



*Las Vegas*

**AGENDA SUMMARY PAGE  
CITY COUNCIL MEETING OF SEPTEMBER 3, 2008**

DEPARTMENT: CITY MANAGER  
DIRECTOR: DOUGLAS A. SELBY

Consent  Discussion

SUBJECT  
ADMINISTRATIVE

Report from the Las Vegas Metropolitan Police Department on the status of their new Headquarters Complex project. All wards

**Fiscal Impact**

- No Impact  Augmentation Required
- Budget Funds Available

**Amount:**  
**Funding Source:**  
**Dept./Division:**

**PURPOSE/BACKGROUND:**

Metro staff to provide report on status of their new headquarters complex project including site information and conceptual design.

**RECOMMENDATION:**

Report only; no action required

**BACKUP DOCUMENTATION:**

Submitted at Meeting Hardcopy of PowerPoint Presentation by Staff and Citizens Letter by Councilman Barlow

**Minutes:**

MAYOR GOODMAN disclosed that he has a business relationship with MARK FINE, the owner of the property. CITY ATTORNEY BRAD JERBIC advised the Mayor that under the ethics law, he fulfilled his responsibility with the disclosure and because the item requires no action, he would be allowed to participate and ask questions. Out of an abundance of caution, the Mayor chose to abstain from discussion.

SHERIFF DOUG GILLESPIE, Las Vegas Metropolitan Police Department (LVMPD), gave a PowerPoint presentation as detailed in the report submitted and made a part of the Final Minutes. He explained the need for a new headquarters, the proposed 14.56-acre site, the costs involved and the Council's role relative to an approval.

The LVMPD will lease and not own the property, as ownership is not allowed by statute. However, the City and/or the County will have an option to purchase the building beginning the third year up to the 13th year of the lease. The rent is projected to be within \$2.75 to \$2.82 per

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square foot, which equates to two percent of Metros overall 2011 budget; in essence, 11 million dollars. The LVMPD has met with the residents and some city and county representatives, who support and welcome the project and proposed location. Some of the costs involved are office space, operations, tenant improvements and parking.

Moving the organization to a more centralized location will allow for a more efficiently run organization. Fiscal Affairs is the approving body for leases that Metro signs; the item will be before Fiscal Affairs for approval on September 22, 2008. The lease has been drawn up, negotiations are taking place and the Sheriff will make the lease available to Fiscal Affairs and the Council thereafter.

COUNCILMAN REESE thanked the Sheriff for his report. COUNCILMAN WOLFSON questioned the possibility of alternate locations and if the proposed project would satisfy future needs and not be a temporary fix. SHERIFF GILLESPIE responded that it would be more costly to use the old Courthouse building, as high-rise development would have to occur and parking would not be ample. This proposed location would satisfy future needs and the entire building will not be immediately occupied. In addition, there are three existing structures on the subject site and an additional 2.2 acres which Metro will have the first right-of-refusal in developing with additional structures. Travel time will be reduced, executive staff will be readily accessible for emergency meetings, and the city will be serviced from one central location. He felt confident that this development will satisfy their growth needs.

SHERIFF GILLESPIE confirmed for COUNCILWOMAN TARKANIAN that the projected cost per square foot will fluctuate due to construction costs over the years, so the buffer is there to allow for any unforeseen incurred costs. DEPUTY CITY MANAGER ORLANDO SANCHEZ apologized and clarified for COUNCILWOMAN TARKANIAN that the budget impact for Metro is 3 million and not 11 million. He offered to provide documentation reflecting the correct amount. The Councilwoman thanked SHERIFF GILLESPIE and the LVMPD for their openness and efforts.

COUNCILMAN BARLOW read into the record a letter of support from the Rancho Manor Neighborhood Association, whose residents will reside closest to the proposed site. The Councilman thanked DEPUTY CHIEF GREG McCURDY, MR. FINE and staff for meeting with the area residents. He pointed out that this community as a whole has been pressed from all four sides with development, so the residents appreciate Metros candidness and allowing them an opportunity to be involved as part of the solution. The Sheriff explained to COUNCILMAN BARLOW that should the project not come to fruition, efforts would be made to find an alternate location or the current lease could be extended.

