

Date: November 19, 1986

To: Carol Ann Hawley
City Clerk
City of Las Vegas, Nevada

RE: CALL OF SPECIAL MEETING OF THE LAS VEGAS CITY COUNCIL

A Special Meeting of the City Council of the City of Las Vegas, Nevada is hereby called to be held in the City Manager's Conference Room, 10th Floor, City Hall Complex, 400 East Stewart Avenue, Las Vegas, Nevada, on Monday, December 1, 1986 at the hour of 10:00 A.M. to consider the following matters:

ADMINISTRATIVE AGENDA

1. Discussion and possible action on Husite Annexation Agreements.
2. Discussion and possible action on conceptual approval of Husite Master Plan.



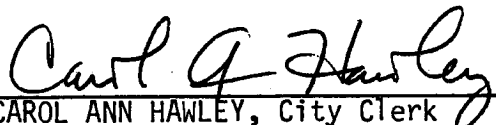
RON LURIE, Mayor Pro-Tem
City of Las Vegas, Nevada

NOTICE OF SPECIAL MEETING:

To: William H. Briare, Mayor
Ron Lurie, Mayor Pro-Tem
Al Levy, Councilman
Bob Nolen, Councilman
W. Wayne Bunker, Councilman

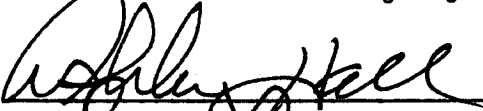
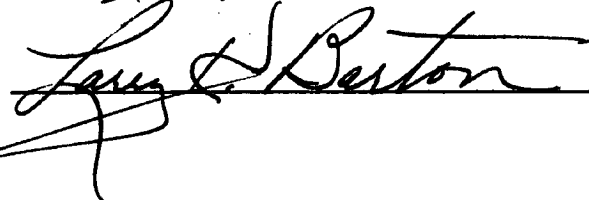
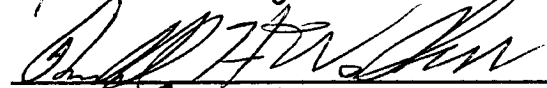
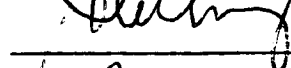
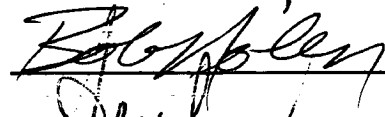
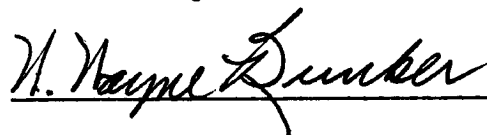
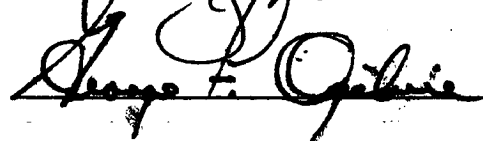
Ashley Hall, City Manager
Randall H. Walker, Deputy City Manager
Larry K. Barton, Deputy City Manager
George Ogilvie, City Attorney

You, and each of you, will please take notice that pursuant to the above call of the Special Meeting this day issued, a Special Meeting of the City Council of the City of Las Vegas, Nevada, will be held as stated above.



CAROL ANN HAWLEY, City Clerk
City of Las Vegas, Nevada

ACCEPTANCE OF NOTICE: We, the undersigned Mayor, Councilmen, City Manager, Deputy City Managers and City Attorney of the City of Las Vegas do hereby admit due service of the foregoing Notice of Special Meeting:

AGENDA

City of Las Vegas

December 1, 1986

RECESSED MEETING

Page 1

CITY COUNCIL

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Council Action

Department Action

VI. REPORTS FROM RECOMMENDING COMMITTEES

1. BILL NO. 86-58 - ANNEXATION NO. A-20-86(A),
PROPERTY LOCATED ON THE SOUTH SIDE OF
CHEYENNE AVENUE, WEST OF BUFFALO DRIVE;
PETITIONED BY: HOWARD HUGHES PROPERTIES;
ACREAGE: APPROXIMATELY 5,637 ACRES;
ZONED: R-E (COUNTY CLASSIFICATION)
N-U (CITY EQUIVALENT) (FIRST AMENDMENT)
Committee: Councilmen Lurie and Nolen

First Publication: SUN - 11/8/86

Committee Recommendation:

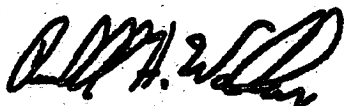
Adoption at the 12/1/86 Recessed City
Council meeting.

Mayor Briare, Councilmen Nolen and
Bunker, and City Attorney G. Ogilvie
were present.

EXCUSED: Councilmen Lurie and Levy
Nolen - Clerk to proceed
Second Reading and with second
BILL ADOPTED as per publication
Second Amendment
Unanimous
(Lurie & Levy
excused)

MEETING ADJOURNED AT 11:15 A.M.

APPROVED AGENDA ITEM



AFFIDAVIT OF MAILING

(Mailing required under the provisions of A. B. 437, NRS CHAPTER 241)

STATE OF NEVADA)
COUNTY OF CLARK) SS

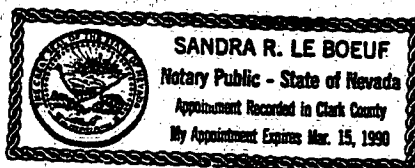
Joanne Perry, an employee of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the 21st day of November, 1986, a copy of an AGENDA (NOTICE), the attached of which is a true and correct copy, of a Recessed Meeting of the L.V. City Council, to be held on the 1st day of December, 1986, was deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears in the Agenda Register maintained in the Office of the City Clerk as having requested, in writing, a copy of said AGENDA (NOTICE).

Joanne Perry
SIGNATURE (an employee in the Office of
the CITY CLERK)

Subscribed and sworn to before me this

21st day of November, 1986

Sandra R. Le Boeuf
NOTARY PUBLIC in and for said County and State.
My Commission expires: 3-15-90



LAS VEGAS CITY
COUNCIL MINUTES
AFFIDAVIT OF POSTING
DEC 01 1986

000429

(Posting required under the provisions of NRS CHAPTER 241)

STATE OF NEVADA)
COUNTY OF CLARK) ss

Joanne Perry, an employee of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the 20th day of November, 1986, at the hour of 3:45 pm, there were posted copies of a NOTICE, the attached of which is a true and correct copy of an Recessed Meeting of the LV City Council to be held on the 1st day of December, 1986, in the City Manager's 10th Floor Conference Room, City Hall, at 400 East Stewart Avenue, Las Vegas, Nevada; to be posted on Public Bulletin Board at the following locations:

1. In the Bradley Building, State of Nevada, 2501 East Sahara;
2. In the Senior Citizens Center, 450 East Bonanza;
3. In the Clark County Courthouse, 200 East Carson Avenue;
4. On the Public Bulletin Board at the Plaza Level of City Hall, 400 East Stewart Avenue (near the entrance to the Court Clerk's Office); and
5. On the Special Public Bulletin Board at the Plaza Level of City Hall 400 East Stewart Avenue (near the entrance to the City Council Chambers)

Joanne Perry
SIGNATURE

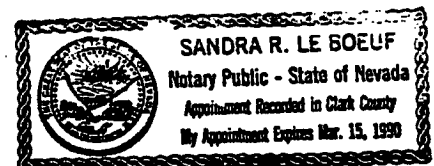
City Clerk's Office
DEPARTMENT

Subscribed and sworn to before me this

20th day of November, 1986

Sandra R. LeBoeuf
NOTARY PUBLIC in and for said County and State.

My Commission expires: 3-15-90



City of Las Vegas

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

RECESSED MEETING

The regular meeting of the Las Vegas City Council held on November 19, 1986, has been recessed and will reconvene on Monday, December 1, 1986 at the hour of 10 A.M. in the City Manager's Conference Room, 10th Floor, City Hall Complex, 400 East Stewart Avenue, Las Vegas, Nevada to consider the following matter:

AGENDA

REPORTS FROM RECOMMENDING COMMITTEES

1. Bill No. 86-58 - Annexation No. A-20-86(A), Property located on the south side of Cheyenne Avenue, west of Buffalo Drive; Petitioned by: Howard Hughes Properties; Acreage: Approximately 5,637 acres; Zoned: R-E (County Classification) N-U (City Equivalent).

LAS VEGAS CITY
COUNCIL MINUTES
DEC 01 1986

000431

LAS VEGAS CITY COUNCIL RECESSED MEETING

DECEMBER 1, 1986

The Las Vegas City Council held a Recessed Meeting on December 1, 1986 in the City Manager's Conference Room, 10th Floor, City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The meeting began at 11:10 AM and was adjourned at 11:15 AM. This meeting was recessed from the November 19, 1986 regular meeting.

ATTENDANCE:

Mayor William H. Briare
Councilman Bob Nolen
Councilman Al Levy
City Manager Ashley Hall
City Attorney George Ogilvie
City Clerk Carol Ann Hawley
Deputy City Manager Randall H. Walker
Deputy City Manager Larry K. Barton
Harold Foster, Director, Community Planning & Development
Dick Goecke, Director, Public Works
Don Saylor, Special Projects Manager
Sandra LeBoeuf, Deputy City Clerk
Clay Hymer, Director, Building & Safety
James McCall, private citizen
Rick Holmes, Clark County Comprehensive Planning
Bob Faiss, Attorney for Howard Hughes Properties
John Goolsby, Howard Hughes Properties
Richard Bonar, Howard Hughes Properties
Las Vegas Sun Reporter Sharon DeLair

Excused: Councilmen Lurie and Levy

SEE ATTACHED VERBATIM TRANSCRIPT AND AGENDA MATERIAL.

TRANSCRIPT - LAS VEGAS CITY COUNCIL RECESSED MEETING - DECEMBER 1, 1986 Page 1

MAYOR BRIARE:

We are now going to reopen the recessed meeting of November 19th for consideration of a Report from the Recommending Committee on Bill No. 86-58. Mr. Nolen.

