

Ms. Sawyer stated the Northwestern University formula was used to determine patrol staffing based on current service levels and increasing the quality to provide additional proactive and community policing. Currently, patrol had less than 10% unobligated time on average and ideally, should have a minimum of 35% of unobligated time for proactive and community policing.

Industry standard ratios were used to determine supervisory and line-staff. Historical staff per capita and staff per service call rates were applied to projected increases in population and service calls. Those macro-level futures were compared to the staffing levels of cities with similar community characteristics. The city that best fit the comparison for future North Las Vegas was the current Mesa, Arizona. Mesa was one of the most comparable municipalities based on significant shared characteristics. Both were desert communities in the Southwest and suburbs of greater metropolitan areas. The median income and majority occupation of the residents were similar. The percentage of Mesa residents with a retirement income was slightly higher than in North Las Vegas; 17% versus 14%. However, population aggregated by race varied considerably between the two municipalities, with white comprising 37% of the population of the City of North Las Vegas compared to 73% in the City of Mesa. Councilman Buck and Councilwoman Smith questioned the accuracy of the comparison. Chief Paresi stated it was the correct number for the City's population. Ms. Sawyer stated with the new growth in the northwest, the population distributions would shift. The distributions would shift as more retirees moved into the newer developments in the City as well. Chief Paresi stated Mesa was a similar community in the aspect of socioeconomic factors. It was a city of approximately 225,000 that had previously gone through similar transitions that the City of North Las Vegas was currently going through.

Ms. Sawyer stated the comparison indicated the Police Department commissioned and civilian staff per 1,000 population was considerably lower than that of Mesa. Mesa's Police Department operating budget per total staff was slightly higher than that of North Las Vegas. North Las Vegas was considerably higher in violent crimes per population and per sworn staff.

Ms. Sawyer summarized by stating the North Las Vegas Police Department was committed to helping ensure that prospective citizens and businesses made the City of North Las Vegas their community of choice.

Councilman Buck questioned what the standard number of officers per 1,000 population was. Chief Paresi stated they had chosen not to use that formula because there was no empirical basis to support per 1,000 population. Councilman Buck asked what the average number was. Chief Paresi responded the average depended on the size of the municipality. The per 1,000 standard went up with the growth of the city. The complexity of the organization rose to meet the needs of the City. Mayor Montandon pointed out the Metropolitan Police Department had significantly higher staff levels per 1,000 for that reason. Councilman Buck questioned, if there was no benchmark to use as a guide, how were the number of staff determined. Chief Paresi responded he used a formula that took into consideration factors such as training, sick leave, vacation, and the amount of free time to work with the community.

Chief Paresi stated this plan was a guide to assist the Council and Staff to plan for growth. City Manager Rose stated this item was to present the information to Council. If the Council was in agreement and felt it was a good guide for the City to use, an item would be brought back on a City Council agenda for approval. Mayor Montandon stated at the growth rate, the City doubled in population every 7.5 years necessitating a 100% growth rate in that amount of time. The City was facing similar growth concerns in all areas that required staff and resources.

Councilman Buck questioned if, at current levels, the Police Department could hire approximately 11 employees per year. City Manager Rose stated he could answer that question when the new fiscal year's budget was completed. Chief Paresi stated the 287 fund had been committed to supporting a grant that allowed for an additional 25 employees to be hired per year for three years. City Manager Rose stated he would research further. Councilman Buck stated the plan was a great tool for future planning but a financial plan supporting these findings was needed as well. Chief Paresi commented the City's Capital Improvement Plan identified the financial aspect while this report identified the staffing portion. He recommended the plan be reviewed every five years.

Councilwoman Smith commented great strides had been made with regard to the public safety. City Manager Rose stated the presentation was not designed for approval of the staffing pattern, but to identify the current and future needs of the Police Department.

PUBLIC FORUM

There were no participants.

ADJOURNMENT

ACTION: THE MEETING ADJOURNED AT 5:15 P.M.

MOTION: Mayor Montandon

SECOND: Mayor Pro Tempore Robinson

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

NAYS: None

ABSTAIN: None

APPROVED: December 17, 2003

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

Attest:

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