

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

August 6, 2008

CALL TO ORDER

4:34 P.M., Council Chambers, 2200 Civic Center Drive, North Las Vegas

ROLL CALL

COUNCIL PRESENT

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

STAFF PRESENT

City Manager Gregory E. Rose
Assistant City Manager Sam Chambers
Assistant City Manager Maryann Ustick
City Attorney Carie Torrence
City Clerk Karen L. Storms
Communications and General Services Director Brenda Fischer
Economic Development Director Mike Majewski
Business License Manager Lana Hammond
Deputy Fire Chief Kevin Brame
Parks and Recreation Director Mike Henley
Planning and Zoning Director Frank Fiori
Police Chief Joseph Forti
Public Works Director Dr. Qiong Liu
Senior Assistant to the City Manager Kenny Young
Assistant to the City Manager Michelle Bailey-Hedgepeth
Planning and Zoning Manager Marc Jordan
Redevelopment Manager Larry Bender
Deputy City Clerk Marie Purcell

VERIFICATION

Karen L. Storms, CMC
City Clerk

BUSINESS

1. PRESENTATION, DISCUSSION AND/OR ACTION REGARDING THE SELECTION OF THE BUILDING DESIGN FOR THE NEW CITY HALL AND CIVIC PLAZA PROJECT.

Curtis Fentress reported Fentress Architects had met with various City departments and determined how much office space and parking were needed. There was a need for 600 parking spaces. The total budget for the new City Hall and Civic Plaza Project was \$135,000,000 including \$95,000,000 for construction and furniture, as well as some other costs, and allowed for a \$10,000,000 contingency.

Councilman Eliason arrived at 4:40 P.M.

Mr. Fentress displayed two concepts for accommodating City Hall, Council Chambers, the Development Services Center and City Administration. The options were mid rise and high rise configurations. Fentress had obtained input from the Steering Committee and integrated the input received into design of the project. The site accommodated projected expansion through 2025. Fentress had also coordinated with Moore Iacofano Goltsman (MIG) in designing the project. The designs were inspired by local canyons. There was space for green areas, and easy access for components that had high public traffic, such as Council Chambers and the Development Services Center.

Bob Loudon of Fentress Architects stated both designs were 198,000 square feet and were \$95,000,000. The mid rise was four stories tall (60 feet), and the high rise was nine stories tall (129 feet). The high rise had more exterior surface area, which made it more costly, although both were energy efficient. There were more permit requirements necessary for the high rise option. The high rise had a smaller roof area. In the mid rise, associated departments were located on the first floor. Mr. Loudon stated the plans were the first draft and asked for Council's input and recommendations.

Mayor Pro Tempore Robinson asked if was capable to add additional stories to the mid rise design if needed in the future. Mr. Loudon explained it was better to add next to buildings rather than on top of them. Fentress had included space for expansion on both of the plans.

All of the Councilmembers preferred the high rise design. Councilwoman Smith felt the smaller footprint allowed more room for future growth. Councilwoman Buck did not like how either preliminary plan looked, and asked which was more energy efficient. Mr. Loudon said the high rise building, while designed for energy efficiency, was somewhat less efficient. Of the two plans, Councilwoman Buck preferred the high rise but wanted to try to mitigate the efficiency. She also thought it was a good idea to have similarities between the new buildings the Justice Center. Councilman Eliason also preferred the high rise concept and agreed it should have some similarities to the Justice Center. Mayor

Montandon felt the design should be changed so it would not resemble so many other buildings in the Las Vegas valley, and wanted a design that would not look out-dated in 20 years. Councilwoman Smith wanted the building to have a classical look; Councilwoman Buck agreed.

ACTION: HIGH RISE BUILDING DESIGN SELECTED

MOTION: Councilwoman Smith

SECOND: Mayor Pro Tempore Robinson

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

NAYS: None

ABSTAIN: None

PUBLIC FORUM

There was no public participation.

ADJOURNMENT

ACTION: THE MEETING ADJOURNED AT 5:07 P.M.

MOTION: Mayor Montandon

SECOND: Mayor Pro Tempore Robinson

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

NAYS: None

ABSENT: None

APPROVED: September 17, 2008

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

ATTEST:

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