

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

February 6, 2008

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

**CALL TO ORDER**

4:33 P.M., Council Chambers, 2200 Civic Center Drive, North Las Vegas, Nevada

**ROLL CALL**

**COUNCIL PRESENT**

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

**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  
Fire Chief Al Gillespie  
Human Resources Director Joyce Lira  
Parks and Recreation Director Mike Henley  
Redevelopment Manager Larry Bender

**VERIFICATION**

Karen L. Storms, CMC  
City Clerk

## **BUSINESS**

### **1. UPDATE ON THE DOWNTOWN MASTER PLAN.**

Councilman Robert L. Eliason entered the Council Chambers at 4:38 p.m.

Planning and Zoning Planner Vicki Adams introduced Daniel Iacofano of the Consulting Firm of Moore, Iacofano and Goltsman, Inc. (MIG) who had been working on the Downtown Master Plan and Strategy and advised the Council he would provide them with an Update on the Downtown Master Plan and would like their feedback and comments.

Mr. Iacofano, MIG, thanked the City Council for giving them the opportunity to conduct the Downtown Master Plan and Investment Strategy study. He stated the City of North Las Vegas had the opportunity to progress in many areas in the City with private individuals interested in investing which the city should take advantage to ensure that the City of North Las Vegas achieved the maximum value for this community. He discussed they would be presented with a Summary Work in Progress which there was ample time to make any adjustments to the Master Plan, based in the input and feedback of the City Council.

He stated he had been working closely with his consulting team and members of the private sector to make sure to get the best plan for the City. He presented Council with a presentation, which consisted of map graphics about the progress of the Master Plan study.

He described the plan as a multi-phase and multi-track effort which looked at the alternatives and options to flush out this corner investment area. A draft plan would be available in June or July with possible final draft plan in December. It looked at the southern border from Lake Mead Boulevard to the I-15 Freeway and North Las Vegas Boulevard going from southwest to northeast indicated the parcels of land and total amount of acreage available at this time, which would also allow the opportunity to infill and renovate the downtown corridor. All estimates indicated the major assets or opportunities included the proposed Latino destination shopping center-Las Flores, the new City Hall Building, expansion of the Silver Nugget, North Vista Hospital expansion, Jerry's Nugget, and the 5<sup>th</sup> Street Corridor. The plan proposed to include a dual functional nature of downtown both in community services for local residents and regional in nature that drew from a large area. It also offered a very distinctive atmosphere different from the Strip that would be a more intimate scale, easily accessible, friendly and comfortable environment for the people. The community had requested that this project embrace all cultural groups. Strategically the goal was to make sure the existing businesses do well and to attract new businesses interested in investing in the community with the assistance of the private sector investors.

To allow City Hall to continue with its normal functions the project proposed a maximum flexibility plan in case these plans take a different direction. It planned to move existing Police Headquarters and proposed to have streetscapes, public space improvements, updated zoning & development standards and guidelines for the court area. Jerry's Nugget had stated they were not ready to move within the zero to five year plan. Residential units were considered as well as housing and neighborhood programs to upgrade the perception of the North Las Vegas area. It proposed the Lake Mead Shopping Center at Lake Mead Boulevard and Civic Center Drive to be used as a mixed-use local services environment.

The plan also proposed to make North Las Vegas Boulevard into a signature street with structural parking shared between City Hall and the Silver Nugget. There would be a Civic square (Food Court) gathering area for the City Hall complex with minimum connectivity to the neighborhood to the east.

McCool Mahatra, Chief of Redesign of MIG, explained there was a need to create a signature street along North Las Vegas Boulevard. The plan proposed to create two dedicated lanes for traffic allowing access in either direction and keep traffic moving on Lake Mead Boulevard. He stated McDaniel Street would need pedestrian connectivity and right-of-way access.

Scott Kylie of MIG, explained the City needed a new approach to target all local residents and visitors by providing new visual signs at the City's entry gateways. These signs would be targeted toward all diversity groups.

Mayor Montandon thanked Mr. Iacofano for his informative presentation. He asked Mr. Iacofano to look over the timetable of the zero to five year plan of the North 5<sup>th</sup> Street project since it was considerably ahead of any other project.

Mayor Montandon stated Council had previously worked on design graphics of the entry monument and gateways and asked Mr. Kylie if his portfolio included these samples as they would like them to be incorporated in the Master Plan. Mr. Kylie replied they had these samples.

Mayor Montandon stated that even though the 5<sup>th</sup> Street Corridor was not within the Master Plan scope it needed to be considered as it would create a no-man land between 5<sup>th</sup> Street and the I-15 Freeway. He also stated the large empty parcel of land at the southern entry point of Las Vegas Boulevard and the gateway sites of Lake Mead Boulevard and west of Las Vegas Boulevard must be dealt with.

Mayor Montandon stated the Apex site would be discussed further by Council and the Redevelopment Agency as they would consider pulling out the Request for a Proposal and waiting for the Master Plan before identifying one parcel for development.

Councilwoman Smith stated the plan of residential components was an excellent idea whether it was a high-rise building or 3-4 story apartments; however, she was concerned with the housing market and foreclosures and this would be something that needed to be considered further.

Councilman Eliason asked Mr. Iacofano if the Master Plan designs included any offices. Mr. Iacofano replied yes, that along McDaniel Street and Lake Mead Boulevard there were currently office buildings. This should be a very flexible zoning.

ACTION: UPDATE GIVEN

**PUBLIC FORUM**

There was no public participation.

**ADJOURNMENT**

ACTION: THE MEETING ADJOURNED AT 5:17 P.M.

MOTION: Mayor Montandon

SECOND: Mayor Pro Tempore Robinson

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

NAYS: None

ABSTAIN: None

**APPROVED: May 7, 2008**

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Mayor Michael L. Montandon

**ATTEST:**

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Karen L. Storms, CMC  
City Clerk