



Mesquite City Council

Technical Review Meeting

Mesquite City Hall - Training Room

10 E. Mesquite Blvd.

Tuesday, July 05, 2016 - 1:30 PM

Minutes of a scheduled meeting of the City Council held on Tuesday, July 5, 2016, at 1:30 P.M. at City Hall in the Training Room. In attendance were Mayor Allan S. Litman, Council members W. Geno Withelder, Richard Green and Cynthia "Cindi" Delaney Also, in attendance were City Manager Andy Barton, Finance Director David Empey, Development Director Richard Secrist, City Liaison Aaron Baker, City Clerk Tracy Beck, other city staff and approximately 8 citizens.

Mayor Litman called the meeting to order at 1:30 p.m. Council member Kraig Hafen and George Rapson were absent. (NOTE: This meeting has been tape-recorded and will remain on file in the office of the City Clerk for four years for public examination.

*Below is an agenda of all items scheduled to be considered for the Mesquite City Council Regular Council Meeting. Agenda items discussed on this agenda are considered "**Proposed**" until the final agenda for the Regular City Council Meeting is posted, according to NRS 241.020. Unless otherwise stated, items may be taken out of the order presented on the agenda at the discretion of the Mayor and Council. Additionally, the Mayor and Council may combine two or more items for consideration, and may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Public comment is limited to three minutes per person.*

Public Comments

During the Public Comment portion of the agenda comments must be limited to matters within the authority and jurisdiction of the City Council. Items raised under this portion of the Agenda cannot be deliberated or acted upon until the notice provisions of the Nevada Open Meeting Law have been met. If you wish to speak to the City Council at this time, please step up to the podium and clearly state your name. Comments are limited to 3 minutes in length.

1. [Public Comments](#)

[Minutes:]

Mayor Litman opened up the meeting to Public Comment. There were no speakers.

Consent Agenda

Items on the Consent Agenda may not require discussion. These items may be a single motion unless removed at the request of the Mayor, City Council, or City Manager.

2. [Consideration of Approval of the July 12, 2016 Regular City Council Meeting Agenda; the June 7, 2016 Technical Review Meeting Minutes; the June 15, 2016 Regular City Council Meeting Minutes and the June 21, 2016 Regular City Council Meeting Minutes.](#)

- Public Comment
- Discussion and Possible Action

[Minutes:]

Mayor Litman read this item by its title and asked if there were any questions or comments. There were none.

3. [Consideration of approval of:](#)

- a) Notification of Budget Transfers
- b) Notification of Budget Amendments
- c) Notification of Bills Paid
- d) Purchase Orders

- Public Comment
- Discussion and Possible Action

[Minutes:]

Mayor Litman read this item by its title and asked if there were any questions or comments. There were none.

[Consideration of approval for the Introduction of Bill 504 amending MMC Election Code.](#)

[Minutes:]

Ms. Beck: Mayor, I have been asked by City Attorney, Mr. Sweetin, to add a place holder for potential Ordinance 504 amending the election which would be

the Municipal Code 1-8-19. I believe this is what he is working on at this time.

[Minutes:]

Mayor Litman: Do we need any motion to put that on?

[Minutes:]

Ms. Beck: Yes, we do, because we are amending the approval of the July 12th agenda.

Council member Delaney moved to approve the addition of the Introduction of Bill 504 amending MMC Election Code to the July 12, 2016 Regular Council Meeting Agenda. Council member Withelder seconded the motion.

Passed For: 3; Against: 0; Abstain: 0; Absent: 2 (Hafen and Rapson)

Department Reports

4. [Mayor's Comments](#)

[Minutes:]

Mayor Litman stated he had nothing at this time.

5. [City Council and Staff Comments and Reports](#)

[Minutes:]

Mayor Litman read this item and asked Council and Staff if they had anything.

[Minutes:]

Council member Withelder: I will have something.

Zoning Items

6. [Consideration of Architectural and Site Plan review Case No. ASR-16-003 \(Mesquite Library\) to get approval to build a new library building on a portion of the site at 105 West Mesquite Boulevard, in the General Commercial \(CR-2\) zone.](#)

- Public Comment
- Discussion and Possible Action

[Minutes:]

Mayor Litman read this item by its title and asked if there were any questions or comments.

[Minutes:]

Dave West: Candidate for City Council, but I am also an employee representing Reliance Connects which is adjacent to the property and maybe just a little more thought going into recognition that that is kind of a light industrial right next to the property. Just a comment that looking at the site plan that it is Light Industrial right next door for Reliance Connects. We have our yard there and some of the elements on here may need some adjustment and some further review.

