

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

December 3, 2008

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

CHAIRMAN ROBERT L. ELIASON
VICE CHAIRWOMAN SHARI BUCK

CALL TO ORDER

5:31 P.M., Council Chambers, 2200 Civic Center Drive, North Las Vegas, Nevada

ROLL CALL

PRESENT

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

STAFF PRESENT

City Manager Gregory E. Rose
Assistant City Manager Maryann Ustick
City Attorney Carie Torrence
City Clerk Karen L. Storms
Economic Development Director Mike Majewski
Finance Director Phil Stoeckinger
Fire Chief Al Gillespie
General Services and Communications Director Brenda Fischer
Human Resources Director Joyce Lira
Information Technology Director Steve Chapin
Parks and Recreation Manager Jon Jainga
Planning and Zoning Director Frank Fiori
Public Works Director Dr. Qiong Liu
Assistant to the City Manager Michelle Bailey-Hedgepeth
Planning and Zoning Manager Marc Jordan
Redevelopment Manager Larry Bender
Assistant City Clerk Anita Sheldon

WELCOME

Chairman Robert L. Eliason

VERIFICATION

Karen L. Storms, CMC
City Clerk

AGENDA

1. APPROVAL OF THE REGULAR REDEVELOPMENT AGENCY AGENDA OF DECEMBER 3, 2008.

ACTION: APPROVED

MOTION: Board Member Smith

SECOND: Board Member Robinson

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

NAYS: None

ABSTAIN: None

CONSENT AGENDA

Chairman Eliason requested that Item No. 3 be pulled from the Consent Agenda for discussion.

2. APPROVAL OF REGULAR REDEVELOPMENT AGENCY MEETING MINUTES OF NOVEMBER 5, 2008.

ACTION: APPROVED

MOTION: Board Member Robinson

SECOND: Board Member Smith

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

NAYS: None

ABSTAIN: None

4. UN-99-08 (SAINT CHRISTOPHER'S OVERFLOW PARKING); AN APPLICATION SUBMITTED BY THE ROMAN CATHOLIC BISHOP OF LAS VEGAS, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN R-A/R-2, REDEVELOPMENT AREA/MEDIUM-DENSITY RESIDENTIAL SUBDISTRICT TO ALLOW A PARKING LOT FOR AN EXISTING CHURCH ON PROPERTY LOCATED AT 1805 NORTH BRUCE STREET. (SET PUBLIC HEARING FOR JANUARY 7, 2009)

ACTION: PUBLIC HEARING SET FOR JANUARY 7, 2009

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

5. **UN-107-08 (ROYALTY AUTO SERVICE); AN APPLICATION SUBMITTED BY ROYALTY AUTO SERVICE, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW AN AUTOMOBILE SERVICE FACILITY ON PROPERTY LOCATED AT 2632 NORTH LAS VEGAS BOULEVARD. (SET PUBLIC HEARING FOR JANUARY 7, 2009)**

ACTION: PUBLIC HEARING SET FOR JANUARY 7, 2009

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

6. **UN-108-08 (FRANCISCO R. ALVAREZ); AN APPLICATION SUBMITTED BY FRANCISCO R. ALVAREZ, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN R-A/FA REDEVELOPMENT AREA/FOCUS AREA SUBDISTRICT TO ALLOW THE RECONSTRUCTION OF A NON-CONFORMING MULTI-FAMILY DWELLING UNIT ON PROPERTY LOCATED AT 2042 CHRISTINA STREET. (SET PUBLIC HEARING FOR JANUARY 7, 2009)**

ACTION: PUBLIC HEARING SET FOR JANUARY 7, 2009

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

7. **VN-15-08 (NEW WATER VENDING MACHINE); AN APPLICATION SUBMITTED BY WATERMILL EXPRESS, LLC, ON BEHALF OF MERCADO DEL PUEBLO, LLC, PROPERTY OWNER, FOR A VARIANCE IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW A 13-FOOT BUILDING SETBACK WHERE 20 FEET IS THE MINIMUM BUILDING SETBACK REQUIRED ON PROPERTY LOCATED AT 2987 NORTH LAS VEGAS BOULEVARD. (SET PUBLIC HEARING FOR JANUARY 7, 2009)**

ACTION: PUBLIC HEARING SET FOR JANUARY 7, 2009

MOTION: Board Member Robinson

SECOND: Board Member Smith

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

NAYS: None

ABSTAIN: None

Board Member Montandon arrived at 5:32 p.m.

