

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

November 17, 2004

**CALL TO ORDER:** 4:32 P.M.

**VERIFICATION:** Gregory E. Rose  
City Manager

**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  
Parks and Recreation Director Mike Henley  
Strategic Planning Director Eric Dabney  
Police Chief Mark Paresi  
Assistant Public Works Director Robert Harary

**BUSINESS:**

1. **DISCUSSION AND/OR ACTION REGARDING CONVEYANCE OF THE GOLF CLUB AT ALIANTE TO THE CITY AND CONTINUED OPERATION BY O.B. SPORTS.**

City Manager Gregory Rose stated this was a one-time opportunity for the City to exercise an option to assume the operation of the Golf Club at Aliante. City Manager Rose did not recommend the City exercise that option because revenues would not cover expenditures over the next two years which would result in taxpayer dollars being used to subsidize the club. City Manager Rose stated the private sector was providing the service to the community at no expense or risk for the taxpayer and he believed it was inappropriate for City government to compete in the private market.

Parks and Recreation Director Mike Henley introduced Diane O'Brien, Economic Resource Associates, who prepared a study which looked at the golf course market. They were asked to evaluate the market support and financial performance of the golf course.

Ms. O'Brien explained the golf course would operate on a ground lease for 50 years with an annual payment of \$1.00 to the City if the Council chose not to exercise the option to assume the operation of the course. Ms. O'Brien said her firm reviewed the Greater Las Vegas public golf market which had more than doubled since 1995. The golf market across the country softened in the late 1990s, compounded by a slow economy and the events of 9/11. Based on the six months of operating data received from the Golf Club at Aliante, Ms. O'Brien projected a net operating loss of \$600,000 for 2004 but stabilization could occur in about five years with an annual income to the City of \$519,000. She commented there were risks involved in running the course, such as rising water rates and a loss of public interest in golf.

Councilwoman Smith confirmed that the prediction was one year of loss which would turn positive in the second year. City Manager Gregory stated there was a risk and since the service was already provided in the community, it might not be prudent for the City to take the risk. Mayor Montandon commented the citizens were able to use the golf course whether the City or North Valley Enterprises owned the course. He also clarified the ground lease was not 50 years, it was five years with nine five-year options. That would allow the City to exercise some control over operation and the fees charged for use of the course. Councilwoman Smith stated she believed the risk outweighed the opportunity and she would not support exercising the option.

**ACTION: FOLLOW CITY MANAGER'S RECOMMENDATION TO NOT ASSUME CONVEYANCE OF ALIANTE GOLF COURSE**

**MOTION:** Mayor Pro Tempore Robinson

**SECOND:** Councilwoman Smith

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

**NAYS:** None

**ABSTAIN:** None

City Manager Gregory Rose asked that Council consider Item No. 4 at this time.

**4. DISCUSSION AND/OR ACTION REGARDING THE VALIDATION OF THE 20-YEAR STRATEGIC PLAN, KNOWN AS THE VISIONING 2025 PLAN.**

Strategic Planning Director Eric Dabney introduced consultant Carl Neu who would discuss the draft document for Visioning 2025.

Carl Neu stated about 50 people had attended the validation meetings and provided feedback on the draft plan. He stated a workshop would tentatively be held on December 15 to provide information to the Council and go over the plan the citizens had generated

to get Council's feedback and comments. He stated this was a process by which communities and organizations developed ways to achieve the future they wanted. He stated this document was a blueprint for change and didn't define specific changes, but pinpointed where the community wanted change to occur. The vision elements identified in the process were planned quality growth, pivotal center for development and redevelopment, economic development, community services and amenities, community spirit, relationships and pride and fiscal policies and management. Mr. Neu said air and water quality were important to the community. The citizens wanted a community where they felt safe and could be proud of their community image.

Mayor Montandon stated he was pleased that the community vision was similar to that of Council. He thanked Mr. Neu for the draft and the process by which it was developed.

ACTION: VISIONING 2025 PLAN DRAFT ACCEPTED WITH PROCESS TO CONTINUE AS OUTLINED

MOTION: Mayor Montandon

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

## **2. DISCUSSION AND/OR ACTION REGARDING THE POLICE/DETENTION REORGANIZATION.**

City Manager Gregory Rose asked Police Chief Mark Paresi to advise Council about the proposed reorganization of the police and detention departments.

Chief Paresi stated it was a natural process to merge the detention and police departments. They were tightly connected and from a business perspective, it simplified and solidified the workings of the departments. Chief Paresi said they had analyzed the organization by function and by budget. The resulting merger caused a change in direction for the Police Department. He said the Department would need to redo the 20-Year Facilities Plan to include detention and would need to amend the Request for Proposals for a consultant for the strategic plan. He said the proposed merger showed a training deficit which would be addressed immediately. He believed the reorganization would assist in integrating the employees of the Police Department into the City organization.

ACTION: STAFF DIRECTED TO MOVE FORWARD WITH REORGANIZATION AND STAFFING PATTERN CHANGES

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

**3. DISCUSSION AND/OR ACTION REGARDING THE PROPOSED REUSE OF THE EXISTING MUNICIPAL COURT BUILDING.**

Assistant Public Works Director Robert Harary stated every department had a significant need for space. A few years ago, KGA Architects prepared a City Hall Campus Master Plan. They looked at the ultimate space needs for all departments. Director Harary stated the proposal for the old court building was to keep the shell of the building and not modify the mechanical. The old court room would be converted into cubicles with modular furniture. If they gutted the entire building and remodeled, it would trigger building code upgrades which might exceed the value of the building. Staff's recommendation was to place Human Resources in the building since they are paying rent on their current space, as well as the Permit Application Center and Planning and Development Department. That would leave the old Planning and Development space for another department, such as the City Attorney's Office. There was adequate funding to pay for the design work in this year's budget and money in next year's capital improvement budget to cover the rest. City Manager Gregory Rose stated this was a stop-gap measure to address some of the space needs. He believed a new City Hall should be constructed and would be proposed as part of the capital improvement program.

ACTION: CONCEPTUAL PLAN FOR MUNICIPAL COURT BUILDING REMODEL  
APPROVED

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 5:55 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: January 19, 2005**

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Michael L. Montandon, Mayor

Attest:

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Karen L. Storms, CMC  
City Clerk