

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

August 15, 2007

**CALL TO ORDER:** 4:04 P.M.

**ROLL CALL**

**COUNCIL PRESENT**

Mayor Michael L. Montandon  
Mayor Pro Tempore Robinson  
Councilwoman Stephanie S. Smith  
Councilwoman Shari Buck  
Councilman Robert L. Eliason

**STAFF PRESENT**

City Manager Gregory Rose  
Assistant City Manager Sam Chambers  
Assistant City Manager Maryann Ustick  
City Attorney Carie Torrence  
City Clerk Karen Storms  
Communications Director Brenda Fischer  
Court Administrator Debbie Miller  
Economic Development Director Mike Majewski  
Finance Director Phil Stoeckinger  
Fire Chief Al Gillespie  
General Services Director Eric Dabney  
Parks and Recreation Manager Jim Stritchko  
Planning and Zoning Director Jory Stewart  
Police Chief Mark Paresi  
Planning and Zoning Manager Marc Jordan  
Redevelopment Manager Larry Bender  
Senior Assistant to the City Manager Kenny Young  
Assistant to the City Manager Michelle Bailey-Hedgepeth  
Legislative Affairs Officer Kimberly McDonald  
Chief Deputy City Clerk Anita Sheldon

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

**BUSINESS:**

**1. PRESENTATION, DISCUSSION AND/OR ACTION REGARDING THE SITE SELECTION ALTERNATIVES FOR THE NEW CITY HALL PROJECT.**

City Manager Gregory Rose introduced Dr. Qiong Liu and thanked the Steering Committee led by Maryann Ustick and the great efforts of Dr. Qiong Liu for their work accomplished so far. Dr. Liu made a presentation on progress made and the scope of work which was two fold; to identify existing and future space needs through comprehensive space planning and analyze alternatives. The project kicked off in February with major space planning efforts completed in the months of March, April and May being 90 percent complete. Tours had been conducted to Henderson City Hall and the Washburn Police station. All tasks listed in the scope of work had been completed on time and within the budget. Dr. Liu also thanked all who had participated. Dr. Liu introduced **Bob Lowdon, Fentress Bradburn Architects, Denver, Colorado**, the consultant team project manager, and **Jim Steinman, FGS Group**, who was in charge of the facility program and analysis.

Mr. Steinman stated that during a 3 month period a space requirements program database had been created and delivered as a 95 percent complete document. The database was based on staffing projections from an earlier study of current inventory space of 80,000 square feet. Forecasted into the year 2025 the current 407 staff in located City Hall is projected to increase about 830 staff or about 4% per year, for the next 18 years. At that time the City would require about 255,000 gross square feet of space, three times what current inventory was. The project also involved the Police Training and Area Command Station which required 36,826 square feet of space to support their long range requirements. Parking projected to the year 2025 was allocated at one space for 85% of staff in City Hall or approximately 711 spaces, Police Area Command needed 238 spaces. Training for City Hall and Law enforcement activities required 249 spaces and City Hall visitors and clients would need 255 spaces. This criteria provided in the master plan sufficient space for parking resources to support requirements in the year 2025 for 1453 spaces and a requirement for about 255,000 gross square feet of City Hall space plus a separate structure of 36,800 square feet for Law Enforcement activities. This criteria was used in the assessment of two sites and subsequent recommendations.

Mr. Lowdon stated that there were two preselected sites. One was the existing City Hall campus and the other was a portion of the Silver Nugget Casino site. One of the advantages of the City Hall site would be no land cost. The down side is limited future expansion possibilities. One disadvantage would be the Library would have to be relocated to make room for parking structure.

The second site; the Silver Nugget Casino had future expansion plans, so the initial 16 acres requested was reduced to 10 acres for sale negotiations. The Silver Nugget Casino was willing to share in development of a parking structure that both projects could benefit from

since City Hall would be operating days and the Silver Nugget Casino operating nights and weekends.

Mr. Lowdon went on to say that they had applied the program they developed onto the City Hall site. The site included a parking structure which would buffer the City Hall from the existing detention facility. Adjacent to the parking structure would be development services center which was a very large facility for one-stop permitting. A special identified element would be a City Council Chambers. The site could include a police command center and city hall. Some of the advantages are public awareness of the location and the Police Command center would be adjacent to other justice facilities and a civic center or civic plaza could be included. The main disadvantage of this scheme would be that the library would have to be relocated.

The second site, the ten acre version of the Silver Nugget site, had a parking structure which could be shared, a police command center, city hall, and Council Chambers. The City Hall building is a 5 story structure on North Las Vegas Blvd with good visibility, strong identity and a shared parking structure with multiple vehicular access. The down side was the disconnect of City Hall to other City Hall functions on the present campus and the competition of future Silver Nugget Casino expansion.

A third alternative was the best of both sites developed simultaneously, using the Silver Nugget and City Hall sites. The existing City Hall site would contain a new Police Command Center as a 1 or 2 story configuration with surface parking which would be a cost savings for the first phase. The Library would be able to stay. The Silver Nugget development would contain City Hall at North Las Vegas Boulevard with the parking structure location on the southern part of the site, off the major street. The entry to the building face the existing City Hall and McDaniel Street would be used to develop a pedestrian link between the new City Hall and the existing City Hall campus. This would be a first step in a multi-step process to develop the entire area into a Civic Center Plaza.