BUSINESS

3. **RATIFICATION OF THE PRIOR APPROVAL BY THE EXECUTIVE DIRECTOR FOR A CONTRACT AMENDMENT WITH THE CONSULTING FIRM MOORE, IACOFANO, GOLTSMAN, INC., IN AN AMOUNT NOT TO EXCEED \$13,000, FOR ADDITIONAL SERVICES TO THE CITY OF NORTH LAS VEGAS DOWNTOWN MASTER PLAN/INVESTMENT STRATEGY.**

Economic Development Manager Larry Bender explained that this request was for additional funds by the consultant. Revisions were made to the final document, particularly to items beyond the scope of work. Chairman Eliason questioned additional fees being charged. Manager Bender explained that substantial revisions were made to the signage scheme. Chairman Eliason questioned why this request was being presented to the Redevelopment Agency. City Manager Gregory Rose explained that the amount exceeded the original amount of the contract. The contract was amended and exceeded the City Manager's authorization. Board Member Robinson questioned whether this was a second amendment to the contract. City Attorney Carrie Torrence explained that the first amendment was not related to the Downtown Master Plan but related to the connectivity to North 5th Street. Chairman Eliason questioned whether the signage was the only reason the contract was beyond the scope of work. Manager Bender explained there was signage, way-findings and other suggestions made that extensively changed certain areas. Councilwoman Smith questioned whether additional charges were added to the City Hall project after the plans were revised. City Manager Rose said he would have to do some research. Councilwoman Smith commented that if the signage was part of the scope of work and needed to be revised, it should be part of the contract. City Manager Rose explained he would need to research what was allowable under the contract relating to initial

expenses and what was reasonable as add-on expenses. He also explained the consultant moved forward with conducting a number of changes based on confidence that the City would compensate them for the changes. City Manager Rose commented that if action was taken not to compensate the consultant it would create problems for future contracts where work would stop, waiting for Council to take action. Chairman Eliason commented there had to be an amount of time built into the contract to redraft plans. If it went beyond that amount, then it was justifiable and the question would be how the City went beyond that number. He also asked if there were additional changes, would more charges be added. City Manager Rose explained the issue would be what was allowable under the contract. Vice-Chairwoman Buck commented that before voting, the Agency would need to know what the contract allowed.

ACTION: TABLED TO JANUARY 7, 2009

MOTION: Chairman Eliason

SECOND: Board Member Smith

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

NAYS: None

ABSTAIN: None

8. DISCUSSION AND/OR POSSIBLE ACTION REGARDING THE FINAL ADOPTION OF THE NORTH LAS VEGAS DOWNTOWN MASTER PLAN/INVESTMENT STRATEGY.

Jay Rankins, Project Manager, Moore, Iacofano, Goltsman, Inc., explained any edits would be included in the scope of work. Major Plan Elements included the existing conditions, vision and concept and planning framework. Recommendations were made for zoning, standards and guidelines, circulation, parking and investment strategies. Mr. Rankins explained the plan supported the existing residents and businesses as well as attracting new businesses and investors. Mr. Rankins explained the vision came from the community. There were two meetings held, one in the downtown area and one in Aliante, before any concepts were developed. The vision showed that the downtown should serve a dual function, serving the residents of the downtown and surrounding area and as a regional destination. It should have a strong district identity, support existing and new businesses, be easy to navigate, well connected and embrace all cultures. The development concepts centered on the public realm and supported the private investment. Mr. Rankins explained that North Las Vegas Boulevard was a signature element in the downtown. Other development concepts included pedestrian/bicycle connections and strong neighborhood linkages. Mr. Rankins explained the plan would be supported with some policy changes. Clarion Associates was working on the update to Title 17 and Moore, Iacofano and Goltsman, Inc. was coordinating with them. Mr. Rankins explained that comments were received regarding some areas that were existing R-1 zoning. He felt it should not be converted and was not appropriate to up-zone to a higher density residential. He said the area between Bruce Street and Civic Center Drive, south of Tonopah Avenue was retained as R-1 where originally it was suggested to convert that area to R-3 residential zoning.