COUNCILMAN NOLEN:

Yes, Your Honor. Based on the discussions that we've had today, I WOULD RECOMMEND ADOPTION AT OUR MEETING OF -- oh, no. This is adoption today. I'd like it read.

CITY ATTORNEY OGILVIE:

Before I read it, in order to make the ordinance consistent with Item S on the first item on first meeting agenda, there are a couple of additions that I would like to make on Page 3 of the ordinance, directing your attention to the last word on Line 4. That sentence has been amended now to read "The City's Sanitary Sewer System will be extended to and will serve the proposed annexation area." The new words being "be extended to" and "will" inserted between what is now "will" and "serve" on Line 9 -- or on Line 5. I'm sorry. The other correction is on Line 6, sentence "Any connection to or extension of this sewer" change the next word from "line" to "system." So those two sentences now will read: "The City sanitary sewer system will be extended to and will serve the proposed annexation area. Any connection to or extension of this sewer system to serve the annexation area will be at the expense of the land owner." Down on Line 27, the blanks should be filled in: "The annexation shall become effective on the 10th day of June, 1986." And if those changes are acceptable to Councilman Nolen, I'll read it with those changes.

COUNCILMAN BUNKER:

Wait a minute. The 10th day of June of '86?

CITY ATTORNEY OGILVIE:

Oh, '87. I'm sorry.

MAYOR BRIARE:

After the City Attorney reads the ordinance in the manner which is prescribed by law, I'm going to ask if there are any comments or anybody here that wishes to be heard on this. Mr. Ogilvie.

CITY ATTORNEY OGILVIE:

Second Amendment, Bill No. 86-58, Ordinance Number blank. An ordinance extending the corporate limits of the City of Las Vegas, Nevada, to include within and make a part of said City certain specifically described territory adjoining and contiguous to the corporate limits of said City, declaring said territory and the inhabitants to be annexed to said City, and subject to all debts, laws, ordinances and regulations in force in said City, ordering a map and plat of said described territory to be recorded in the Office of the County Recorder of the County of Clark, State of Nevada,

CITY ATTORNEY OGILVIE: designating the zoning classifications applicable to said territory, providing for other matters properly relating thereto, and repealing all ordinances or parts of ordinances in conflict herewith.

COUNCILMAN NOLEN: YOUR HONOR, I'D MOVE FOR THE ADOPTION OF BILL NO. 86-58.

MAYOR BRIARE: Before comments from the Council Members, is there anyone present today that wishes to be heard on this proposed ordinance? (No response.) There being none, then the public hearing is closed. We have a motion by Councilman Nolen. Are there any comments on the motion? (No response.) There being no comments then, those that are in favor of adoption say "aye."

(UNANIMOUS VOTE OF APPROVAL BY MAYOR BRIARE, COUNCILMEN NOLEN AND BUNKER.)

Are there any opposed? There are no opposed. THE MOTION IS APPROVED. THE ORDINANCE IS ADOPTED. Mr. Hall, anything else for this recessed meeting?

CITY MANAGER HALL: No, sir.

MAYOR BRIARE: I understand that Mr. Nolen and Mr. Bunker are going to conduct their Recommending Committee Reports now. So if there is nothing further to be considered, I would like to thank Mr. Goolsby and the representatives of his company and any others that are here for the purpose of the discussions that we've had. I think that we're all probably looking forward to a very exciting future in this regard, and this recessed meeting is adjourned.

JOHN GOOLSBY: I'd just like to say I think you hit on the critical point early when you talked about the opportunity the City has in dealing with this property because you are dealing with a single property owner, and I'd like to take credit for it, but I guess it was a vision of Howard Hughes 30 years ago when he acquired and accepted this property under single ownership that leaves us both in such a fortunate position today that we have the opportunity to plan it and you have the opportunity to have it as a part of the City of Las Vegas and to work with us in planning it in a way that no one else has the opportunity to do if you're dealing with scattered ownership. So we recognize the opportunity that presents to us as well as the responsibility. So we appreciate this action today. This hardly seems fitting for such an enormously significant event as we're undergoing today and that is the formal annexation which we see as formally kicking off our development of this property

LAS VEGAS CITY
COUNCIL MINUTES

000434

DEC 01 1986

TRANSCRIPT - LAS VEGAS CITY COUNCIL RECESSED MEETING - DECEMBER 1, 1986 Page 3

JOHN GOOLSBY:

that we've been working for many years on. I'd like to extend my thanks to the City, and particularly to Ashley and his staff. I can assure you the City's been well represented in all of our discussions. We've been working with the City now for a couple of years on this. This is not an easy undertaking for us or the City. It's a unique piece of property. It's a unique opportunity for all of us, and I'd like to thank the Council for their actions today. We certainly accept the comments and suggestions that were made in the spirit in which they were made. So thank you again and we look forward to a long association.

MAYOR BRIARE:

Thank you, Mr. Goolsby, for the very appropriate remarks and I think it's probably also appropriate that it won't be long now until you'll be making application to the City for annexation of the remaining.

COUNCILMAN BUNKER:

19,000 acres.

CITY ATTORNEY OGILVIE:

Before you go. Harold has pointed out something that we need to change in the --

MAYOR BRIARE:

Already we're changing plans. (Laughter)

CITY ATTORNEY OGILVIE:

-- in the conditions that were set forth in the first item before you in the Special Meeting and that is in Paragraph 10 -- Paragraph D. I'm sorry. It provides that the City will treat the annexation petition as in progress and will set an effective date of June 1, 1987. It should be June 10.

MAYOR BRIARE:

June 10.

CITY ATTORNEY OGILVIE:

To make it consistent with the date that was adopted in the ordinance as the effective date.

(END OF MEETING.)

CITY OF LAS VEGAS

LAS VEGAS CITY
COUNCIL MINUTES
DEC 01 1986

Date 000435

INTER-OFFICE MEMORANDUM

November 17, 1986

TO:

FILE

FROM:

CA
CAROL ANN HAWLEY
CITY CLERK

SUBJECT:

RECOMMENDING COMMITTEE MEETING -
NOVEMBER 17, 1986

COPIES TO:

11/19/86, 12/1/86 and 12/3/86 C.C. MTG. BKS.
City Attorney
Dept. of Community Planning and Development
Dept. of Public Works

MEETING HELD:

City Manager's Conference Room, City Hall,
400 East Stewart Avenue, Las Vegas, Nevada,
beginning at 4:10 P.M. and adjourning at
4:20 P.M. on Monday, November 17, 1986:

ATTENDANCE:

Councilman Ron Lurie
Councilman Bob Nolen
City Manager Ashley Hall
City Attorney George Ogilvie
City Clerk Carol Ann Hawley
Special Projects Manager Don Saylor
Deputy City Manager Larry Barton
Chief of Staff Rose McKinney James
Barry Becker
Richard Bonar, Howard Hughes Properties

- A. BILL NO. 86-55 - CHANGES TITLE OF LAND DEVELOPMENT DIVISION TO LAND DEVELOPMENT SERVICES AND TRANSFERS FUNCTION FROM DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT TO DEPARTMENT OF PUBLIC WORKS.

Committee: Councilmen Nolen and Lurie

No one appeared in opposition. Committee recommended adoption at the 11/19/86 City Council meeting.

- B. BILL NO. 86-56 - ANNEXATION NO. A-13-86(A). PROPERTY LOCATED ON THE SOUTHEAST CORNER OF CHEYENNE AVENUE AND LORENZI BOULEVARD; PETITIONED BY: ESTATE OF ERNST F. LIED; ACREAGE: APPROXIMATELY 38 ACRES; ZONED: R-E (COUNTY CLASSIFICATION) N-U (CITY EQUIVALENT).

Committee: Councilmen Lurie and Nolen

No one appeared in opposition. Barry Becker spoke in favor of this Bill. Committee recommended adoption at the 12/3/86 City Council meeting.

LAS VEGAS CITY
COUNCIL MINUTES
DEC 01 1986

000436

Recommending Committee Meeting
November 17, 1986
Page 2

- C. BILL NO. 86-57 - ANNEXATION NO. A-14-86(A). PROPERTY LOCATED ON THE SOUTHWEST CORNER OF CHEYENNE AVENUE AND JONES BOULEVARD; PETITIONED BY: ESTATE OF ERNST F. LIED; ACREAGE: APPROXIMATELY 72 ACRES; ZONED: R-E (COUNTY CLASSIFICATION) N-U (CITY EQUIVALENT).

Committee: Councilmen Lurie and Nolen

No one appeared in opposition. Committee recommended adoption at the 12/3/86 City Council meeting.

- D. BILL NO. 86-58 - ANNEXATION NO. A-20-86(A). PROPERTY LOCATED ON THE SOUTH SIDE OF CHEYENNE AVENUE, WEST OF BUFFALO DRIVE; PETITIONED BY: HOWARD HUGHES PROPERTIES; ACREAGE: APPROXIMATELY 5,637 ACRES; ZONED: R-E (COUNTY CLASSIFICATION) N-U (CITY EQUIVALENT).

Committee: Councilmen Lurie and Nolen

No one appeared in opposition. Richard Bonar, Howard Hughes Properties, appeared on behalf of proposed annexation. Committee recommended adoption on 12/1/86 at a Council meeting to be recessed on 11/19/86. If this proposed Bill is adopted and published prior to 12/4/86, this will enable the City to add it to the tax roll for the upcoming taxation period.

CAH/Tmo

AGENDA DOCUMENTATION

Date: October 23, 1986

000437

TO:
The City CouncilLAS VEGAS CITY
COUNCIL MINUTES
DEC 01 1986FROM:
Val Steed
Deputy City AttorneySUBJECT: Bill No. 86-58
Annexation No. A-20-86(A)PURPOSE/BACKGROUND

The proposed ordinance annexes certain real property located on the south side of Cheyenne Avenue, west of Buffalo Drive. The annexation process has now been completed in accordance with the NRS and the final date of annexation will be determined later.

