

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

November 2, 2005

CALL TO ORDER: 4:34 P.M.

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
Acting City Attorney Carrie Torrence
City Clerk Karen L. Storms
Economic Development Director Mike Majewski
Parks & Recreation Director Mike Henley
Planning and Development Director Jory Stewart
Public Works Director Jim Bell
Strategic Planning Director Eric Dabney
Utilities Director David Bereskin
Assistant City Clerk Anita Sheldon

VERIFICATION: Karen L. Storms, CMC
City Clerk

BUSINESS:

1. **DISCUSSION AND/OR DIRECTION REGARDING THE CREATION OF THE UNIVERSITY OF NEVADA AT LAS VEGAS REGIONAL EDUCATION CAMPUS, AND RECOMMENDATION TO RESERVE AN ADDITIONAL 1,280 ACRES OF BUREAU OF LAND MANAGEMENT LAND WITHIN THE CITY OF NORTH LAS VEGAS; AND RELATED REQUIREMENTS FOR LAND USE, ZONING, UTILITIES, WATER, SEWER, FLOOD CONTROL, HEALTH, PUBLIC SAFETY, AND ADMINISTRATIVE CONTROLS.**

Economic Development Director Mike Majewski advised the University of Nevada Las Vegas (UNLV) was near completion of a master plan for a full campus in North Las Vegas.

Dr. Thomas Higgy, Associate Vice President of Facilities Management and Planning, University of Nevada, Las Vegas (UNLV), advised the objective of the University and the Regents was to secure land to create a regional campus in North Las Vegas. As a result, the Bureau of Land Management (BLM) reserved 761 acres for UNLV based on City of North Las Vegas sponsorship. Dr. Higgy stated the University worked closely with the City and the BLM and contacted several system entities such as Nevada State College, Community College of Southern Nevada, the Veterans Administration and Nellis Air Force Base, to ensure that anyone who might be impacted could comment and contribute. Although 761 acres was initially desirable, after much discussion with City Staff, Nellis Air Force Base and the BLM, it was decided to attempt to secure additional land for the project.

Dr. Higgy advised the site being considered was 1280 acres bordered by Pecos Road and Lamb Boulevard north of I-215 which consisted of 36,000 acres called a Formerly Used Defense Site (FUDS) by the Department of Defense and the Corps of Engineers. The site was previously used as a target range by Nellis Air Force Base and was in dire need of remediation.

In summary, Dr. Higgy proposed the property be reserved in the name of UNLV to provide an opportunity for University staff to seek Congressional legislation and present a final proposal to the Board of Regents and the North Las Vegas City Council.

Director Mike Majewski stated the project would be a partnership between the City and UNLV and would act as a tool to attract leading-edge technology businesses to the City. In response to a statement made by Mayor Montandon, Director Majewski stated UNLV representatives had been notified that the City would negotiate some type of a threshold whereby if activity were not initiated within a certain time frame, the size of the campus would be reduced.

City Manager Rose advised an agenda item would be placed on the regular Council agenda for the November 16th meeting.

ACTION: DISCUSSION HELD

2. DISCUSSION AND/OR ACTION REGARDING THE 20-YEAR FACILITY PLAN SPACE NEEDS STUDY FOR CITY DEPARTMENTS.

City Manager Rose explained he had directed the Public Works Department to move forward with identifying the space needs for all City departments. This item included all departments except the Police Department which had completed their own space needs study. City Manager Rose advised all the space in City Hall was currently being utilized and he requested Council direction on how to proceed after being presented with other options.

Principal Engineer Tom Brady presented an overview of the City of North Las Vegas 20-Year Facility Plan prepared by the Public Works Department. He explained the population of the City was estimated to be approximately 468,000 in 20 years and the staffing levels were based on that projection. Mr. Brady stated, in addition to the estimated future population, the projections were based on information received from other departments and the findings of Management Partners. He stated future space requirements were identified by using space allocation guidelines and standards found in the industry, along with existing space and inventory.