COUNCILMAN BROWN understood the benefits of having a centralized Metro facility along with consolidated access. Given crime statistics, this proposal is an important piece in continuing the momentum in the overall public safety initiative. The Councilman pointed out that the subject property lies within the Redevelopment Agency, which fits the density and scope desired for this area. In addition, a private developer owns the land so the City can recoup taxes.

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The Sheriff confirmed for COUNCILMAN WOLFSON that other cities have centralized police departments. There is limited space in the valley for such a development. The Councilman is concerned about the costs but feels this is an excellent location for the development.

Prior to meeting with Fiscal Affairs, the Council desired an additional meeting and/or update with SHERIFF GILLESPIE, regarding the project, the lease, the financial breakdown and the overall budget impacts. Due to his schedule, the Sheriff could not commit but was available for questions and encouraged the Council's feedback.

For the Council, MR. VINCENT explained that the fiscal impact would not be until 2011 or 2012. Regardless of the location, staff is planning to budget and fund their share of the lease. Metro has no ability to sell bonds as the County is the fiscal agent for Metro; ultimately, it would make sense for the County to purchase the building. Should this happen, the City's cost would be less than the lease payment. The prevailing wage would not be affected by State law. Any exercise of the purchase option would not have an impact with the private developer, and there is no statute dictating the private developer must use the prevailing wage.

COUNCILMAN REESE hoped there would not be any similar problems with post construction and what occurred at the Regional Justice Center.

DANNY THOMPSON, AFLCIO representative, has been in legislation for over 20 years. He has known MR. FINE for a long time and is aware of his upstanding reputation. Both he and JIM SALA, Southwest Regional Council of Carpenters, commended the Sheriff's efforts in obtaining a centralized location. They support the project and its location; however, the concern is the payment of prevailing wages, which was enacted in Nevada to ensure and maintain a standard and a skilled workforce. If public dollars are used to develop such a project, then prevailing wages should be enforced and only local workers should be employed. They are seeking legislative clarification on this issue and will continue their efforts in supporting prevailing wages and ensuring contracted employees salaries are not compromised.

Regarding COUNCILMAN BARLOWS query, SHERIFF GILLESPIE replied that due to the current statutes, this project does not meet the requirement for prevailing wage. In discussions with the developer, the desire is to employ the most qualified individuals and union workers as possible. The Sheriff did not want this issue to be the determining factor and emphasized that they are proceeding forward the best way possible, fiscally and legally. He clarified that there has not been a mandate in lease negotiations that prevailing wage must take place.

COUNCILMAN BARLOW referred to Senate Bill 515, which some individuals feel will be used as a loophole. He hopes the concern will be addressed while going forward without causing harm to the laborers in the field. COUNCILMAN BROWN stated he was briefed on this bill and its ramifications; he agreed that there needs to be clarification including the City's role. He emphasized that the Council is not attempting to circumvent this bill. Metro has and will continue to be around for a long time, which is pertinent to being a plum tenant and should factor in the negotiations.

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COUNCILMAN REESE pointed out that if Metro depended upon the City or County to build such a project, it would take much longer due to budget concerns. In this case, the developer is utilizing his own money for development and will lease the building to Metro.

SHERIFF GILLESPIE was excused due to a funeral for a fellow officer. He expressed gratitude for everyone's comments and extended an invitation to meet with the Union representatives any time during this process. The Council expressed their condolences to the bereaved family.

TOM McGOWAN, Las Vegas resident, strongly commended COUNCILMAN REESE for allowing public comments on this important item. However, the discussion should only deal with Council accepting the report and not labor management. He believes the developer has an absolute right to make a reasonable profit on his development. He strongly recommended the Council's approval of the report and allow for the issue to be resolved in the appropriate forum.

WILLIAM SOJAK, 820 West Mesquite, Las Vegas is the Chairperson for the Rancho Neighborhood Association. The neighborhood is thrilled about the project and welcomes it into their community. He is not aware of any protests, which he believed spoke volumes in itself.

TEDDY RUSSELL concurred with the Sheriff's proposal. He has seen much improvement within the police department and supports the Union wholeheartedly. Because the City does not have the funds, he supports going forward with this project by way of a private developer.

