

**CITY OF NORTH LAS VEGAS
REGULAR REDEVELOPMENT AGENCY MEETING**

June 7, 2006

Website - <http://www.cityofnorthlasvegas.com>

CHAIRMAN ROBERT L. ELIASON
VICE CHAIRMAN SHARI BUCK

CALL TO ORDER 5:30 P.M., Council Chambers, 2200 Civic Center Drive, North Las Vegas, Nevada

ROLL CALL PRESENT

Robert L. Eliason, Chairman
Michael L. Montandon, Board Member
William E. Robinson, Board Member
Stephanie S. Smith, Board Member
Shari Buck, Vice Chairman

STAFF PRESENT

City Manager Gregory E. Rose
Assistant City Manager Maryann Ustick
City Attorney Sean McGowan
City Clerk Karen L. Storms
Economic Development Director Mike Majewski
Planning and Zoning Director Jory Stewart
Redevelopment Manager Larry Bender
Chief Deputy City Clerk Anita Sheldon

WELCOME Chairman Robert L. Eliason

VERIFICATION Karen L. Storms, CMC
City Clerk

Board Member Montandon was not present at the start of the meeting.

AGENDA

1. **APPROVAL OF THE REGULAR REDEVELOPMENT AGENCY AGENDA OF JUNE 7, 2006.**

ACTION: APPROVED

MOTION: Board Member Robinson
SECOND: Board Member Smith
AYES: Chairman Eliason, Vice Chairman Buck, Board Members Robinson and Smith
NAYS: None
ABSTAIN: None

BUSINESS

2. APPROVAL OF REGULAR REDEVELOPMENT AGENCY MINUTES OF MAY 3, 2006.

ACTION: APPROVED

MOTION: Board Member Robinson
SECOND: Board Member Smith
AYES: Chairman Eliason, Vice Chairman Buck, Board Members Robinson and Smith
NAYS: None
ABSTAIN: None

Board Member Montandon entered Chambers at 5:32 P.M.

3. DISCUSSION AND POSSIBLE ACTION REGARDING RESCISSION OF DENIAL OF UN-18-06 (RAINBOW BRIGHT); AN APPLICATION SUBMITTED BY LYDIA CARTER ON BEHALF OF VEGAS VIEW CHURCH OF GOD IN CHRIST, PROPERTY OWNER, FOR A USE PERMIT IN AN R-A/FA REDEVELOPMENT AREA/FOCUS AREA SUBDISTRICT TO ALLOW A CHILD CARE CENTER, ON PROPERTY LOCATED AT 1906 GLIDER STREET, A.P.N. 139-23-310-030. (IF DENIAL RESCINDED: SET PUBLIC HEARING FOR JULY 5, 2006)

John Delikanakis, Snell & Wilmer, 3800 Howard Hughes Parkway, Las Vegas, appeared on behalf of Jerry's Nugget and opposed the rescission of the Agency's decision to deny the applicant's request for a use permit. Since the request had been denied at a previous meeting, Mr. Delikanakis requested an explanation as to why the second public hearing was scheduled. Board Member Montandon advised he had requested the item be put on the agenda for a re-hearing because he wanted an opportunity to visit the site of the proposed day care center to become familiar with the issues presented by both sides.

Peter Demangus, 1821 North Las Vegas Boulevard, North Las Vegas, stated for the

record that he had previously attempted to purchase the church; however, no decision had been made regarding that transaction. He offered to assist Rainbow Bright in locating an alternative site for their day care.

Mr. Delikanakis explained that, although Vegas View Church was a nonprofit entity, the Rainbow Bright day care center was a for profit business which would be subleasing space in the church. He felt this issue should be further addressed by the Planning Commission.

Vice Chairman Buck felt there should be no further discussion and the question was whether or not this issue should be re-considered. Chairman Eliason agreed the public hearing was strictly to hear new information. Vice Chairman Buck asked City Attorney Sean McGowan if this was considered a public hearing to which he responded in the sense that the meeting was an open meeting, it was a public hearing. Vice Chairman Buck requested a decision from the Agency as to whether the item should be re-considered or sent to the Planning Commission. Chairman Eliason stated the public hearing was set only for the purpose of hearing new information.

Jerald Mason, 1906 Glider Street, North Las Vegas, stated he had received information that Staff had not fully informed the Agency of all the conditions that were met to obtain the special use permit. Chairman Eliason advised Mr. Mason that all the necessary information had been presented to the Agency.

Board Member Smith agreed a day care center would be beneficial in the Redevelopment Area; however, she suggested another site be chosen and asked Redevelopment Manager Larry Bender if Staff could offer some assistance toward that goal. Manager Bender responded there were resources available to assist the applicant if directed to do so by the Agency.

When asked by Board Member Robinson what type of Agency assistance would be available, City Manager Rose responded this business would be treated the same as any other business requesting assistance from the Redevelopment Agency to establish a for profit business.

At the suggestion of Board Member Montandon, City Manager Rose stated Staff would act as facilitator to assist in a smooth transaction for the day care facility.

Board Member Buck advised she was not in favor of re-hearing the item and felt the location of the proposed day care center was inappropriate. She encouraged the applicant to contact other churches in the area to secure a more appropriate location.

Board Member Robinson stated he did not object to bringing the item back for further discussion.

Board Member Smith stated that, while she supported a day care center, she was not in favor of the proposed location. She agreed that the City should assist the applicant in securing an alternative location.

ACTION: DENIAL UPHELD

MOTION: Vice Chairman Buck

SECOND: Board Member Smith

AYES: Chairman Eliason, Vice Chairman Buck and Board Member Smith

NAYS: Board Members Montandon and Robinson

ABSTAIN: None

PUBLIC FORUM

Jerald Mason, 1906 Glider Street, North Las Vegas, stated he was very disappointed in the Agency's decision to deny the applicant's request for a use permit.

Councilwoman Smith requested that Chairman Eliason direct Staff to assist the applicant in securing a suitable location for the day care center. Board Member Robinson requested that Staff keep the Agency apprised of the progress made on the alternative location.

ADJOURNMENT

ACTION: THE MEETING ADJOURNED AT 5:52 P.M.

MOTION: Board Member Robinson

SECOND: Board Member Smith

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

NAYS: None

ABSTAIN: None

APPROVED: July 5, 2006

Robert L. Eliason, Chairman

ATTEST:

Karen L. Storms, CMC, Agency Secretary