

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

November 19, 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  
Councilwoman Stephanie S. Smith  
Councilman Shari Buck  
Councilman Robert L. Eliason

**EXCUSED:**

Mayor Pro Tempore William E. Robinson

**STAFF PRESENT:**

City Manager Gregory Rose  
Assistant City Manager Dan Tarwater  
City Clerk Eileen M. Sevigny  
City Attorney Sean McGowan  
Acting Development Services Director Steve Baxter  
Community Development Director Jacque Risner  
Parks and Recreation Director Mike Henley  
Public Works Director Jim Bell  
Police Chief Mark Paresi  
Chief of Detention Services Ken Ellingson  
Fire Chief Jim Stubler  
Library Director Anita Laruy  
Municipal Court Judge Warren VanLandschoot  
Municipal Court Administrator Debbie Lamb  
Assistant to the City Manager Brenda Johnson  
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 CITY OF NORTH LAS VEGAS  
CAPITAL IMPROVEMENT PLAN.**

City Manager Gregory Rose recognized Public Works and Finance Staff for their work creating the Capital Improvement Plan.

City Manager Rose stated a Capital Improvement Program was a forecast over a multi-year period. It identified major infrastructure improvements, appropriated or identified spending to meet community needs, identified financing sources such as bonds, reserves, tax overrides, or special revenue funds. It also indicated the operating budget impact and cash flow impact on the future. He further added the plan should be updated annually. In essence, the capital improvement plan was a plan with the first year becoming the capital budget.

A capital improvement plan was prepared to have orderly replacement of facilities and better designed projects. It also allowed time to acquire financing and sites as well as time to inform the community about future improvements. A capital improvement plan had a positive impact on bond ratings.

City Manager Rose reviewed how projects were prioritized. He stated prioritization was based on the Council priorities:

- Planned and Quality Growth
- Redevelopment and Revitalization
- Parks and Recreation
- Community Improvement Projects
- Public Safety
- Economic Development
- Demand for Services
- Consensus Building

The financial realities were the 18% general fund balance was affected by operating and maintenance costs. The financial capacity analysis determined how much funding was available for capital improvement projects. There were two funding options considered; pay-as-you-go versus bonds.

Four general categories of capital improvement projects were identified:

- Essential
- Desirable
- Acceptable
- Deferrable/Future

City Manager Rose stated the structure of the Capital Improvement Plan included an Executive Summary and nine Project Categories:

1. Community Development
2. Building Maintenance
3. Flood Control
4. Sewer

5. Water
6. Transportation
7. Parks and Recreation
8. Public Safety
9. Library

Next came Future Years Projects, the Appendix and Exhibits including the City Hall Campus Five-Year Plan, Five-Year Street Rehabilitation Program, and the Five-Year Future Traffic Signal Improvement Program.

City Manager Rose reviewed the projects anticipated for the period 2004 - 2009.

The Community Development Highlights included projects totaling \$3,890,000:

- Neighborhood Beautification and Improvement (\$1.2 million)
- Redevelopment Area Property Acquisition Program (\$2.1 million)
- Commercial Rehab and City Entryway Program (\$600,000)
- Projects Funded by Redevelopment Funds and Grants

The Building Maintenance Highlights included projects totaling \$2.2 million:

- City Hall Campus Remodel Program (\$1.8 million)
  - City Hall Renovations
  - Municipal Court Building Remodel
  - Community Development Building Remodel
  - Re-Roofing Projects
- Other Projects (\$400,000) included Air Duct Replacement at Police Department
- Mostly Funded by General Fund

The Flood Control Highlights included projects totaling \$75.2 million:

- Centennial Parkway Channel East (\$13.3 million)
- Upper Las Vegas Wash, Phase I; Craig Road to Centennial Parkway (\$32.4 million)
- Gowan Outfall - Lone Mountain System (\$18.3 million)
- Other Improvements (\$11.2 million)
- Funded by Clark County Regional Flood Control District

The Sewer Utility Highlights included projects totaling \$33.8 million:

- Water Reclamation Facility (\$24 million)
  - Funded by General Obligation/Revenue Bond
- Sewer Rehabilitation Projects (\$4.3 million)
- Sewer Oversizing (\$1.5 million)

- Other Projects (\$4 million)
- Projects and Debt Service Funded through Sewer Rates

The Water Utility Highlights included projects totaling \$22.8 million:

- Automated Meter Reading Program (\$10 million)
- Reservoirs and Reservoir Improvements (\$7.1 million)
- Waterline Oversizing (\$2 million)
- Decatur Pumping Station (\$1.9 million)
- Other Improvements (\$1.8 million)
- Projects Funded by Water Rates