The following is pertinent information:

Annexation No.:	A-20-86(A)
Property Located:	On the south side of Cheyenne Avenue, west of Buffalo Drive
Petitioned By:	Howard Hughes Properties P.O. Box 14000 Las Vegas, Nevada 89156
Acreage:	Approximately 5,637 acres
Zoned:	R-E (County classification) N-U (City equivalent)

FISCAL IMPACT

None

RECOMMENDATIONS

This Bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action

Agenda Item

VI - /.

AGENDA

City of Las Vegas

December 1, 1986

SPECIAL COUNCIL MEETING
Page 1

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Council Action

Department Action

IV(a) ADMINISTRATIVE AGENDA
ASHLEY HALL, CITY MANAGER

1. DISCUSSION AND POSSIBLE ACTION ON
HUSITE ANNEXATION AGREEMENTS.
2. DISCUSSION AND POSSIBLE ACTION ON
CONCEPTUAL APPROVAL OF HUSITE MASTER
PLAN.

PRESENT: MAYOR BRIARE, COUNCILMEN
NOLAN AND BUNKER.

EXCUSED: COUNCILMEN LURIE AND LEVY
Item A

Nolan - Staff to proceed
APPROVED as recom-
mended conditions
of annexation (see
backup documentation)
except that Paragraphs
D, G, K and Q be
amended as agreed to
at this meeting and
that Paragraph F be
eliminated (see
transcript for details).
Unanimous with Lurie
and Levy excused.

Nolan -
APPROVED as recom-
mended by Staff.
Unanimous (Lurie and
Levy excused)

NOTE: Verbatim Transcript of both
Items 1 and 2 above made part of
Final Minutes.

MEETING ADJOURNED AT 11:10 A.M.

AFFIDAVIT OF POSTING

(Posting required under the provisions of NRS CHAPTER 241)

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

Joanne Perry, an employee of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the 20th day of November, 1986, at the hour of 345 pm there were posted copies of a NOTICE, the attached of which is a true and correct copy, of a SPECIAL MEETING of the CITY COUNCIL of the CITY OF LAS VEGAS, NEVADA, to be held on the 1st, day of December, 1986, at 400 East Stewart Avenue, Las Vegas, Nevada; to be posted on Public Bulletin Board at the following locations:

1. In the Bradley Building, State of Nevada, 2501 East Sahara Avenue;
2. In the Senior Citizens Center, 450 East Bonanza Road;
3. In the Clark County Courthouse, 200 East Carson;
4. On the Public Bulletin Board at the Plaza Level of City Hall, 400 East Stewart Avenue (near the entrance to the Court Clerk's Office); and
5. On the Special Public Bulletin Board at the Plaza Level of City Hall, 400 East Stewart Avenue (near the entrance to the City Council Chambers)

Joanne Perry
SIGNATURE

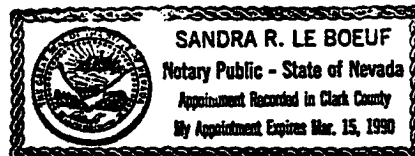
City Clerk's Office
DEPARTMENT

Subscribed and sworn to before me this

20th day of November, 1986

Sandra R. Le Boeuf
NOTARY PUBLIC in and for said County and State.

My Commission expires: 3-15-90



AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS CHAPTER 241)

STATE OF NEVADA)
COUNTY OF CLARK) SS

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Joanne Perry
SIGNATURE (an employee in the Office
of the CITY CLERK)

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21st day of November, 1986

Sandra R. Le Boeuf
NOTARY PUBLIC in and for Said County and State.

My Commission expires: 3-15-90



City of Las Vegas

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

CALL OF SPECIAL MEETING

A Special Meeting of the Las Vegas City Council has been called to be held in the City Manager's Conference Room, 10th Floor, City Hall Complex, 400 East Stewart Avenue, Las Vegas, Nevada, on Monday, December 1, 1986 at the hour of 10:00 A.M. to consider the following matters:

AGENDA

ADMINISTRATIVE - ASHLEY HALL, CITY MANAGER

1. Discussion and possible action on Husite Annexation Agreements.
2. Discussion and possible action on conceptual approval of Husite Master Plan.

City of Las Vegas

LAS VEGAS CITY
COUNCIL MINUTES
DEC 01 1986

000442

Date: December 1, 1986

AGENDA DOCUMENTATION

TO:

The City Council

FROM:

Don J. Saylor,
Special Projects Manager

SUBJECT: DISCUSSION/POSSIBLE ACTION ON HUSITE ANNEXATION AGREEMENTS

PURPOSE/BACKGROUND

Due to the size of the annexation and the uniqueness of the proposed development, together with the proposed HUSITE Parkway, most of which lies outside of the annexation area, Howard Hughes Properties has attached several conditions to its assent to such annexation. These conditions are as follows:

- A. CLV will secure the necessary rights-of-way from the Bureau of Land Management for:
 1. A 330' wide parkway between the west property line of Angel Park (East 1/2 Section 29, Township 20S, Range 60E) and the Oran K. Gragson Expressway (U.S. 95) along an alignment that has been specifically detailed to CLV administrative staff (Exhibit 2), including mutually acceptable refinements ("the Parkway"), and
 2. An interchange at the intersection of Rainbow/Lorenzi Boulevards and U.S. 95, the preliminary design for which has been previously delivered to CLV administrative staff and the Regional Transportation Commission.
- B. CLV will accept ownership of the Parkway and properly maintain same, including appurtenant landscape and irrigation systems. Design for such landscape shall be reviewed by CLV staff and recommendations for modifications to such shall be made prior to construction of such landscape.
- C. CLV will agree to the implementation phasing for the interchange and Parkway, which includes an initial construction by HHP of four (4) travel lanes, two (2) in each direction. Widening of additional lanes and extensions west of the initial terminus of the Parkway shall be justified on the basis of future traffic volumes and prioritized for public improvement through normal Regional Transportation Commission procedures.
- D. CLV will fully support feasibility studies for, and implementation of, wastewater reclamation and reuse for irrigation purposes on the Property in a timely manner. CLV will not oppose the granting of any and all water rights to HHP that may be developed through treating effluent at a processing

APPROVED BY COUNCIL AT THE MEETING OF DECEMBER 1, 1986

Agenda Item

IV.(a) 1
Page 1 of 4

AGENDA DOCUMENTATION

Date: _____

TO:

The City Council

FROM:

SUBJECT:

PURPOSE/BACKGROUND

facility that is constructed, owned and operated by HHP serving the Property and its vicinity. In the event that CLV constructs, owns and operates such facility, CLV will not object to the granting of any and all secondary water rights to HHP that are based upon a mutually acceptable agreement between CLV and HHP for the sale by CLV of the reclaimed wastewater to HHP.

- E. CLV will not object to the transfer of existing and future HHP water rights from their present location to or near the property.
- F. CLV will train and assign appropriate staff persons to administer, review and approve all zoning, development plans, processing and inspections as may be required for efficient flow of planning and development activity on the Property.
- G. CLV will permit HHP to use the existing well on Angel Park for an initial period of two (2) years, and continuing thereafter on a year-to-year basis until cancelled by the City on thirty (30) days written notice to HHP. Costs of transporting extracted water and of maintaining the well and pump will be those of HHP.
- H. CLV will adopt mutually acceptable additions to its present standards, for new design standards of streets and highways, street lighting and intersection traffic control.
- I. CLV will create a Special Improvement District to finance construction of the Parkway and its interchange with U.S. 95 subject to CLV bond counsel approval.
- J. CLV will enter into an acquisition agreement with HHP which provides that HHP may proceed to cause design and construction of the Husite Parkway and its interchange with U.S. 95 using interim, non-public funding and committing that CLV will create a Special Improvement District at completion of the construction. This agreement will commit CLV to promptly deliver proceeds from the Special Improvement District to HHP as reimbursement for all qualifying costs associated with the Parkway and Interchange development.
- K. After the completion of its construction, access to the Parkway shall only be permitted from full, grade-separated interchanges. (A grade separation without ramp connections would be permissible at Durango and other north-south streets as may be necessary to interconnect neighborhoods north and south of the Parkway.)
- L. (Deleted)
- M. CLV will review the Husite Master Plan, including the transportation corridor plan provided by HHP and, upon approval, will amend the CLV master plan to adopt all necessary improvements as they may affect the HHP planned community and other CLV areas. CLV will consult with HHP on the planning and implementation of recreational and transportation uses on Angel Park. Upon the above-mentioned review and approval,

Agenda Item

IV.(a) 1
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AGENDA DOCUMENTATION

Date: _____

TO: The City Council

FROM: _____

SUBJECT: _____

PURPOSE/BACKGROUND

CLV will use its best efforts to have the entire transportation corridor plan adopted as elements of the Regional Transportation Plan as it affects the HHP planned community and other Clark County areas.

