

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

June 18, 2008

CALL TO ORDER: 4:37 P.M.

ROLL CALL

COUNCIL PRESENT

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

EXCUSED

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
Finance Director Phil Stoeckinger
Deputy Fire Chief Kevin Brame
Parks and Recreation Director Mike Henley
Public Works Director Qiong Liu
Assistant to the City Manager Michelle Bailey-Hedgepeth
Assistant City Clerk Anita Sheldon

VERIFICATION: Karen L. Storms, CMC
City Clerk

BUSINESS:

1. **DISCUSSION, DIRECTION AND/OR ACTION REGARDING THE PAR 3/CITY VIEW PARK ALTERNATIVES.**

City Manager Gregory Rose explained that the City Council requested this item be brought back after the North 5th Street project had moved further along to review the impact North 5th Street had on the golf course.

Parks and Recreation Director Mike Henley explained that on December 19, 2007 this item was brought before Council and three things were reviewed; the continuation of golf course operations, exploration of the parks options and replacement of parkland taken by the North 5th Street project. Director Henley presented renovation options for the golf course which included retaining the site as a community park, a golf course park and proposed new Fire Station site and conversion of the entire site to a public golf course.

Director Henley explained that the pond would be impacted by the road widening and included in the park proposal was the possibility to rebuild the pond due to the tradition and history associated with it. The existing uses were explained which included 13 acres of public park in the north, 14 acres of golf course, a reservoir site and city service facilities of 6.5 acres. Director Henley explained the first option was a park concept with 3.7 acres of the golf course and the existing City View Park impacted by the right-of-way. He proposed two new group picnic shelters, reconstruction of the pond at the central location of the park, one mile of lighted concrete pathways, reconstruction of the rest rooms, a new 2-acre lighted dog park, ADA access throughout the park and renovations of the existing irrigation system.

Director Henley explained the next option was a revised golf course design. It would entail using an additional 1.7 acres of the existing park to make up the lost acreage with the reorientation of the holes. It would provide three new or adjusted greens, fairways and tees in number three, eight and nine, rebuilding of the clubhouse in the existing location to meet ADA compliance, relocation of the golf course lighting, relocation of the Kaboom playground that was constructed at the park, ADA access and renovation of the irrigation system.

The next option explained was an enhanced golf course design which would use an additional six acres of the existing park and would necessitate four new or adjusted tees, fairways and greens in number one, six, seven and nine. It would also provide a lighted off-leash area off of Brooks Avenue, relocation of the playground, movement of the existing clubhouse and its reconstruction off of Cheyenne Avenue at the top of the park site, a new practice green, driving cage, enhancement of the parking lot adjacent to Cheyenne Avenue and ADA access.

Director Henley explained the Capital Cost Comparison was reviewed and the park concept would be \$7 million, revised golf concept \$3 million and enhanced golf concept \$6 million. He explained these were rough estimates which included soft costs for design, construction administration and construction and there was a need for funding sources to complete.

Director Henley explained the summary of acreage analysis with the options. Under Option #1 there would be conversion of an additional ten acres of golf course to public park with an additional ten acres toward the 48 acre deficit in Ward 2. Under Option #2, there would be a loss of 2.4 acres of general parkland, and under Option #3 there would be a loss of 5.1 acres.

Director Henley explained the General Fund cost for operations and maintenance was reviewed and did not factor in the Golf Fund. He explained in the maintenance cost per acre, whether the golf greens or general park, it was basically the same for all options.

Director Henley explained the advantages and disadvantages for different options. Under Option #1 the advantages were that it would provide a larger park in Ward 2 with numerous mature trees, reduction of the parkland deficit in Ward 2 by ten acres, reduction of the General Fund annual subsidy by \$250,000 per year and access for the greatest number of citizens with no fees.

Mayor Montandon questioned the reduction of the General Fund subsidy. Director Henley explained it would cost less to the General Fund to operate a park. He explained the golf course operating cost was the cost that it took to pay for the annual expenses pertaining to the operation of the golf course in excess of the revenues earned. Those did exist if it was a general park. Director Henley explained that Park maintenance would be provided to the entire site whether a golf course or park.

Mayor Montandon questioned how elimination of the revenues generated by the golf course made the park operation cheaper. City Manager Rose explained the question was did the City currently have the General Fund staff maintaining the golf course and if yes, then the golf course operation was subsidized at a cost greater than \$250,000. If the answer was no, then the costs would be incurred to have employees maintain them.