Chairman Eliason questioned the area between Bruce Street and Woodard Street which currently was R-1 residential but showed as R-3 residential. Mr. Rankins explained that the zoning change did not mean existing businesses or structures would go away. It meant it allowed for a higher density development to occur. He explained in an R-3 residential district, a transition to higher density development the community envisioned was provided as well as roof tops to attract businesses to the downtown. Chairman Eliason questioned whether the houses directly west of the Recreation Center were recommended for R-3 zoning. Mr. Rankins stated the recommendation was for the area to be rezoned. Board Member Smith questioned whether the City would be liable for denying an application for higher density development, if the zoning was approved. Mr. Rankins explained that, if appropriate, there could be a specific R-3 zoning for the downtown with restrictions or downtown specific design guidelines and standards with restrictions for additional residential density. Board Member Smith asked whether the specific downtown zoning was being planned or if it was something that needed to be added. Planning and Zoning Director Frank Fiori explained the Downtown Master Plan was just a plan. Adoption of the plan with the included map did not change the zoning. Anyone who wanted to change the zoning would need a rezoning request from the current zoning to R-3 residential. Incorporated in Title 17, through Clarion Associates' work, were the recommendations that were found in the body of the plan which required specific standards for development in the downtown area to avoid the unwanted developments. Councilwoman Buck questioned if the map was included that stated possible future master plan zoning. Another option was to put in writing that there was a possibility for higher density in the Redevelopment Area along Las Vegas Boulevard and at the corner of Las Vegas Boulevard and Lake Mead Boulevard allowing people to know that the City was willing to listen but would not lock themselves in. She said that residents relied on the current master plan as a blueprint and were not happy when it was changed. She felt that by including the map developers would expect the approval. Mr. Rankins suggested taking the map out as a zoning map and replace it with a potential or future land use map. Chairman Eliason was concerned about the impact on schools. Mr. Rankin explained recommendations were made for standards and guidelines. Chairman Eliason asked if lighted crosswalks could be included as part of the recommendations. Mr. Rankin continued and explained that transportation, circulation and parking were also addressed. Chairman Eliason was concerned about the parking. He said that the plan stated there was ample parking but was recommending a parking garage. Mr. Rankins explained looking at the downtown area there was ample parking. The problem was there were not enough open spaces at the most desirable destinations. The plan encouraged the highest density within the triangle created by Civic Center Drive, Lake Mead Boulevard and Las Vegas Boulevard to have additional parking. Mr. Rankins recommended a parking structure in the center of the triangle area. Board Member Smith suggested the placement of charging stations for the future use of electric cars. Mr. Rankin explained there were capital improvement priorities listed in the plan. Chairman Eliason was concerned that current and future City Councils were obligated by placing in the plan the anticipation of what Las Flores was going to request of the City. City Manager Rose said the capital improvement section should be removed since a capital improvement plan for the downtown area would be forwarded to the Redevelopment Agency by January. Mr. Rankins explained public improvements important to making

the vision a reality included streetscape improvements, new gateway and signage, transit and bus shelters, new municipal buildings, public plaza and pedestrian pathways, infrastructure improvements and parking structure. Mr. Rankins said the recommended actions included providing direction on gateway signage and way-findings, district naming process and adopting the downtown master plan investment strategy with any contingent changes to be made. Mr. Rankins explained that the color scheme for the gateway and signage was changed with other options available. Chairman Eliason suggested that due to time constraints this discussion be continued at the next meeting on January 7, 2009.

ACTION: TABLED TO JANUARY 7, 2009

MOTION: Chairman Eliason

SECOND: Board Member Robinson

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

NAYS: None

ABSTAIN: None

PUBLIC FORUM

There was no public participation.

ADJOURNMENT

ACTION: THE MEETING ADJOURNED AT 6:14 P.M.

MOTION: Chairman Eliason

SECOND: Board Member Robinson

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

NAYS: None

ABSTAIN: None

APPROVED: January 7, 2009

Robert L. Eliason, Chairman

ATTEST:

Karen L. Storms, CMC
City Clerk