- N. CLV will cooperate in the facilitation of such interjurisdictional agreements as may be necessary to expedite parkway and interchange improvements; acquisition agreement(s); special improvement districts; annexation; master plan adoption, and other similar actions necessary to plan and develop the Property in a timely and efficient manner.
- O. CLV will adopt mutually acceptable additions to its zoning and subdivision ordinances permitting a new zoning category having city-wide application for Planned Community Developments. Further, CLV will enter into a Development Agreement with HHP for all or part of the Property to be zoned in accordance with the new zoning category for Planned Community Developments.
- P. CLV agrees to enact such measures as necessary regarding the regulation of outdoor advertising along both sides of the Husite Parkway.
- Q. In return for HHP relieving CLV, owner of Angel Park, from a prorata assessment as a benefitted property from construction of the Parkway and interchange, and as a result of HHP accepting an added assessment on Husite property, CLV will, at its costs, provide all public street lighting and intersection signalization with first quality lighting fixtures using the above defined new design standards for all streets and intersections in the area of annexation, which cost to CLV for this shall not exceed \$1.25 million.
- R. CLV will accept diverted storm and nuisance waters in the Angel Park detention facility as may be approved on a master drainage plan presented by HHP. Further, CLV will financially participate on a prorata basis in a timely manner for all oversized or otherwise more costly improvements that may be necessary for construction of storm management improvements on the Property. CLV will take such measures as may be necessary to permit HHP to own and use water that may be detained and retained in storm management facilities but CLV will not be obligated to retain water for any period of time beyond what is best for storm management and park utilization purposes.
- S. CLV will, at its cost, design and construct in a timely manner continuously sufficient and adequate off-site sanitary sewer trunkline extensions and will conduct all advance physical and financial planning, design and processing as may be necessary to assure adequate sewage treatment capacity which is necessary to serve development areas defined and phased on the development plans submitted by HHP and approved by CLV.
- T. CLV will treat the annexation petition as "in process" and will set an effective date of June 10, 1987. This process will allow adequate time for the above conditions to be pre-

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AGENDA DOCUMENTATION

Date: _____

TO:

The City Council

FROM:

SUBJECT:

PURPOSE/BACKGROUND

pared and implemented. HHP may request and CLV will enact such partial annexation ordinance(s) as necessary to permit portions of the subject 5,636.78 acre annexation area, which are appropriately contiguous to the present CLV corporate limits, to be promptly annexed to CLV provided such request is accompanied by a legal description for the respective property.

- U. If, during processing of the application for annexation but before the effective date of the ordinance, progress by CLV is not satisfactory toward implementation of the matters set forth in paragraphs A through S above, CLV will permit withdrawal without prejudice upon written request from HHP.

Conditions A through G will become effective by approval of this agenda item. Conditions H through P can be approved only in concept at this time (next item on the agenda) and will be the subject of a formal process at a later date involving public hearings, amendments to the City's Master Plan, zoning ordinance, subdivision regulations, etc. Conditions Q through S will become effective by approval of this agenda item; however, they will involve the expenditure of City funds at a later date. Conditions T and U will become effective by approval of this agenda item and will provide Howard Hughes Properties with a mechanism for it, at its option, to withdraw its petition for annexation in the event that any of Conditions H through P do not obtain formal approval.

The City will incur an obligation for the expenditure of City funds at sometime in the future -- the amount cannot be accurately forecast at this time; however, these expenditures will be offset by the additional tax revenues the City will receive from the annexation and the subsequent development of the property.

Staff recommends that the City Council approve and agree on behalf of the City to Conditions A through G and Q through U and authorize staff to initiate, at the appropriate times, the approval processes with respect to Conditions H through P.

Agenda Item

AGENDA DOCUMENTATION

TO:
The City CouncilFROM: 
Special Projects ManagerSUBJECT:
DISCUSSION/POSSIBLE ACTION ON CONCEPTUAL APPROVAL OF HUSITE MASTER PLANPURPOSE/BACKGROUND

The development proposed for the HUSITE property is uniquely different from our normal development patterns and procedures. The concept is predicated upon a great deal of flexibility in terms of mixture of land uses, set-back provisions, open space and design elements. The flexibility, however, will be directed into a desirable land use and design pattern by means of development plans and development requirements. These will be quite specific and lengthy in nature. Deviations from our standard design of streets, street light standards, traffic control devices, etc. are also being proposed. Substantial open space will be provided but not necessarily as we normally think of open space in terms of front yards, rear yards, etc.

Staff embraces this concept and has pledged to work with HHP to allow this unique pattern to evolve. The first step, which is the subject of this agenda item and which is very conceptual in nature, provides a broad-brush treatment of the basic elements such as transportation facilities, flood control facilities, utilities and land use. This conceptual plan embraces all of the HUSITE property. Using it as a generalized bench mark, more definitive plans will be developed over the next few months relating to the area contained within the annexation. This will involve a formal process, a Planning Commission review, public hearings, amendment to various elements of our Master Plan and ordinances, etc. By conceptually approving the overall Master Plan, the City is taking a position that they generally are in accord with the concept and will work with HHP to translate the conceptual plan into definitive plans. This process has already started and will continue over the next few months.

FISCAL IMPACT

None.

RECOMMENDATIONS

Staff recommends that the Master Plan of HUSITE be adopted conceptually.

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RE: HUSITE ANNEXATION AGREEMENTS & CONCEPTUAL MASTER PLAN

Page 1

MAYOR BRIARE:

Ladies and Gentlemen, we're pleased to welcome those of you who are interested in the item on the agenda this morning which is a Husite Annexation Project. The morning's agenda is going to consist of this Special Meeting, which has been called for this purpose, and then when that meeting is over and adjourned, we are going to reconvene in a Recessed Meeting of the last Regular Meeting of the City Council, and then, depending on what takes place, we'll move on from there. So if it's agreeable with my fellow members of the Council, we will now begin the discussion and the possible action on the Husite Annexation Agreement, and, Mr. Hall, I take it, you have some preliminary comments to make?

CITY MANAGER HALL:

You bet. Over quite a period of time, Your Honor, and, Members of the Council, the City staff has met with the principals of Howard Hughes Properties of Las Vegas in an attempt to reach an agreement for the purpose of annexing some five thousand five hundred and some odd (5,500+) acres into the City of Las Vegas. You have before you background material that covers Items A through U. We do have some modifications in the one that you have as a result of some meetings over the last couple of hours, and I might have both George Ogilvie and Don Saylor discuss any portion of those you'd like, but we're prepared as staff to comment on any aspect you'd like, Your Honor.

CITY ATTORNEY OGILVIE:

Mr. Mayor, on Item K, I would recommend that the language be changed by striking the first four full lines and the fifth line excepting the last word and in lieu of the stricken language, add "after the completion of its construction," and then "access of the Parkway shall only be permitted from full, grade-separated interchanges." Strike the words "at Buffalo and/or El Capitan Roads," and then include the parenthetical. So K in its entirety will now read: "After the completion of its construction, access to the Parkway shall only be permitted from full, grade-separated interchanges (a grade separation without ramp connections would be permissible at Durango and other north-south streets as may be necessary to interconnect the neighborhoods north and south of the Parkway.)" And I recommend that Item L be stricken in its entirety.

MAYOR BRIARE:

L?

CITY ATTORNEY OGILVIE: L, yes.

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MAYOR BRIARE: Is this something, Mr. Ogilvie, that's been negotiated in the sense that the -- that this probably will not come up then during the course of our public hearing?

CITY ATTORNEY OGILVIE: No, the representatives of Howard Hughes Properties are in agreement with these changes.

MAYOR BRIARE: Do you have any others that you want to add on here before I ask for the Council's comments?

CITY ATTORNEY OGILVIE: Don, do you have any?

DON SAYLOR: No.

MAYOR BRIARE: Before we open it up to any other public viewpoints, I'd like to ask the City Council Members to make comment if they wish. Mr. Bunker?

COUNCILMAN BUNKER: I'd like to ask some questions on Item D. "The City will fully support feasibility studies for, and implementation of, wastewater reclamation." My first question would be, what is meant by "support?" Does that mean cooperation? Does it mean money?

CITY MANAGER HALL: It means the City of Las Vegas staff would work with HHP and other appropriate people to provide the most cost-efficient means of providing wastewater reclamation. The cost of that would have to be beared by the developer and not by the City -- not necessarily by the City of Las Vegas, unless it was in our own benefit.

COUNCILMAN BUNKER: Who would own the proposed plant? Is it going to be privately owned by HHP?

CITY MANAGER HALL: If, after the study was conducted, it was determined that it was in the best interest of the City to own it, then the recommendation would be for the City to own it. If not, it would be developed and owned by the property owner, HHP.

COUNCILMAN BUNKER: If the City owns it, are you still going to give them the water, and if so, why?

CITY MANAGER HALL: If the City owned it, then we'd have to negotiate out a separate agreement, it would be my understanding, and, Don, you may want to comment on that -- the use of that water for -- that reclaimed water for green purposes or for other purposes that --

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COUNCILMAN NOLEN: For irrigation.

CITY MANAGER HALL: For irrigation on that property.

COUNCILMAN BUNKER: I think D needs much more clarification to make all of that clear.

DON SAYLOR: One of the big benefits on Item D, Councilman, is the fact though if they -- such a facility is developed and used, it simply means that we, the City, does not have to transport all that effluent from the far western part of the City to the far eastern part of the City to our plant, which then allows that capacity that's there to be used elsewhere, which is a tremendous advantage.

COUNCILMAN BUNKER: Well, I think it makes a lot of difference who builds the plant, and that's isn't clear, and it says and it isn't clear who's going to pay for all of these studies. I think we need clarification on that before I'd be ready to vote on that.

CITY MANAGER HALL: Only as I mentioned, Councilman, that it's the City's intent to sit down with staff from both the City and HHP and if it's in the City's best interest to build it and own it, then that would be recommended. If it's not, then it would be the responsibility of the developer of the property which is HHP.

COUNCILMAN BUNKER: Well, it just says here that "City will not oppose the granting of any and all water rights that may be developed through treating effluent." That's a pretty broad statement and I think we need to clarify that.

CITY MANAGER HALL: The City of Las Vegas cannot grant water rights.

COUNCILMAN BUNKER: I understand that.

CITY MANAGER HALL: It has to be granted by the State Engineer.

COUNCILMAN BUNKER: But if we're processing, we have a prior right to the water, do we not?

CITY MANAGER HALL: That's right.

COUNCILMAN BUNKER: So what I'm saying is if we have a prior right, I'm not going to agree now if it's a City plant to let them apply for the water rights.