The Transportation Highlights included projects totaling \$178.1 million:

- Ann Road - Decatur Boulevard to Camino Al Norte (\$11.3 million)
- Craig Road Grade Separation, Phase II (\$32.3 million)
- I 15 - Lamb Boulevard Interchange (\$10.1million)
- Lamb Boulevard - I 15 to Northern Beltway (\$15.8 million)
- North Fifth Street Super Arterial, Phase I, Las Vegas Boulevard to Carey Avenue (\$34.1 million)

City Manager Rose stated Council needed to decide if North Fifth Street would be a super arterial. Public Works Director Jim Bell added two studies indicated the City had a deficit of major arterials. He stated currently, there were isolated portions of North Fifth Street improved but it was not a recognizable corridor. Future plans would include an overpass crossing I-15. Councilman Eliason asked if Regional Transportation Commission funding was available. Director Bell responded funds would be available from the proceeds from Question 10. North Fifth Street would be a mass transit corridor as well. The City was awaiting the results of a study determining what type of roadway should be constructed there.

- Losee Road - Alexander Road to Northern Beltway (\$17.6 million)
- Simmons Street - Carey Avenue to Lone Mountain Road (\$14.8 million)
- Simmons Street - Lone Mountain Road to Centennial Parkway (\$9.2 million)
- Light Rail Study (\$250,000)

Director Bell stated the Regional Transportation Commission (RTC) was aware of the City's interest in bringing light rail to the City. There were challenges associated with the concept of light rail and it was well advised to complete a study in addition to the study to be completed by RTC.

- Major Street Rehabilitation Program (\$13 million)
  - Funded by Street, Fire and Parks Override Fund
- Primarily Funded by Regional Transportation Commission

The Parks and Recreation Highlights included projects totaling \$128.2 million:

- Projected Funded by Street, Fire and Parks Tax Override Fund and Parks Construction Tax Funds
- Lower Las Vegas Wash Detention Basin Park (\$2.9 million)

Councilman Buck questioned where this park was located. City Manager Rose responded it was located at Washburn Road and Camino Al Norte. Councilman Buck requested a review of the proposed amenities for this park.

- Simmons - Gowan Park (\$2.8 million)
- Neighborhood Park #2 (\$3.2 million)
- Hartke Park Improvements (\$1 million)
- Petitti Park/Pool Improvements (\$1.4 million)

City Manager Rose stated improvements and rehabilitation to existing parks was identified as a high priority on the Parks and Recreation Master Plan Study.

- Civic Center Drive Landscaping Medians (\$1 million)

City Manager Rose pointed out this project was anticipated to be completed in-house. Councilman Buck questioned if Southern Nevada Water Authority funding would be available for the conversion of turf. City Manager Rose stated there would be funding received but it would be minimal.

- Cheyenne Peaking Basin Park (\$5 million)
- Multi-Generational Recreation Center (\$10.1 million)

City Manager Rose proposed a study be conducted next fiscal year to identify the needs of the community relative to the design of the facility. Councilwoman Smith questioned the need for a senior center. Parks and Recreation Director Mike Henley responded typically, a multi-generational center was a combination of a family recreation center with a strong active senior component. The recommendations from the study would shape the design of the center based on the community's needs. City Manager Rose stated the study may indicate a separate senior center was necessary.

- Propose Medium-Term General Obligation Bonds for Major Facilities (Ten-Year bonds)
- Other Park Improvements:
  - Monte Vista Park
  - Tonopah Park
  - Cheyenne Sports Complex
  - City View Park
  - Seastrand Park

- Neighborhood Center Remodel
- Boris Terrace Park
- Cheyenne Ridge
- Hebert Park
- Eldorado Park
- Joe Kneip Park
- College Park
- Windsor Park
- Walker Pool/Park
- Round Four (\$44.8 million)
  - Approved Bureau of Land Management Funded Projects:
    - Craig Ranch Golf Course Acquisition (\$38 million)
    - Las Vegas Wash Trails Phase II (\$2.5 million)
    - Kiel Ranch Historic Park (\$2.4 million)

