



AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF DECEMBER 6, 2006

DEPARTMENT: PUBLIC WORKS
DIRECTOR: CHARLIE KAJKOWSKI

Consent Discussion

SUBJECT: Public hearing on proposed local improvement district for Special Improvement District No. 1506 - Fremont Street Pedestrian Improvements (Las Vegas Boulevard to 8th Street) - Ward 5 (Weekly)

Fiscal Impact

No Impact Augmentation Required
 Budget Funds Available Dept. Division:

Amount:
Funding Source:

PURPOSE/BACKGROUND:

The construction of pedestrian enhancements which include sidewalk bulb-outs, mid-block pedestrian crossings with landscaping and decorative and directional signage, gateway arches, removal and installation of new curb, gutter, sidewalk, streetlights, and related traffic signalization and drainage improvements. Costs will be recovered over a 20-year period, in accordance with the Provisional Order approved by City Council on the 1st day of November, 2006.

RECOMMENDATION:

Public hearing only; no action required.

BACKUP DOCUMENTATION:

1. Public hearing notice
2. 17 support letters
3. Submitted after final agenda 3 protest letters and 2 support letters

Minutes:

CHARLIE KAJKOWSKI, Director of Public Works Department, indicated that Special Improvement District (SID) 1506 would improve streets between Fremont Street, Fifth and Eight Streets, SID 1516 provides for the continuous maintenance. The parcels affected by this SID are properties within Ogden to Carson, Las Vegas Boulevard to Eight Street. He showed photographs depicting the entrance to Fremont Street. Additional improvements would include sign icons of Las Vegas' past, such as replicas of the Silver Slipper. The improvements will include widening the sidewalks, install landscaping and a pedestrian crossing mid-block to facilitate the street being pedestrian friendly. The street will be one lane of traffic each direction, except for turn lanes. Notices were sent out and meetings were held with the affected property owners. Written protests are less than 16 percent. To move forward with the improvements they need 51 percent or better, which they have. To affect the maintenance they would need 33

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percent or more of protests, which were not received. The item is in order.

MAYOR GOODMAN stated the ambitious, wonderful project would add to the success of downtown. He verified with MR. KAJKOWSKI that the project would be completed by the Spring or Summer of 2007. MAYOR GOODMAN thanked staff for the time they have put into this project, in particular the Council members who represent the downtown area.

TOM McGOWAN, Las Vegas resident, asked when and where the public meetings were held and asked for the minutes. SCOTT ADAMS, Director of the Office of Business Development, replied meetings were conducted by the property owners association and they relied on them to provide notices and facilitate those meetings. Staff has continually had meetings and there have been large scale meetings where all the owners have been invited.

JOHN KITCHEN, 515 Fremont Street, stated he never received a notice regarding any meetings; therefore, he was unable to give his input. He has never been wrong in his prediction as to the outcome of any City induced projects and this project is destined to fail. He does not believe there is a need for another bar in downtown. His business is located adjacent to the Beauty Bar, which has late night concerts and during those concerts, the front of his building is covered with feces, urine and vomit. Additionally, his business depended on the parking meters, they were removed based on information provided by Metro, which is a detriment to businesses because no parking is available for customers. He would like to see the street return to normal with the parking meters reinstalled. He referred to the pictures shown by staff where no pedestrian traffic is present.

FRANK ELEM, 115 North Seventh Street, President of the owners association for Fremont East, indicated that every property owner was notified, including MR. KITCHEN. MR. ELEM supports the SID, as it would increase property values. He represents owners of 101 and 105 Las Vegas Boulevard and 501-513 Las Vegas Boulevard, who fully support this SID. The property owners appreciate the City Council's support of this project.

THEODORE RUSSELL, Las Vegas resident, supports the plan. He believes that the Fremont Street Experience could be extended.

DOUG DEMASI, 1001 Ogden Avenue, appeared on behalf of business owners, who fully support the project.

ALEX LAVECCHIA, General Manager of the Good Day Inn, 707 Fremont Street, fully supports the plan.

VERA BUSICK, owner of a business located at 115 North Seventh Street, stated she will open a restaurant/night club and internet cafe with an upscale soul food theme. She supports the project and looks forward to locating in downtown.

KEVIN KELLY, 120 North Las Vegas Boulevard, Streamline Group, stated that things such as the proposed project encouraged them to move forward with their development. He indicated

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that Streamline will be completed in January 2008.

JUSTIN MARTINEZ, 709 through 731 Fremont Street, supports the project because value will be added and draw people to the area.

MIKE NOLEN and JOE WOODY, KENNY and LAWRENCE EPSTEIN, El Cortez, 600 East Fremont Street, were present. MR. NOLEN stated he is excited and wholeheartedly supports the plan. MAYOR GOODMAN pointed out that the El Cortez has become a wonderful casino.

CHARLES FOX, 11 Fremont Street, feels this plan will bring more people downtown. MAYOR GOODMAN thanked him and other business owners for bringing their businesses downtown.

MR. KITCHEN reiterated he never received a notice pertaining to a public meeting regarding this plan. He stills believes this plan is not a good idea.

COUNCILMAN WEEKLY thanked all the downtown business owners for believing in the concept. He stressed that City staff ensure that all affected properties be notified about any future public hearings.