Mayor Montandon questioned whether the maintenance cost for the golf course was paid for out of the Enterprise Fund. Director Henley stated yes. Mayor Montandon then questioned if the Enterprise Fund and revenue was eliminated then the cost needed to be added to the General Fund which would make it more than \$250,000. Mayor Montandon explained he understood that it was cheaper to operate a park than a golf course, but a park was a 100% cost center and a golf course had revenue. City Manager Rose explained the numbers would be reviewed and a report would be given to Council.

Director Henley continued with the disadvantages to Option #1 which included elimination of affordable golf which took a lower level of skill to play and shortened the time for play, diminished the existing level of service for recreational facilities, eliminated one of three public courses in the Valley with night golf, Aliante Golf Course would be the only public golf course in North Las Vegas and three full-time and two half-time employees would need to be reassigned within the City.

Under Option #2 the advantages were the retention of an affordable golf course in North Las Vegas as a walking course only which promoted wellness and fitness for all participants, maintained existing level of service for recreational facilities and saw an increase in play with the closure of Craig Ranch in the Spring of 2009. The disadvantages were the additional cost for the construction of three new holes and identification of a funding source, deferred maintenance items, ADA accessibility for the clubhouse, and the anticipation of needing an annual General Fund subsidy.

Director Henley explained the advantages under Option #3 were the improvement of accessibility with location of the new club house, additions of more acres for golf course and new off-leash area, retention of an affordable lighted golf course, walking course only for wellness and fitness, maintenance of existing level of service for recreational facilities and potential increase in play once Craig Ranch closed. The disadvantages were that the current location was in a industrial area which was problematic and would worsen with the development of the super arterial in terms of increased noise and visual impacts, additional cost to renovate new holes, deferred maintenance items, ADA accessibility for the clubhouse and the possible need for General Fund subsidy.

Deputy Fire Chief Kevin Brame explained the overview of the situation regarding Fire Station #50, which was the proposed fire station infill between Station #51 and the new location for Station #53. Deputy Chief Brame explained that the existing Fire Station #53 had unstable soil and the station was falling apart. It was proposed to relocate the Fire Station to the new park site which would cover the gap in that area. The area generated 1238 calls for service annually. He explained when stations were moved significantly it had dramatic impact. Without Station 53 or Station 50 a potential liability for calls was created. The properties reviewed for the location of Fire Station 50 included the south end of the golf course. Deputy Chief Brame showed Council several areas proposed for the Fire Station where most had soil problems. He explained the need to find appropriate property and keep within a reasonable budget. There was bonding for the Fire Station itself, and he hoped to use existing public lands to place the Fire Station. He explained the need to find a location for the infill which was a significant service area and created a problem.

Mayor Montandon commented that the park area was a good location for the Fire Station and recommended using the enhanced golf design (Option #3), replacing the dog park with the Fire Station on that site and moving the dog park to the remaining park acreage.

Councilwoman Smith was concerned that the movement of the Fire Station created a gap in another area which had remaining issues. She was concerned about the preservation of mature land and felt the golf course needed to be preserved.

City Manager Rose commented that the direction he received from Council was to bring back a preliminary design that integrated the Fire Station and expanded the golf course, review the option of including funding to enhance the course in the Capital Improvement Program and bring back the financial analysis of the Par 3 golf Course.

Councilwoman Buck questioned how many acres were needed for the Fire Station. Deputy Chief Brame explained 1.5 - 3 acres were needed. Councilwoman Buck suggested redoing the park correctly so that it was usable, would make money and be the course people would want to come and use. She felt the possible need to use a consultant.

Councilwoman Smith felt that if there was leftover acreage from the Fire Station that would be torn down on Martin L. King Boulevard, then possibly move some of the City yard to that location and put the Fire Station where the City yard exists.

ACTION: DISCUSSION HELD; STAFF DIRECTED TO BRING BACK PRELIMINARY DESIGN FOR THE FIRE STATION AND EXPANSION OF THE GOLF COURSE; STAFF ALSO DIRECTED TO CHECK CAPITAL IMPROVEMENT FUNDS TO ENHANCE THE GOLF COURSE AND BRING BACK FINANCIAL ANALYSIS OF GOLF COURSE VERSUS PARK EXPENSES.

PUBLIC FORUM

There was no public participation.

ADJOURNMENT

ACTION: THE MEETING ADJOURNED AT 5:13 P.M.

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilwoman Smith

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

NAYS: None

ABSENT: Councilman Eliason

ABSTAIN: None

APPROVED: August 20, 2008

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

ATTEST:

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