City Manager Rose stated the City had received \$2.4 million in BLM funding to restore the Kiel Ranch facilities. It was the intention of the City Manager to move forward with the restoration. Councilman Buck felt the money would be wasted on the site. The previous Parks and Recreation Director had proposed the buildings be moved to regional historic site. She was in favor of the relocation as opposed to the renovation of the buildings at the current site. Councilman Eliason asked if it was grant money, would the City lose it if it did not renovate the site. Mayor Montandon stated it was not necessarily grant funds, it was BLM allocation which would be fairly difficult to allocate to another project. He added he was inclined to give the money up rather than spend it on Kiel Ranch but if it were necessary to spend the money on Kiel Ranch, it would be much better spent moving the buildings to a more desirable location. Some suggested locations were Big Springs and the Henderson museum. Councilwoman Smith stated the community would be better served to move the buildings to a location that could preserve the historical integrity of the remains of the buildings. She suggested a monument be erected at the original site for historical purposes. Director Henley suggested a 'ghost structure' be explored where a frame structure of the site be constructed that would show the scale and what the building looked like in a park like setting.

- Round Five (\$49.3 million) would be submitted to the Bureau of Land Management January 2004:
  - Craig Ranch Development
  - Upper Regional Trail System
  - Downtown Central Park
  - Urban Parks Renovation

The Public Safety Highlights included projects totaling \$35.6 million:

- Completion of Justice Facility and Washburn Community Police Facility (\$10 million)
- City Dispatch Communications Rehabilitation (\$540,000)
- Offsite Police Precinct (\$7.3 million funded by Developer Contributions)

City Manager Rose stated Chief Paresi was the chairman of a committee to determine the most appropriate design for the precinct. Chief Paresi would be submitting a design for review at a later date. City Manager Rose stated the purpose was to reach out to the community to develop a partnership with the police, Parks and Recreation and the community.

- Police Headquarters Land Acquisition and Design (\$5.4 million) - Additional Funding Source Required

City Manager Rose stated this was the only project where the funding had been identified for the land acquisition and design. The debt retirement was an uncertain aspect that required further work. The revenues would be monitored over the course of the next four years. Through the Legislative Affairs Committee, issues with the Consolidated Tax Distribution would be explored for equitable distribution. These issues would be explored before the City Manager would propose a tax increase to fund this project.

Councilman Eliason was concerned that the proposed police facility was scheduled in future years when the current facility continuously required a large amount of funds just to make it habitable. City Manager Rose did not disagree but added a concept to consider was when the City could reasonably finance the debt service as well as the operating and maintenance costs. Councilman Eliason pointed out there was possible funding through redevelopment. Councilman Buck stated there was interest in redevelopment and felt a new police headquarters was a top priority. City Manager Rose acknowledged this was a high priority for Council but felt it was incumbent upon him to construct the facility while keeping the City fiscally sound. Councilman Buck stated a lease-purchase option should be explored. City Manager Rose stated all options would be explored.

Councilwoman Smith stated the City previously did not have a capital improvement plan. She recognized a new police facility was a large endeavor and required extensive planning. City Manager Rose stated he would have a clearer financial picture after the consolidated tax distribution issue was addressed. Councilman Eliason felt it was not fiscally responsible to continue to patch a building that was beyond repair when a new facility was clearly called for. City Manager Rose added if the consolidated tax distribution issue was not resolved in the City's favor, a different revenue source would need to be identified.

- Operating and Maintenance costs on proposed facilities not factored into General Fund Forecast
- Fire Station 57 (\$3.8 million)
- Fire Station 52 Training Facility (\$1 million)
- Fire Station 53 Relocation (\$3.4 million)
- Fire Station 51 Land and Administration Relocation (\$1million)
- Equipment Replacement (\$2.5 million)
- Major Fire Projects Financed by Medium-Term General Obligation Bonds
- Fire Department Improvements Funded by Tax Override Fund and Special Revenues

The Library District Highlights included projects totaling \$6.3 million:

- Aliante Library (\$5.5 million) - Proposed Medium-Term Bond
- Alexander Library Scheduled in "Out" Years

In summary, City Manager Rose stated the Capital Improvement Plan totaled \$486,100,250. He concluded there would be continued divestment in local government by the federal government which made the process of developing a capital improvement plan vital to the financial health of the City. The program focused on community goals and needs and allowed the City to maintain sound financial health.

Councilman Buck questioned where the Cheyenne Peaking Basin was located. The response was the facility was near the Cheyenne Community College. She asked if this facility would solve the deficit of parks in that area. City Manager Rose responded that was the intention. Mayor Montandon added this facility would be similar to the Lower Las Vegas Wash Detention Basin park.

## **PUBLIC FORUM**

There were no participants.

## **ADJOURNMENT**

**ACTION:** THE MEETING ADJOURNED AT 4:47 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: January 7, 2004**

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

Attest:

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