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MAYOR BRIARE:

Yes. I was going to mention, Mr. Bunker, and Mr. Hall is aware of this, that I've been out of town for several days, and so consequently, I've not been able to really give this whole matter the attention that it certainly deserves, and by your bringing up that question, it leads to me a question. Is there some indication here, other than existing sewer lines, to transport sewage from the proposed property all the way down to the opposite end of town -- is that the plan at the moment, or this leads me to believe that there's some consideration, which is certainly hope there might be, to build a treatment plant up around in that area sometime. Is that in here, Don?

DON SAYLOR:

That's what this item addresses, Mayor.

CITY MANAGER HALL:

A package plant, Mayor.

MAYOR BRIARE:

Yes, right. Sure, I understand.

DON SAYLOR:

It's to put a plant on Hughes' property.

MAYOR BRIARE:

In which event, if they install that plant and they're willing to sell certain capacity to others, that would be alright. But also, if they were to create their own effluent, then that's a different story.

COUNCILMAN BUNKER:

That's why I'm asking. It's not clear.

MAYOR BRIARE:

Well, then, let's hold that aside and let's hear some other comments at the moment. Let's hold that aside and go for some other comments -- by the Council members first and then the general public.

COUNCILMAN BUNKER:

I have a question on E as to exactly what it means.

DON SAYLOR:

That pertains to any water rights that the Howard Hughes Property may hold on say, another property. It's simply saying that they could transfer those, or the City would not object to them transferring them to the property in question that's going to be annexed.

COUNCILMAN BUNKER:

Are there any existing? This doesn't have any reference to the well that we have?

DON SAYLOR:

No, no. This has nothing to do with our water rights at all. This is simply saying --

COUNCILMAN BUNKER:

Okay.

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COUNCILMAN NOLEN: In the normal acquisition of property, at times they acquire water rights and they can transfer them, and all we're saying is we won't oppose that.

COUNCILMAN BUNKER: On F, I hope we're not going to add a position to our staff. Is this someone that we have that is in our budget at the present time that can perform these services?

CITY MANAGER HALL: The staffing, Councilman Bunker, is there. Now, the commitment that we made to HHP is that with that present staffing we have, or with the staffing the City has, we will have the expertise available to deal with the kind of planned community development that HHP foresees that they will implement in the annexed property. We will not add -- necessarily add additional staff positions.

COUNCILMAN BUNKER: We will not necessarily add, or we will not add?

COUNCILMAN NOLEN: But that's not to say that if we need them, not just for this project, but for the growth that we have in this community now, we may need other staff at that time.

COUNCILMAN BUNKER: Yes, I understand that.

COUNCILMAN NOLEN: I mean, I'd like to make it clear that we're not saying we would never add anybody as an impact of this.

CITY MANAGER HALL: Yes.

DON SAYLOR: I think clarification, we do not anticipate having to add any additional staff simply because of the annexation process.

CITY MANAGER HALL: But we will -- we are committing ourselves to developing the expertise.

COUNCILMAN BUNKER: On G it seems necessary to clarify that HHP will pay for all of the repairs on this well while they're using it. And do I understand that we are not using the water and we don't anticipate to use it?

DON SAYLOR: That's right.

COUNCILMAN BUNKER: But that we will -- we can use it if our development at Angel Park, it becomes a reality within this period?

DON SAYLOR: Yes.

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CITY MANAGER HALL: Yes.

COUNCILMAN BUNKER: I just think it has to be clarified that they're going to maintain the well, and it doesn't say that. The cost of transporting and maintaining -- the last sentence should be expanded. I would think that they would maintain the well and the pump for whatever's required.

MAYOR BRIARE: As this morning develops, Mr. Bunker, unless we hear something to the contrary from someone that's here at this public meeting, I'm sure that if and when a motion is present to take some action, that the clarifications that you're requested will be ordered put in in a more clear manner.

COUNCILMAN BUNKER: Well, it may be that Hughes Properties won't agree to that.

MAYOR BRIARE: Well, that's -- but they're going to have that opportunity --

COUNCILMAN BUNKER: Right.

MAYOR BRIARE: -- between now and the time a motion comes about.

COUNCILMAN BUNKER: Then there's one more and I'll be through, Mayor. Down to Q, I just need assurance from the staff that our cost, if we were -- here's a requirement where we're going to pay for street lighting in exchange for not paying for our portion of the Parkway which will serve Angel Park, and I just need absolute assurance from staff that our cost of the prorata share of the Parkway to serve Angel Park is greater than our total cost of providing these street lights.

CITY MANAGER HALL: Yes, go ahead, Don.

DON SAYLOR: If we had been a part of the assessment district with Angel Park being the benefitted property that consists of 640 acres, that then would have been our percent of the total cost of the assessment, roughly about 10%.

COUNCILMAN BUNKER: Which is 1.6 Million -- a 16 Million cost? Is that what the estimated Parkway is?

DON SAYLOR: Well, that's about the estimate. I suspect it will be higher, but in any event, I think I can assure you that the expenditure, the 1.2 Million -- Two and a Half Million is less than what our costs, prorata costs, of the assessment district would have been.

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COUNCILMAN BUNKER: What's your best estimate of the fiscal years over which we will be able to spread this cost of these street lights? Where we could spread our cost of the Parkway over say 10 years on the assessment district, what impact is it going to have on our General Fund and we'll get to the finance I guess in a minute.

DON SAYLOR: I can't give you that with accuracy. It will depend upon their rate of development, but I think we have to keep in mind that we're talking at least a 20 year development program on this annexation area, and I would say it would be several years that that cost would be spread over.

CITY MANAGER HALL: Five to seven would be my estimate.

COUNCILMAN NOLEN: Are you saying the estimate cost would not exceed 1.25 Million be spread over the five to seven?

DON SAYLOR: Right.

COUNCILMAN BUNKER: Has our Finance Department projected that? What impact that will have on our other services?

DEPUTY CITY MANAGER
RANDALL WALKER: It shouldn't have any great impact, Councilman, on services. It would just -- spread over that number of years, it would be something we would just have to budget for in our Public Work's budget as a normal expenditure, but I don't see any great impact.

COUNCILMAN BUNKER: It won't have any impact upon our ability to develop Angel Park?

DEPUTY CITY MANAGER
RANDALL WALKER: No.

COUNCILMAN BUNKER: We would be spending that money anyway --

DEPUTY CITY MANAGER
RANDALL WALKER: Yes.

COUNCILMAN BUNKER: -- to have access to Angel Park.

DEPUTY CITY MANAGER
RANDALL WALKER: We'd have to put access roads and other things in there, so I don't see any great impact at all.

COUNCILMAN BUNKER: One last one. What's really -- on 0, what citywide zoning changes do you anticipate as a result of this? We're agreeing to accept them. Let's have Harold in this too.

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DON SAYLOR:

And Harold and I have been working hand in glove on this. The citywide application is simply this, Councilman, to accommodate this concept of development, which is completely new and different than any we now have and which will apply only to large developments of 3,000 acres or more -- to accommodate that, we need to put a section, classification, in our zoning ordinance and it will apply to planned community developments. That would be available then to any developer who has 3,000 or more that wanted to develop under those concepts.

MAYOR BRIARE:

As we go along, I'm sure that other questions will come to mind, but, Councilman Nolen, perhaps you might have some. I want to clarify a statement I made just a little earlier that Mr. Hall who is very diligent about keeping the Council advised on matters that are pending before the City, especially those of such importance as this one that we're talking about today, there had been other drafts of recommendations and so forth based on the information that was available at that particular time that have come forward and have now been changed into this more or less final draft, and so, usually a person will, knowing that there's changes yet to be made, will not concentrate too much on the original draft. They want to concentrate on the final draft as we're doing this morning. I'm going to have a few other -- I'm going to have a few questions to ask, but I think they might be answered if we have a discussion now from the applicants for this annexation process, and maybe my questions will be answered during that discourse, and so now, since the Council members -- unless you have further staff comments --

CITY MANAGER HALL:

No.

MAYOR BRIARE:

-- or legal matters, Mr. Ogilvie. Mr. Goolsby, are you the boss?

JOHN GOOLSBY:

I am the the boss. Mr. Bonar is the Project Manager for this project. So between the two of us I think we'll be able to respond to any questions. Would you like for us to respond specifically?

MAYOR BRIARE:

Well, John, unless you wanted just go ahead and discuss the thing a little bit in general and then get to specifics. Whichever you feel comfortable with.

JOHN GOOLSBY:

Why don't we have Mr. Bonar give you some general remarks and then we'll address specific questions that have been raised.

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RICHARD BONAR:

The project is of such magnitude that I don't think anybody has the innate ability to plan it or comprehend it in one sitting. I'm still having a problem after almost two years of time here problems in comprehending 25,000 acres as a single development entity. Our approach has been, and I think one of the other agenda items today is we talk about the concept master plan for the entire property without regard to political jurisdiction. The plan that you see on the easel is that concept master plan. The systems necessary from infrastructure, transportation, community facilities have all been at least studied. They will continue to be studied over the next 30, 40 or more years as to how to service that entire 25,000 acre property. The attempt to put down conditions in these last few months that relate to property that's going to be developed over that period of time is anybody's best guess, but we know there are certain limitations on every kind of utility, transportation and the like. We've done our best to kind of second guess what kind of conditions might be out there in the decades to come and the issues on the paper before you are just a guess at that. Some of them, I think, are purposely broad because they can't be studied or haven't been studied yet, but we know they need to be studied, and we're trying to set the stage to study them together. So when you see something that's broad in the agreement before you, it's because we don't have a clue yet as to how that subject will evolve once we do start talking together. The concept is for us to get together, and I think that is the purpose of the broader statements in this agreement. Some of the more specific things, nuts and bolts things, of street lighting and signaling, signalization of intersections, are things that are a little easier to talk about, and we've tried in those cases to be specific. We can talk about any of the individual questions that the Councilmen have about the agreement, or I could just start from where we --

JOHN GOOLSBY:

Perhaps, what you should do at this point is just to address the specific questions that Councilman Bunker raised and on Item D, for example, I think what we were concerned about there was the City's willingness to cooperate with us in exploring the feasibility of various matters including the reclamation of wastewater. But, again, it is merely a commitment on your part to work with us in those feasibility studies and until they're completed, I guess none of us know what the result will be, but, obviously, you've raised some good questions about the benefit to the City, if the City in fact is

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JOHN GOOLSBY:

responsible for building a plant and so forth. I would suppose that all of those matters would be a subject and the staff who are completing those feasibility studies would be directed to consider the impacts on the City. So I don't see that we have any conflict in our objectives. I think we were trying to look far enough into the future to see the possible benefit to us as well as the City of the effective use of those resources, but I think the matter of responsibility is something that can be addressed in the feasibility study and this is merely, as we see it, a statement of a conceptual agreement to work together to try to solve these problems. So I don't know if we need to get into any more detail about that, Councilman Bunker, but that was really our intent. It was just an expression of your willingness to cooperate in working together with us. There's no request for funding. We really don't know what we're going to get into until we do a feasibility study.