A Space Needs Task Force was established by the City Manager to identify a process that would provide the desired results. It was discovered that over the next five, ten and twenty year time frames, there would be a need for approximately 1.2 million square feet of City Hall and service-related offsite space.

Mr. Brady explained the funding for the expansion would be through the Capital Improvement Plan (CIP) within a five-year time frame and included two new recreation centers, three new fire stations, two new police precincts and a water reclamation facility. He also stated one of the goals of Visioning 2025 was a new City Hall which would meet most needs in the core areas for a majority of the departments. Mr. Brady presented three suggested alternatives to be considered for addressing space in core areas in City Hall:

1. Baseline scenario; lease space as needed (current process) at an estimated cost of \$129,903,000 through 2025; would continue indefinitely.

One of the drawbacks to Alternative No. 1 would be loss of efficiency by having departments and/or divisions being scattered throughout the City. It would also involve leasing office space in three phases and may or may not be located within City limits.

2. Demolition of current site and reconstruction of existing campus at a cost of approximately \$133,700,000.

Alternative No. 2 would involve disruption of operations during construction and relocation expenses, as well as the high cost of reconstructing the old Detention Center. Also, due to structural issues and zoning requirements, the existing City Hall building could not be expanded. Increased traffic would also become a problem.

3. Acquire property elsewhere; construct new facility at a cost of \$113,302,000.

Alternative No. 3 would require the acquisition of 20-30 acres and would remove the core functions from the downtown area. However, the current City Hall campus could then be utilized for alternate uses.

Mr. Brady stated Staff recommended Alternative 3 which was to acquire property and construct a new consolidated facility that reflected the City's vision. He advised the Capital Improvement Plan would be presented in the near future and requested Council direction.

City Manager Rose advised if Alternative 3 were selected and construction began immediately, the project would not be completed until 2010.

Councilman Buck was very adamant about the services in the City remaining downtown and revitalizing the area. She felt the downtown area would be destroyed if City Hall were to be moved elsewhere. She suggested satellite offices be utilized in the outlying areas of the City. Councilman Buck was in favor of the existing City Hall becoming a public safety complex and adding additional stories to the building.

Councilwoman Smith felt the City was evolving to the north and the current City Hall was isolated from the major population of the City. She was in favor of the City Hall complex becoming a public safety facility. Councilwoman Smith supported Alternative No. 3.

City Manager Rose advised if Council approved Alternative No. 3 and the construction of a new City Hall, Staff would present Council with a process to identify what type of a City Hall was desired.

Mayor Montandon felt there was not enough discussion to vote on an alternative at the time.

Scott Sauer, 5629 Midnight Breeze Street, North Las Vegas, spoke in favor of Alternative No. 3 and felt better access to City Hall was required. He suggested the City attempt to acquire land for a new City Hall from the Bureau of Land Management.

Councilman Eliason agreed with the comments made by Councilman Buck and supported City Hall remaining in the downtown area.

ACTION: DISCUSSION HELD

3. **STATUS REPORT FROM LOUIS BERGER & ASSOCIATES, PARSONS-BRINKERHOFF, AND STAFF REGARDING APPROVALS, FUNDING AND OTHER ISSUES RELATED TO THE NORTH 5TH STREET CORRIDOR.**

Roger Patton, Louis Berger & Associates, advised there were only two major transportation corridors in the north-south direction of the City, Camino Al Norte/Martin Luther King and Lamb Boulevard. North 5th Street had a transportation capacity which had not yet been utilized, was centrally located and linked with the downtown area.

Mr. Patton stated the studies conducted by the Regional Transportation Commission (RTC) determined that the best system for establishing regional fixed guideway service in the northern part of the valley was to extend it northward from the resort corridor through the North 5th Street Corridor, ultimately ending at the University of Nevada, Las Vegas at the northern part of the valley.

