

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

June 15, 2005

CALL TO ORDER: 4:30 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
City Attorney Sean McGowan
City Clerk Karen L. Storms
Finance Director Phil Stoeckinger
Parks & Recreation Director Michael Henley
Planning and Development Director Jory Stewart
Public Works Director Jim Bell
Utilities Director David Bereskin
Deputy City Clerk Anita Sheldon

VERIFICATION: Karen L. Storms, CMC
City Clerk

BUSINESS:

City Manager Gregory Rose asked that Item No. 2 be discussed first.

2. DISCUSSION AND DIRECTION ON THE PROPOSED MONTECITO NEIGHBORHOOD SHOPPING CENTER LOCATED AT THE SOUTHEAST CORNER OF CIVIC CENTER DRIVE AND CHEYENNE AVENUE.

City Manager Rose explained this item involved a land swap of the old Fire Station #52 property with a new property within City limits. Staff was requested to acquire an appraisal of both properties which resulted in the fire station appraising at \$830,000 and the proposed new property appraising at \$650,000. The applicant agreed to add improvements to the new property at a value of approximately \$250,000 which would make up the difference between the two appraisals.

George Garcia, 1711 Whitney Mesa Drive, Suite 110, Henderson, represented the applicant and stated a unified shopping center was proposed for the property at the southeast corner of Cheyenne Avenue and Civic Center Drive. The applicant agreed to provide a new turnkey building for the Police Department function currently housed in the old fire station. Mr. Garcia requested approximately \$95,000 in Redevelopment funds to demolish the existing building and install sewer and water lines. He also requested the City waive some fees usually incurred when a new project was developed. Mr. Garcia advised the applicant planned to begin the project in December 2005 and requested Staff's assistance in expediting its completion. He explained the details were in the process of being completed and the applicant would return to Council with the final schedule.

Councilman Eliason inquired as to what the proposed tax increment would be and City Manager Rose stated he would research the issue and return with the information. Mayor Montandon estimated the tax increment would be 100% on an \$18 million building in the redevelopment area which would equate to approximately \$6 million. Finance Director Phil Stoeckinger estimated the tax increment would be approximately 90% and the City would realize approximately \$600,000 per year from the assessed taxes.

City Manager Rose recommended Council direct him to continue to have Staff negotiate with the Montecito Corporation on the project and authorize a letter of interest be generated.

ACTION: STAFF DIRECTED TO CONTINUE NEGOTIATIONS WITH MONTECITO ON THE PROPOSED PROJECT AND PROVIDE A LETTER OF INTENT INDICATING THE CITY'S INTEREST

MOTION: Mayor Montandon

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

1. PRESENTATION AND DISCUSSION REGARDING A PROPOSED MULTI-PHASE PLAN TO IMPROVE VEHICULAR ACCESS WITHIN RAPIDLY DEVELOPING AREAS BOUNDED BY LOSEE ROAD ON THE WEST, ANN ROAD ON THE SOUTH, LAMB BOULEVARD ON THE EAST AND CENTENNIAL PARKWAY ON THE NORTH.

At Council's request, Public Works Director Jim Bell and Assistant Public Works Director Kelly Chuma provided a slide presentation on the transportation situation in the northeast area of the City. In response to an inquiry by Mayor Montandon, Director Bell explained the Municipal Code contained a provision for a preliminary mapping process whereby a

developer would provide plans for an area in an attempt to gain Council support after which the tentative map and platting would be submitted.

Assistant Director Chuma advised representatives from all local municipalities held meetings every other month to discuss problems in specific areas. She stated the other agencies expressed no concern over the rapid population growth and accepted it as a condition of development. Assistant Director Chuma stated she spoke with some developers who exhibited some resistance to the concept of installing roads before the construction of the homes. She said it was suggested the City review each project on a case-by-case basis and develop an access needs and construction phasing plan at pre-submittal meetings.

Mayor Montandon suggested Staff identify an area at Losee, Centennial and Tropical and create an arterial Special Improvement District (SID), put the assessments in place and build the major streets. Director Bell responded a primary sponsor was needed to force the SID or the approvals needed to be withheld until the improvements were made. He stated pressure would be put on developers to complete the external improvements before constructing the houses.

Councilman Eliason expressed concern that the price of houses would increase if the developer spent construction funds on streets before the homes were built. Councilman Buck added since no written policy was in place stating streets had to be built prior to the homes, developers still had up to a year to construct them. Director Bell responded the year was for the overall project and permits and certificates of occupancy could be denied in an attempt to gain compliance from the developers.

Director Bell summarized the presentation by stating the City's goal was to establish the well-planned community and improvements must be implemented as soon as possible to achieve that goal.

Councilwoman Smith commented many problems existed on Losee Road and there were many inconsistencies, such as lanes being closed off, improper signage and notification of road closures. Director Bell responded most of the road work was being done by private industry, along with various developers building in the area. He suggested having the tract agents distribute flyers to potential homeowners coming into the area describing access points. Director Bell also advised his staff was working internally to construct temporary signals in the area to improve some of the impediments.

Director Bell stated the Comprehensive Plan did not have a transportation model attached to it; therefore, it would not be possible to gauge the impact the development would have on the traffic issue. Councilman Buck expressed her concern that with all the streets surrounding the area being closed, the homeowners would be forced to use Losee as their route. Director Bell agreed the right-of-way should be established at the time of the zone change and developers should not be granted re-zoning unless the roadways were in

place.

Councilwoman Smith suggested the pending traffic study be presented with the zoning application. Director Bell explained the traffic study presented by the developers was for their immediate development only. He suggested a traffic study be formulated for the entire region. Councilwoman Smith asked Director Bell how Council would go about creating a policy requiring the street dedications along with the request for re-zoning. Director Bell responded a meeting with legal staff was required to make those changes. Mayor Montandon suggested Director Bell return to Council with proposed policy changes. City Manager Rose offered to meet with Public Works and legal staff and return with some options.

ACTION: PRESENTATION GIVEN

PUBLIC FORUM

There was no public participation.

ADJOURNMENT

ACTION: THE MEETING ADJOURNED AT 5:30 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: September 7, 2005

Mayor Michael L. Montandon

ATTEST:

Karen L. Storms, CMC
City Clerk