COUNCILMAN BUNKER:

I guess the last sentence concerns me more than anything, Mr. Goolsby, and that is that if it were to say something developed through treatment effluent at a processing facility constructed by HHP or something like that. In other words, I think it's premature for us to make a decision concerning water rights if in fact the City constructs the plant. That's my concern in that paragraph there. It seems to me that we won't oppose it regardless of whether it's privatized or not, and that would concern me for the generations to come for us to make such a commitment in that regard.

JOHN GOOLSBY:

I would guess we'd be more concerned in that regard. This was a very specific reference. I think we'd be more concerned with prioritization of that treated effluent since presumably all the treated effluent would come from uses on our property, and, for example, if your suggestion was that if the City built the plant, it would have the right to sell that treated effluent. I think in that case, and, again, this is something that could be addressed in the feasibility study, it would seem to me that the property that generated that opportunity to sell treated effluent should have priority on acquiring that through whatever means was feasible.

COUNCILMAN BUNKER:

Well, I guess if you follow that logic far enough, you could say then that there are certain developments that have some claim against the water rights that we have from our present plant, or are you saying that your project is so huge that it's a different -- that you --

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JOHN GOOLSBY:

I think that ours -- I think that this is a unique piece of property. I don't know that you can equate it to anything else. I guess that really was our thought, because there's nothing to the west of us, as you know, and there's nothing that even approaches this property in size, so that we think that it is -- it does have a unique set of circumstances which led to some of these other conditions.

MAYOR BRIARE:

Mr. Ogilvie, let me jump in here for a second as far as a procedural matter is concerned. Do I assume properly that as a result, whatever -- supposing that this project should be approved here this morning that there then will follow some sort of an understanding, a written document, indicating the understandings that we're talking about here, or is it just a matter of what is established here as public record?

CITY ATTORNEY OGILVIE:

Some of these will have to be documented by formal agreements; others, I think while they could be followed by formal agreements, can be implemented just by minute order of the Council this morning.

MAYOR BRIARE:

Sure. Because it would seem to me that from the matters that were discussed when the announced was first made and certainly, up until this point, and I suggest that in the future as well if it should be approved, that the City would be as cooperative as possible to work with your organization in the immediate future and in the long range future because it's something that is certainly going to be of great value and there are some innovative things that are being talked about that we're not actually putting here on the table, but you can't do it until all the feasibility work is done, and I take it, there are no master plans that have been entered into until -- so you don't get your cart before your horse, you want to take care of this part first, and we presume there's going to be a very extensive master plan made -- done -- of which, naturally, the City would either adopt or amend or change, kind of like your neighbor, Mr. Peccole, came in with some extensive master plans, and then about a week after we approved it, he came in with an amendment. Remember that? And we thought to ourselves, "Boy, this master plan is going to be great. How novel it is to be able to get a master plan covering this much area and you sit back and don't have to worry about zoning any more." Well, that is for seven days. Go ahead, John.

JOHN GOOLSBY:

You also asked a question about Item G, and we would certainly agree. I think this was just a matter of trying to simplify this. We would certainly agree that the

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JOHN GOOLSBY: maintenance of that pumping equipment well would obviously be a part of our responsibility if we're granted a right to use the water, so we have no problem with the suggestion that was made. As to Item Q --

COUNCILMAN BUNKER: I think they've satisfied me on that.

JOHN GOOLSBY: Like I say, in answer to that, we're certainly comfortable with the order of magnitude in the expenditure we will incur in the interchange of the Parkway. It is a real bargain for the City.

COUNCILMAN BUNKER: I wanted the staff to be on the record that they had done that. Okay? I have never really had a problem with that item. I've always felt sure that the City would receive full value for that. I guess my only hangup then is if the effluent -- if the wastewater treatment is privatized, I sure don't have any problem with them owning the water. That's their right, I think. I have a little problem with it if the citizens have to construct the plant and give them the water.

JOHN GOOLSBY: We're not necessarily suggesting that, but what developed here today --

COUNCILMAN BUNKER: Yes, if we just clarify that a little bit, I think --

CITY ATTORNEY OGILVIE: Councilman Bunker --

COUNCILMAN NOLEN: I didn't -- I don't read it as "give." If we were to build it -- say the City of Las Vegas built it, I think we would be obligated to -- if they did go after those water rights that were developed through treating the effluent, that they would have to bid on it like anyone else. But I think what they're asking for is a priority to bid on it.

RICHARD BONAR: I can expound on that.

COUNCILMAN NOLEN: Certainly, if we had something for sale, we couldn't just give it away.

COUNCILMAN BUNKER: Is it a matter of law that if they build it, they have prior right or if we build it, we have prior right, so that maybe it resolves itself?

CITY ATTORNEY OGILVIE: If Howard Hughes Properties builds a plant, then they would be entitled to the reservoir permits. If the

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CITY ATTORNEY OGILVIE: City builds them and owns and operates the plant, then the City would own the reservoir permits. The City could then contract with Howard Hughes Properties which would form the basis for Howard Hughes Properties applying to the State Engineer for secondary permits on that water.

COUNCILMAN BUNKER: But we're saying we won't oppose that, so they could get it without compensation?

CITY ATTORNEY OGILVIE: Well, the next question is -- in all of my discussions and understandings, it was my understanding that it would be privately owned. If it is publicly owned, then we do have to take the next step of this contract upon which secondary permits can be based, and when you get into a contract then, you get into the question of compensation.

COUNCILMAN BUNKER: If that's clear, I have no problem with it, but it doesn't seem to be clear.

CITY ATTORNEY OGILVIE: I don't think the way it's written now because it was written, I think, on the basis that it would be privatized, yes.

COUNCILMAN BUNKER: Well, I hope that it would be privatized.

COUNCILMAN NOLEN: The phrase that Councilman Bunker suggested on the last sentence on D -- "at a processing facility," and then insert the words "constructed by HHP." Would that clarify it sufficiently enough to --

RICHARD BONAR: Well, that doesn't help us. The thing I'm trying to do is think long range. If we're going to have a open space system, for instance, throughout this town, I need to know that there's at least enough water for whatever level of irrigation needs we're going to have. What we're talking about is a two-pipe system. You start putting that in the ground from day one, but you have to know you have to have the water at the other end to irrigate whatever it is you're putting in as a landscaped open space system. The intent was not to get down to the legal points in this issue, it was to find the availability of water and not even addressing who owns it, who's compensated, who builds what. Just the availability was the intent of our deal.

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MAYOR BRIARE: Kind of on the theory unless there's vehement argument against any principles being discussed here today, then that's a matter of principle, but the details and fine lines will be brought up at dates that we don't know right now. It could be a year, five years, ten years, or as you've indicated, sir, as long as 20 years. But in principles we're talking about today.

RICHARD BONAR: Especially, in the principles involved, yes.

MAYOR BRIARE: Mr. Goolsby, did you want to add anything?

JOHN GOOLSBY: We don't have any other remarks unless there are other specific questions. We'd be happy to address any that the Council might have.

MAYOR BRIARE: On behalf of the applicant then, your opening remarks are finished now, and then, again, Mr. Hall, you jump in any time, and certainly, the Council members will if they deem it important. So now, I would ask then, unless there's some procedural matters I should follow, I'm going to ask for a general comment from anyone here at this meeting today with respect to the discussion that we're having and the possible action we might take on the Husite Annexation Agreement. Mr. McCall, I already greeted you this morning and wondered what your stand was going to be. You've always -- you make yourself pretty clear on that regard when --

JAMES McCALL: My only concern, Mayor, is the Husite Parkway and what north/south access to the north of the Husite Parkway we'll have from the southern exposure. It's my understanding, whether it be rightfully or wrongfully so, the Husite Parkway when it is extended in the proposed drawing there, that it will, according to Mr. Ogilvie's correction on Statement K this morning, that the Buffalo Interchange will not be there at this time. Is that correct?

CITY MANAGER HALL: That's correct.

JAMES McCALL: And why is that being eliminated if I may ask?