The advantage of this plan is that the Police Command Center would be next to the Justice facility, City Hall would have a prominent location on North Las Vegas Boulevard with less competition with the Silver Nugget. The future expansion for 2025 could include other structures such as the Police Headquarters building which would join the justice facility, detention and police command centers to form a justice complex. A future event space or town square could be built on the current Civic Center Plaza site if that land was acquired. The Walgreen parcel could be used for future City Hall expansion.

The projected budget was approximately \$20 million for the downtown Police Command Center and \$135 million for City Hall. Option 1 developed 140,000 square feet and Option 2 developed 160,000 square feet at the budgeted costs. The recommendation was Option 3 which developed the most square footage for budget at 170,000 square feet and established a base for future expansion.

Based on the earlier program numbers, in 2010 the City needed 201,000 square feet and the best Option only built 170,00 square feet. Mr. Lowdon said that their proposal would be

to keep City Hall and renovate it. With that 44,000 square feet, Option 3 would more than meet the City's needs in 2010. Mr. Lowdon suggested several other options for adding space, such as leasing.

Mr. Lowdon stated that escalation of costs over the last three years in the valley was at 18% per year. While it is slowing down, every year that is delayed escalation would eat up \$24 million, or \$2 million per month or \$70,000 per day.

Mr. Lowdon said that the consultants would take Council's comments and suggestions and issue a draft report. They would develop a systems narrative to create a more detailed probable cost estimate to present to the Steering Committee and issue a final report.

Mayor Montandon commented that since the City did not yet own the Silver Nugget site, it was difficult to work out the costs. Councilwoman Buck questioned Library building being gone by 2025 and asked if it might be done sooner. Mr. Lowdon answered that it would be the next logical place for another building, such as Police Headquarters. Councilwoman Buck stated that the hospital was interested in the Police Administration building and perhaps Council should consider moving that building sooner to take advantage of the interest in that parcel.

City Manager Rose stated that moving Police Administration was a financial issue and the City did not have a funding stream that would allow it to service the debt. He stated that he had emphasized to the Steering Committee that they had to stay within the allowed budget. He agreed that the City would consider that as part of the capital improvement program and continue to try and identify a funding source.

Councilwoman Buck asked whether any of the buildings in Option 3 will be multi-level. Mr. Lowdon answered that City Hall was envisioned to be five or six stories. The Police Command center would be one or two stories. The Chief's preference would be for a one-story building.

**ACTION:** FOLLOW STAFF RECOMMENDATIONS FOR OPTION 3

**MOTION:** Board Member William E. Robinson

**SECOND:** Board Member Michael L. Montandon

**AYES:** Chairman Eliason, Vice Chairwoman Buck, Board Members Robinson and Smith

**NAYS:** None

**AYES:** None

**2. DISCUSSION AND/OR ACTION REGARDING THE RESIDENTIAL DESIGN INCENTIVE SYSTEM.**

Planning and Zoning Principal Planner Robert Eastman stated that with the Comprehensive Plan approval, Clarion Consultants instituted a list of incentives which the City could use to encourage better development from the developers. The developers get greater density but have to provide better architectural features, better site amenities and design. The actual zoning ordinance to implement the plan is before Council today. Planner Eastman stated this was a temporary solution until a complete rewrite of the zoning ordinance was presented in approximately a year to 18 months.

This was a new code amending the R1 single family, the R2 two family and the small development standards. The Residential Design Incentive System was just for residential development, it applied to the R1 and R2 districts. It provided a point system to allow the developer to increase density. With that menu were four different categories. The first was a building and site design to encourage better design and architectural details.

The second category was site amenities. These consisted of parks or open space amenities. The third category was a mix of housing options to create more housing variety and different price points within the same development. The fourth category was transit oriented design, specifically along North 5<sup>th</sup>. Each of the categories used would allow the developers points allowing them to have more density.

Procedures were needed which would be similar to mixed use. It would provide a pre-application meeting for the developers to meet with staff and work through issues before going to Planning Commission for the Public Hearing. City Council would have final action.

Planner Eastman gave an example of how a developer could obtain higher density. If the developer was working in the Single Family R1 district which allowed 4.5 units to the acre. The Developer would be required to provide ½ point in Category 1 which is architectural amenities, Category 2 would also need ½ point for site amenities for the area and any other ½ point from any other category to develop at higher density. This would be subject to Planning Commission and City Council review and approval.

Changes that required amendments to R1 and R2 districts included name changes to correspond with the land use plan, changes in R2 to allow single family detached units, R1 and R2 would slightly increase the amount of density allowed and would change minimum lot widths and lot areas. R1 lot size currently was 6,000 and the proposal was for 3,800 square feet per dwelling unit to be offset by other amenities that the developer was not currently required to provide.

Changes to Small Act Development standards gave an exemption from the 80 acre requirement to use the design incentive system. The changes would allow the Small Lot Development standards to apply in the R1 and R2, when the developer was going to use

the incentive system. The changes also addressed concerns about the number of waivers allowed with small lot development.

Mayor Montandon stated he would like to study the proposed changes before any decisions were made. Staff directed to bring back to future meeting

## **PUBLIC FORUM**

There was no public participation.

## **ADJOURNMENT**

**ACTION:** THE MEETING ADJOURNED AT 5:01 P.M.

**MOTION:** Board Member William E. Robinson

**SECOND:** Board Member Michael L. Montandon

**AYES:** Chairman Eliason, Vice Chairwoman Buck, Board Members Robinson and Smith

**NAYS:** None

**AYES:** None

**APPROVED: OCTOBER 3, 2007**

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

## **ATTEST:**

/s/Karen L. Storms  
Karen L. Storms, CMC  
City Clerk