Mr. Patton advised the pivotal centers for development and redevelopment in the Visioning 2025 plan were reviewed, some of which appear to have fallen around the North 5th Street project, such as the I-215 emerging area, the downtown and technology areas, Camino Al Norte, etc. He commented the studies conducted thus far did not address land uses which go hand in hand with transportation corridors. He identified various districts which could exist along the northern part of the corridor, such as the University District, a northern commercial district, a central residential district, a technology and industrial district and redevelopment district.

Mr. Patton stated the City did everything required for the RTC to establish the North 5th Street Corridor as its number one priority for funding, which he saw as a very positive step. He stated if the City were able to utilize Question 10 funds for roadway improvements, developing land use and pedestrian objectives, the transportation corridor package would then be complete. However, Mr. Patton commented several challenges had not yet been met, such as mixed-use districts and increased development density. He stated there were issues such as local access versus regional connectivity which had to be resolved. He felt the rapid development in the northern portion of the corridor would begin to limit the City's opportunity to move forward quickly. Another issue was the ability to integrate a roadway system with an expanded MAX bus system and a pedestrian-friendly environment. Mr. Patton stressed the importance of these issues being resolved.

Mr. Patton suggested the possibility of considering three different plans, rather than focusing on just one. The plan thus far had been promulgated by the RTC and was one in which everything had been combined into the same corridor. Over the past several weeks the Chamber of Commerce hosted a series of meetings between the RTC and the landowners along the corridor. Mr. Patton advised at the last meeting the RTC had developed some alternatives to the original plan, such as moving traffic through the industrial corridor in the area of Cheyenne Avenue and Craig Road. He stated the RTC was now having discussions with the local property owners on compromises in an attempt to develop a project that would please everyone.

Mr. Patton stated the City was at a point where the planning efforts should be taken over by the City from the RTC toward moving the project forward. He suggested a series of community workshops be conducted by the City with the corridor property owners to identify their particular needs. Mr. Patton stated the overall objective was to design a roadway system and a transit way that would support local land use and at the same time provided controlled traffic flow through the corridor from one side of the City

to the other. One of the major portions of the project was to erect a bridge over I-15 to connect the northern part of the valley and the downtown area but there were accessibility issues that would have to be considered.

Mr. Patton recommended the project go forward and community workshops be planned to develop alternatives and prepare a preliminary design to incorporate the transit ways into the design from the beginning. He also emphasized the importance of integrating the various types of systems into the design and developing a process for traffic control.

In summary, Mr. Patton emphasized the goal would be to meet the expectations of the public, the RTC, the RTC funding objectives and the City's vision.

Mayor Montandon expressed his agreement with the recommendations made by Mr. Patton. However, realizing it was not possible to please everyone involved, Mayor Montandon felt the major consideration was with the concerns of the landowners.

Councilwoman Smith pointed out when viewing the conceptual drawing of the project, there was no evidence of a light rail. Mayor Montandon responded the assumption was that the light rail would be included in the project.

Lee Gibson, Parsons Brinkerhoff, commented the recommendations for changes to the zoning ordinance were a key ingredient for the success of the project.

Scott Sauer, 5629 Midnight Breeze Street, North Las Vegas, spoke in favor of the project.

Public Works Director Jim Bell advised the funds for the design element from Owens Avenue to Cheyenne Avenue had been secured from the RTC after which the planning phase would be initiated. He stated community workshops would be scheduled, as well as a meeting with the Chamber of Commerce.

ACTION: STATUS REPORT GIVEN

PUBLIC FORUM

There was no public participation.

ADJOURNMENT

ACTION: THE MEETING ADJOURNED AT 5:47 P.M.

MOTION: Mayor Montandon

SECOND: Councilman Eliason
AYES: Mayor Montandon, Council Members Smith, Buck and Eliason
NAYS: None
ABSTAIN: None

APPROVED: January 4, 2006

Mayor Michael L. Montandon

ATTEST:

Karen L. Storms, CMC
City Clerk