CITY MANAGER HALL: It was never planned. The reason it was never planned, at the present time is because HHP is constructing totally the Expressway from its point at the intersection of U.S. 95 and Rainbow out through into their property, and it's my understanding that a great deal of discussion was had with various property owners adjacent to that relative to entering into an agreement or a part of an

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- CITY MANAGER HALL: SID with Howard Hughes Property and it was determined that no one wanted to come in and pay their prorata share. With that in mind, Hughes Hughes Parkway, or Howard Hughes Properties, will be developing that up into their property and they have no reason to develop on either the north or the south. That is really the property owners on either the north or the south.
- JAMES McCALL: That's very nice for them to have a monopoly of a freeway that will only service their property. What do you do for emergency service vehicles that need to get to the north across that Expressway? Are you going to have cross-overs on that Expressway?
- CITY MANAGER HALL: There will be overpasses in the proposal that has passed the Regional Transportation Commission, and, Don, you may want to get into it in more detail. There is -- on the Master Plan, there's an overpass that would come over at Buffalo and I think there's one at Durango and then there will be an interchange at El Capitan.
- JAMES McCALL: If you do not put some interchanges on this Husite Parkway somewhere either at Buffalo, which would be probably the applicable place, you are going to overload your Rainbow entryway onto this freeway system, because this will now only leave you at the Rainbow Interchange which is a kind of an unusual engineered feat and the future proposed Lake Mead Interchange, and other than that, how are you going to exit that northwest area onto the current freeway system which will service the downtown area.
- CITY MANAGER HALL: At Washington --
- JAMES McCALL: Washington is an overpass at this time.
- CITY MANAGER HALL: Well, you know, Washington or Westcliff. Either the north or south, depending on which way your property lays on the north of the south of the Expressway.
- JAMES McCALL: Say someone lived up out in the Buffalo area, off of Buffalo and Washington, or even on Buffalo and Vegas Drive? How are those people going to get onto the freeway system to service into the downtown area if they so desire.
- CITY MANAGER HALL: They will come off Washington which is approximately this area here (indicating on a map). They will come up Washington down into and intersect with the Expressway at the Rainbow Interchange.
- COUNCILMAN NOLEN: The same way you get on now.

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- JAMES McCALL: That's going to be a nightmare if you expect all those people, if and when in the future, to exit -- I mean, to entry onto that freeway system over that plan.
- CITY MANAGER HALL: No. The Vegas Drive has that grade crossing at the present time. They can intersect there, or if they're down at Lake Mead, they can do at Lake Mead or Smoke Ranch Road or Cheyenne or any of those. Only the entire interchange at Rainbow and the Expressway will be completely reformatted.
- JAMES McCALL: I would hope so.
- CITY MANAGER HALL: I mean completely reformatted to a point, and again, I defer to Don, because Don's been tracking it through our Regional Transportation group but to the satisfaction of the Regional Transportation Commissioner. It will be sized and designed in a way and in a capacity that will handle the basic group of the development will take place out in this area in the future.
- JAMES McCALL: Well, I come from an area in the past in Los Angeles where the freeway systems are a very integral part of the necessity of moving traffic, and if you do not put enough interchanges or on-ramps and exits on this Parkway, whether it be the Husite Parkway or any other, you are going to overload certain avenues of entryway onto these freeways and you're going to have a nightmare.
- CITY MANAGER HALL: Okay, one point of clarification, and that is that at Buffalo and these other major south arteries, there can at some point in time when growth determines at a grade separated interchange. We're not saying that it can't be. In fact, the master plans shows a potential for those taking place. Now, the only thing we're saying is that at the present time HHP is footing the entire bill for the Parkway --
- JAMES McCALL: And they'd like to have a monopoly of where it services their property. And I don't blame them. If I were in their shoes, I'd do the same thing.
- CITY MANAGER HALL: Well, but if you wanted to pay a prorata share and build that interchange yourself or the property owners along there, that would be your prerogative.
- DON SAYLOR: Right-of-way is being reserved for that future interchange so when the demand factor is there and the money is available to build it, right-of-way is available.

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JAMES McCALL: Well, speaking of right-of-way, who owns the right-of-way that this Husite Parkway will be developed on?

DON SAYLOR: The City has just received a right-of-way grant from the Bureau of Land Management.

JAMES McCALL: I see, and so you're going to donate that to them, or let them have use of that right-of-way for their in turn building the structure?

DON SAYLOR: Well, no more than any other right-of-way that is used by anybody to build a street on.

JAMES McCALL: I'm just asking for clarification, Don.

DON SAYLOR: Yes. Yes, it's going to be a City street.

JAMES McCALL: It's going to be a City Freeway?

DON SAYLOR: Parkway.

JAMES McCALL: Parkway, whatever you want to call it?

DON SAYLOR: Yes.

JAMES McCALL: Well, it doesn't seem like it's going to service the City. It seems like right now in the beginning it's only going to service Husite and that's what bothers me.

COUNCILMAN BUNKER: Five thousand acres is almost a city in itself.

JAMES McCALL: That's true. Maybe they'll set up their own governing bodies out there. (laughter)

MAYOR BRIARE: We're going to get to that.

COUNCILMAN BUNKER: Let's see. That's Mesa Vista Northwest?

CITY MANAGER HALL: No.

JAMES McCALL: My major concern is access onto the freeway system and emergency vehicle access to the north area, because if you allow this corridor to be built and cut off the north property, you will stifle any growth pattern in the north of this Parkway -- to the northwest.

CITY MANAGER HALL: That's not our feeling at the present time.

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MAYOR BRIARE:

Is there anyone else that would like to make a comment to us? There's a number of people in the committee room today. Any questions by anyone? Mr. Ogilvie?

CITY ATTORNEY OGILVIE:

Mr. Mayor, this may be a good time for me to make a suggestion with respect to Councilman Bunker's problem with Paragraph D. In the last line of Paragraph D, it begins "at a processing facility." I would suggest adding the words "that is constructed, owned and operated by HHP." Then inserting "the property and its vicinity." Then add the following sentence: "In the event that CLV constructs, owns and operates such facility, CLV will not object to the granting of any and all secondary water rights to HHP that are based upon a mutually acceptable agreement between CLV and HHP for the sale by CLV of the reclaimed wastewater through HHP." This will cover both events whether the City or HHP owns and operates the facility. It leaves open the question of what that agreement between the City and HHP will contain, whether it contains compensation or not. It just says if that agreement is reached, then the City would not object to any secondary water rights applications by HHP. It's based upon that agreement.

COUNCILMAN BUNKER:

I sure don't have any trouble with that. I would hope that Mr. Goolsby and Mr. Bonar would not, but -- and certainly, the question of water being available is not really the question. It's the matter under what agreement it would be available I guess. So availability isn't really my hangup; it's trying to look that far ahead in making a blanket commitment to just make it available, period. So if you could live with that, that's great for me.

JOHN GOOLSBY:

I think the suggestion that Mr. Ogilvie gave is certainly responsive to our concerns in bringing this issue up.

MAYOR BRIARE:

Mr. Ogilvie, that took care of your comments?

CITY ATTORNEY OGILVIE:

Yes.

MAYOR BRIARE:

Anything else? (No response.) If there's no one else to be heard now, as somebody you might have heard once before, if anyone has objections, let them speak now, or forever -- Bob, have you ever heard that? (laughter)

COUNCILMAN NOLEN:

Yes (laughing).

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MAYOR BRIARE:

Speak now or forever hold your -- no, that's not true. That's not quite true. It's not a matter of speaking now or forever holding your peace, because there are still matters that have to be brought up and discussed, and as we've indicated here, I think that everyone is concerned with this project being the magnificent project that it could be. I've often, just as a student of planning and matters pertaining to master zoning and so forth, have always been envious of a community like Irvine, California who came in with maybe hundreds of thousands, Harold?

HAROLD FOSTER:

Yes.

MAYOR BRIARE:

Hundreds of thousands of acres and what a great opportunity those planners had and those officials down there had to be able to master plan this whole project at a time as opposed to doing it in five-acre increments. They could do the whole thing and then come back, obviously, when charges are warranted and conditions change from time to time. I'm very excited about this project of a plant, a sewer plant, up in that part of town. Now, Mr. McCall, you own a lot of property up there, and you've been very cooperative with the City in helping to plan that area up in the direction of your property and this property here, and can't you imagine the potential if there were to be a sewer plant up in that area of Clark County?

JAMES McCALL:

I think it would be an extremely beneficial thing.

MAYOR BRIARE:

Absolutely. And this is an opportunity where government can cooperative with the private sector in getting some of these things done, which are down the line. But I think -- you know, I think I hear signals that are saying that this is something that we're all kind of agreement to. It's the idea that we don't start off with some misunderstandings. I think we're all going in the right direction here. So if there's no further comment by anyone, the Council Members should each make a comment of some sort before closing, and then this meeting and the floor will be open for a motion. Mr. Nolen, did you --

COUNCILMAN NOLEN:

The only comment I'd make is on the last page of our backup document here, the recommendation by staff -- "Staff recommends that the Master Plan of Husite be adopted conceptually," and I think that's the key word here. We're talking about the "concept" of what we're trying to do, and staff from both the Howard

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COUNCILMAN NOLEN: Hughes Property and the City will be sitting down to work out some of these areas. I think the suggestions that have been made as far amending this agreement are all good, and I definitely sense an air of cooperation between both the HHP staff represented here and City.

MAYOR BRIARE: We have two matters before us. This one I guess we've exhausted are discussion and comments on and then the next one that Councilman Nolen is bringing up at this time, and then if there's a third one --

CITY MANAGER HALL: Just the two at this meeting.

MAYOR BRIARE: I want to be -- I'm deliberately going to try to be a little vague with you, Mr. Goolsby, which I guess sometimes when I talk, that's almost tantamount to the conversation. A master plan is going to be submitted by some consultant that you have in mind or you're going to get and pay for. Pay good money. Those things don't come cheap, and that master plan that's going to be submitted to the City will include a variety of suggestions and recommendations as to how the Hughes Property can be best developed considering your interests, considering the interests of the City who it would appear is about ready to annex you. There are questions that we might be mulling over in our minds right now that will probably be answered as a result of that master plan. I happen to have looked in our trusty phone book to see what your zip codes were out there. You're involved in more than one zip code, and that thing right up there says "Husite. Howard Hughes Properties, Las Vegas, Nevada." So at the present time and for the foreseeable future that's who we're talking to. We're talking to the Howard Hughes Properties, Las Vegas, Nevada. Is that correct?

JOHN GOOLSBY: Yes, sir.

MAYOR BRIARE: And that's -- for the foreseeable future, that's the way it's going to stay?

JOHN GOOLSBY: That's correct.

