



Las Vegas

Agenda Item No.: 38.

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: MARCH 5, 2008**

**DEPARTMENT: PUBLIC WORKS**  
**DIRECTOR: CHARLIE KAJKOWSKI**

Consent  Discussion

**SUBJECT:**  
Public Hearing on proposed local improvement district for Special Improvement District No. 1507 - Jones Boulevard (Elkhorn Road to Horse Drive) and Grand Teton Drive (Maverick Street to Decatur Boulevard) - Ward 6 (Boss)

**Fiscal Impact**

No Impact

Augmentation Required

Budget Funds Available

**Amount:**

**Funding Source:**

**Dept./Division:**

**PURPOSE/BACKGROUND:**

The construction and installation of pavement, median islands with left turn lanes and/or continuous left turn lane, "L" type curb and gutter, sidewalks and street lights. The cost of the SID is estimated to be \$2,199,180.67.

**RECOMMENDATION:**

Public hearing only; no action required.

**BACKUP DOCUMENTATION:**

1. Public hearing notice
2. Submitted at meeting Protest letter by Steven Delao
3. Submitted after meeting Protest letter by Louise Ann Benda

Minutes:

No motion required. A presentation was made.

MAYOR GOODMAN declared the Public Hearing open.

CHARLIE KAJKOWSKI, Director of the Public Works Department, displayed a map of the Special Improvement District (SID) along Jones Boulevard and explained that the SID would be funded through various sources. He listed those sources and the amount each would be providing. He noted 70 properties would be involved and stated that construction was planned to begin during the third quarter of 2008.

ANTHONY HODGES, 123 Sir David Way, complimented COUNCILMAN ROSS on his work in Ward 6.

SANDRA CARR, 7681 North Jones Boulevard, appeared in opposition and submitted a protest letter from a neighbor. She stated that not all property owners had been notified regarding the

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SID and questioned the purpose of the public meetings as the SID appeared to be moving forward against the neighbors' wishes. MS. CARR opposed the SID because the improvements would be an inconvenience as the area consisted of horse property. The sidewalks, the median and the streetlights were unwelcome because they would destroy the rural character of the area and make it more difficult for horses to travel in and out of the neighborhood. She suggested that yellow lines and turn lanes be used rather than concrete medians and that the developers in the area should be made to pay for any street improvements.

MR. KAJKOWSKI explained that MS. CARR had signed a covenant running with the land to defer street improvement until the City moved forward with the SID. He noted that property owners saved a significant amount of money on street improvements as the City would fund the curb, gutter, sidewalks and eight feet of asphalt, decreasing the amount of asphalt the property owner would be required to fund.

MAYOR GOODMAN expressed concern with the possibility that some property owners would be unable to meet the obligations of the SID. MR. KAJKOWSKI explained that the SID would have an extended payback period to decrease the payment for property owners and noted that the payments would be due approximately two and a half years after construction begins.

MARK VINCENT, Director of Finance and Business Services, explained that State law governs the process when a property owner files a petition for a SID. He described the process and acknowledged the penalties were stringent. MAYOR GOODMAN pointed out some problems with the process and encouraged the City's legislative team to bring this issue to the State legislature's attention.

COUNCILMAN ROSS pointed out that MS. CARR had signed a covenant when she purchased her home that she would be responsible for the improvements when they came forward. He stressed the need for improvements on Jones Boulevard and expressed concern for public safety. He noted the project had been amended to minimize the impact to the homeowners and suggested the bids would probably be less than what the City's anticipated.

In response to COUNCILMAN WOLFSON'S inquiry, MR. KAJKOWSKI explained that the properties that have not signed an agreement regarding the SID were vacant or had not had any development activity which would bring them to the City. MR. KAJKOWSKI assured COUNCILMAN WOLFSON that all property owners would participate in the SID.

MS. CARR acknowledged that she had signed the covenant, but informed COUNCILMAN ROSS that she had been led to believe that the street improvements would not be as costly as the City estimated.

MAYOR GOODMAN declared the Public Hearing closed.