[Minutes:]

Gary Eddington, PSC Architects: Yes, at some point we need to know when there are comments or what they are, and we can address them, I guess.

[Minutes:]

Council member Delaney: So you may just want to get with the folks at Reliance Connects and see what concerns they may have or --

[Minutes:]

Dave West: I would suggest that you call Harold Austin. I'll give him a copy of this. He's the General Manager there. As you're planning to turn that into a plaza area, I can see that conflicts a little bit with the existing use on the streets.

[Minutes:]

Council member Delaney: Well, that is the front part, though, isn't it, David?

[Minutes:]

Dave West: This is the back lot. We have part of our garage back here on this end of the street. We have our main lot right here, and there's actually -- you even have parking stalls right; there is actually an egress to the parking area for employees, so just knowing that the current use of that area now may impact how you want to look at that street scape between the two buildings.

7. [Consideration of Parcel Map Case No. PM-16-004 \(Existing Library\) to separate ownership of the existing library and city utilities and structures, located at 121 West First North Street in the Public Facilities \(PF\) Zone.](#)

- Public Comment
- Discussion and Possible Action

[Minutes:]

Mayor Litman read this item by its title and deferred to Richard Secrist.

[Minutes:]

Mr. Secrist: These two Items, 7 and 8, basically just divide the existing parcel map into two separate parcel maps. One for the existing library, one for the proposed library, and the remainder City parcel to the south. It makes it so that remainder piece remains in the City ownership, and the future library parcel could be sold to the district, transferred to the district, I guess, for the library. These parcel maps include all the latest ALTA survey information, utility information, and so forth. It's basically kind of a cleanup and getting the properties ready to be transferred.

8. [Consideration of Parcel Map Case No. PM-16-005 \(Future Library\) to separate ownership of the future library and city utilities and structures, located at 105 West Mesquite Boulevard in the Central Business District \(CR-3\) Commercial Zone](#)
 - Public Comment
 - Discussion and Possible Action

[Minutes:]

(The discussion for this item was included with Item 7).

Administrative Items

9. [Consideration of approval and adoption of Resolution Number 901 between the Las Vegas-Clark County Library District and the City of Mesquite adopting an Interlocal Agreement and other matters properly related thereto.](#)
 - Public Comment
 - Discussion and Possible Action

[Minutes:]

Mayor Litman read this item by its title and deferred to Aaron Baker.

[Minutes:]

Mr. Baker: As part of this transaction, there are some items that need to be clarified in the sense of maintenance and some other costs and the Interlocal Agreement associated with Resolution Number 901. That's what this item is for.

So in order to approve an Inter local Agreement, you have to do it by ordinance or resolution, so we are doing it by resolution. And I will say this, I inadvertently attached the incorrect Resolution, so you have Resolution 841 I think to the Item. That was my mistake. I apologize. I have the updated Resolution here, so if you would like a copy of that for your reading pleasure. So that's there. That will be updated for the Council packet.

10. [Consideration of Approval for refinancing Anthem Special Improvement Bonds Series 2007 to lower interest expense financing costs for property owners...i.e. homeowners and developer.](#)

- Public Comment
- Discussion and Possible Action

[Minutes:]

Mayor Litman read this item by its title and deferred to David Empey.

[Minutes:]

Mr. Empey: This is I think one of those good kind of actions that we're going to take. Hopefully, they all are, but this one in particular, there's 21 years of remaining long life for these Anthem Special Improvement District Bonds. By doing this refinancing, we are effectively reducing the overall current interest rate of almost 6.4% down to about 3.8%, so it's a significant reduction in interest. And who are the beneficiaries? The beneficiaries are going to be the property owners. Now, the property owners are the developers and also the homeowners, so it'll reduce their interest costs substantially. I will invite John Peterson. We investigated doing something like this several years ago, but the interest rate environment wasn't – you know, it was somewhat better than when we initially took these bonds to market. The underwriters felt like interest rates weren't optimal at that time, so we put it off and revisited the topic, and now the interest rates are low, and given the City's financial strength and ability to not participate or back these, but they feel like the numbers within the improvement district itself will be more supportive of lowering these interest rates and protect the bond holder. So I think it's a win/win. Impact to the City, General Fund or any of the other funds is there is no impact.

[Minutes:]

Council member Green: The district pays all these costs.

[Minutes:]

Mr. Empey: Right, that's correct.

Public Comments

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11. [Public Comments](#)

[Minutes:]

Mayor Litman opened up the meeting to Public Comment. There were no speakers.

Adjournment

12. [Adjournment](#)

[Minutes:]

Mayor Litman adjourned the meeting at 1:40 PM

Allan S. Litman, Mayor

Tracy E. Beck, City Clerk