MAYOR BRIARE: I'm ready for a motion.

COUNCILMAN NOLEN: Do you have any comments, Councilman?

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COUNCILMAN BUNKER:

I just hope that what I've said today would not be taken as negative regarding this at all. I'm a thousand percent for this project. I just felt that we, as the Mayor said, needed to start off with clarity and I hope that you would not take offense to what suggestions I've made here today, and I'm sure that we can continue to cooperate in the spirit in which this agreement is written today.

COUNCILMAN NOLEN:

MAYOR, I WOULD MAKE A MOTION AT THIS TIME THAT WE FOLLOW THE RECOMMENDATION OF STAFF AND INCLUDE IN THE AGREEMENTS HERE THE AMENDMENTS AS MR. OGILVIE HAS EXPLAINED BEFORE WITHOUT ME HAVING TO GET REAL WORDY BECAUSE I'M TALKING TOO WELL ANYWAY. I think the Howard Hughes people have basically agreed to the language in D, G and K.

CITY ATTORNEY OGILVIE:

And the elimination of F.

COUNCILMAN NOLEN:

And elimination of F and clarification of Q, and that's basically the whole issue, so that would be my motion.

MAYOR BRIARE:

Comments on the motion? Also, I'm sure that, again, in the instance where you can't nail things down hard and fast right now, we've got to be able to have some flexibility, that from time to time, Mr. Hall, you present to the Council financial impact reports as to where we're at and how we're going, because this has got to be good business. We know it's got to be good business for you, Mr. Goolsby, because that's what you're noted for. Personally and corporately, Hughes does pretty well in their business affairs. We in the City, and I hope I speak for my fellow Council Members here, those present and not present, that we too are trying to approach this from a sound business standpoint on behalf of the people that we represent. So if we both accomplish those goals, we've got a happy partnership going here. Further comments on the motion? Are you ready to vote? Those in favor vote "aye."

(VOTE: Unanimous "ayes" for those present of the Council -- Mayor Briare, Councilmen Nolen and Bunker.)

MAYOR BRIARE:

Are there any opposed? (No response.) There are no opposed, so the majority of the City Council votes aye. Now, the next one, Mr. Hall, is the discussion and possible action on the conceptual approval of Husite Master Plan.

CITY MANAGER HALL:

Correct.

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- MAYOR BRIARE: Councilman Nolen has already alluded to this a little bit. Is there a necessity to go further?
- CITY MANAGER HALL: Only that the Planning Commission have reviewed it and adopted it in concept and it's before you for a recommendation today to adopt conceptually the Master Plan. Mr. Saylor is here to review it --
- DON SAYLOR: I'd like to run over it briefly with you. It will answer some of the questions that have arisen under discussion of the previous item. This is the Oran Gragson Expressway, Cheyenne on the north, Desert Inn on the south, and the mountains on the west (referring to the conceptual plan exhibited before the Council and on file in the Planning Division). Angel Park -- this is the entire HHP holdings, 25,000 acres. Approximately along this line in here is the area to be annexed to the City. This is a conceptual plan of the entire holding. Now, the reason why we have it before you for approval is to simply indicate that in generalities, conceptualities, that this pattern will be agreeable to the City. As time goes on and prior to the effective date of the ordinance annexing this area, you will have before you specific plans embracing this area. Mr. McCall brought up the matter of access to the property in speaking of Howard Hughes Parkway being a controlled access roadway. There will be other access points. Cheyenne Avenue which is now built to about this point will provide access. Smoke Ranch Road will provide access, Lake Mead, Vegas Drive. So there will be several points of access on the northwest. To the south, of course, Charleston, Sahara and Desert Inn. One of the beneficial aspects of the adoption of this conceptual plan is the matter of setting the stage for a future outer belt line along this alignment. This is called outer parkway. The proposal is if the City should adopt this, the County and Regional Streets and Highways. This then would set the pattern at least from here, Cheyenne to D.I., which is several miles, for the extension of this on north to the freeway and on south to the freeway, so that plans can be developed to preserve right-of-way to allow for the accomplishment of this sometime in the future. We're talking 50 years at least, in my opinion, on this total plan, probably 20 years on the part we're thinking about annexing. It may be a little faster; it may be a little slower, but it's a long range concept. This gives you the generalized layout of the streets -- only the major streets -- and the generalized land use pattern of these pockets surrounded by the major streets which they refer to as villages, and that's where we'll get into at a

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DON SAYLOR:

later date the new zoning classification that the City will add to the ordinance. This simply takes those street patterns out and shows them on one sheet. I don't think there's any need to go into further detail on that. The master drainage plan in general. It shows the flows. The area through here will be directed into the Angel Park Detention Facility. This area up through here will go into Buffalo Drive, into Section 15 Basin, which is right about there. Some of this will go further north into another detention basin. As you get to the south southerly part, it falls this way. I don't have a sheet on the sewer plant. However, in general, all of the area that we're talking about in the annexation will flow into our existing facilities -- our lines on Cheyenne, Smoke Ranch and Lake Mead. The area to the south will go into our existing lines on Charleston and Sahara. So consequently, for the next 20-25 years, we'll use our existing pattern. There may have to be as time goes on and this development takes place, if we are not successful with the pocket plants that we talked about wherein we'd have a plant somewhere in here, we may have to build another interceptor, major interceptor. Water will be provided in a succession of stages with reservoirs being built at higher points as you go west as the demand is needed. All the other utility companies have been brought in for this and have indicated that they can satisfy the demand factor. Mr. Bonar mentioned about the open space pattern that they propose and the need for irrigation water. The green indicates all of the open space area. You can see all of these fingers going out through here, which will be walking paths, linear parks. This area in through here, golf course, preservation of some of the foothills where you get into the higher elevations. So you can see it's an extensive pattern of open space. The red indicates a major town center. The blue indicates what they refer to as employment centers. Again, all of these will be translated into detail when we get into the specific plans on the annexation area. This does not mean to say this is the only commercial proposed. This is a major commercial center. There are others spotted throughout here, various neighborhood and village centers. This is a community facilities plan that again, just recognizing that the location of these are bound to change as time goes by, but it makes provisions for health centers, library and police stations, fire stations, schools, and the whole gamut of senior, junior high, elementary schools. We have discussed with them in detail the location of the proposed fire stations in the area to be annexed. And that's the last sheet if anybody has any questions, I'd be --

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MAYOR BRIARE: Don, use your pointer and outline the subject property for annexation this morning.

DON SAYLOR: It roughly follows this line here (indicating). This is the area to be annexed. This is our Angel Park here. Howard Hughes Expressway will come into this interchange, which will be constructed as part of the original construction.

MAYOR BRIARE: Prudence demands that whatever facilities are built now would contemplate the future of your overall master plan, whether it's in the City or whether it's elsewhere.

COUNCILMAN BUNKER: Is the technology such that you could build wastewater treatment in the area and still have the best of air quality?

DON SAYLOR: I don't know that I can answer that.

CITY MANAGER HALL: Dick, did you hear that question? Is the technology available to build a package sewer plant someplace in the area being annexed and have it be compatible odorwise?

RICHARD GOECKE: Odorwise?

DON SAYLOR: In other words, it won't smell.

COUNCILMAN BUNKER: I used the term "air quality." (laughter)

RICHARD BONAR: I've heard you all say yourself that the existing plant is to the quality right now. (laughter)

CITY MANAGER HALL: Just in response, there are several areas in Southern California particularly. You will get a smell but not --

COUNCILMAN NOLEN: They don't use Glade, do they? (laughter)

MAYOR BRIARE: Well, I think it's probably time for all of us to determine, especially the Hughes Properties, what the status is. I remember a good number of years ago before I had the privilege of serving as Mayor of Las Vegas, there was some remarkable progress being made in portable plants, and when the environmental programs were just in their beginnings of -- you know, leading into the strict rules and regulations they've got now -- there was some great progress being made. It was when I was serving as a member of the Board of County Commissioners that we were talking frequently, and we went to visit some portable plants, mostly in Arizona, because that was an area very similar, of course, but I haven't followed it for 15 years,

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MAYOR BRIARE:

Councilman, so I don't what's the score, but that's a good point there.

COUNCILMAN NOLEN:

The only suggestion I'd have to say is with the kind of investment that Howard Hughes Properties is making in that, they're not going to build a stinking facility in there.

DEPUTY CITY MANAGER
RANDALL H. WALKER:

Councilman, one of the things you do on a package plant like that is you generally send the sludge down to be processed at some other facility and just actually process the water.

COUNCILMAN BUNKER:

Then it might be feasible since the gravity flow he just said is on most of this 5500 is northeast, say, towards the detention basin of our high-tech park area, the 40 acres up -- that it's possible that technology is such that a treatment plant could be built in that area.

DEPUTY CITY MANAGER
RANDALL H. WALKER:

Yes. The sludge is a very minor part of the total flow and that could be sent down to the main plant for sludge processing and the water could be processed, and there's really no problem at all with any type of odor in the water itself.

COUNCILMAN BUNKER:

How do you send it down?

DEPUTY CITY MANAGER
RANDALL H. WALKER:

Sludge?

COUNCILMAN BUNKER:

Yes.

DEPUTY CITY MANAGER
RANDALL H. WALKER:

Down the pipe. You have to mix a little bit of water to get it to flow, but you don't have to send the volumes that you'd normally have to send.

MAYOR BRIARE:

Any other questions of Mr. Saylor? Last call for any comments or questions? (No response.)

COUNCILMAN NOLEN:

I'LL MOVE TO FOLLOW THE RECOMMENDATIONS OF STAFF.

MAYOR BRIARE:

Comments on the motion? (No response.) All those in favor say "aye."

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(VOTE: Mayor Briare, Councilmen Nolen and Bunker all say "aye.")

MAYOR BRIARE:

Are there any opposed? There are none opposed. THE MOTION'S APPROVED. This particular matter then has been concluded.