

**CAPITAL IMPROVEMENTS PLAN ADVISORY SUB COMMITTEE
MINUTES OF THE JANUARY 14, 2016 MEETING**

Committee Members in Attendance: Leahann DeAnda, Citizen at Large
Tracie Ward, Nye County School District
Pablo Encinias, Member
Darrell Lacy, Planning Director

Committee Members Absent: Tim Carlo, Road Department

Support Staff: Celeste Sandoval, Planning
Steve Osborne, Planning

Other Attendees: John Koenig

Call to Order

Meeting called to order at 2:00 pm.

1. **Pledge of Allegiance**
2. **Public Comment (first):** No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda as an action item. (Three-minute time limit per person and speakers are requested to limit comments to items not on the agenda).

Public comment opened and closed at 2:01 pm with no comments.

3. **Approval of / Modifications to the Agenda:** Approval of the Agenda after Considering Requests to Rearrange, Hold or Remove Items.

Motion: approve agenda, **Action:** Approve, **Moved by** Tracie Ward, **Seconded by** Leahann DeAnda.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

Yes: Darrell Lacy, Leahann DeAnda, Pablo Encinias, Steve Osborne, Tracie Ward.

Absent: Tim Carlo.

REGULAR MEETING

4. **For Possible Action – Approval of Minutes.**

- a. November 5, 2015

Motion: Approve minutes from November 5, 2105, **Action:** Approve, **Moved by** Tracie Ward, **Seconded by** Leahann DeAnda.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

Yes: Darrell Lacy, Leahann DeAnda, Pablo Encinias, Steve Osborne, Tracie Ward.

Absent: Tim Carlo.

5. **For Possible Action** – Discussion and possible decision regarding:

- a. Overall total sales figures for single-family homes (vacant and resale) in Pahrump; (Pablo Encinias/Norma Jean Opatik)

Norma Jean Opatik stated she has additional documentation for acceptance.

Motion: accept additional documentation on real estate sales **Action:** Approve, **Moved by** Steve Osborne, **Seconded by** Leahann DeAnda.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

Yes: Darrell Lacy, Leahann DeAnda, Pablo Encinias, Steve Osborne, Tracie Ward.

Absent: Tim Carlo.

Mrs. Opatik reviewed her document, it shows NODs recorded, the number of vacant homes that were sold, total homes sold for the corresponding years and percentage of sold homes that were vacant. There are a few short sales happening, those that are out there the banks aren't cooperating. In 2009 they were cooperating with the short sales so the sales are up that year. In 2011 we started our recovery. She has spoken to the commercial agent and stated until we get industry to sustain a family people in the valley aren't going to move around. They might move in stay awhile they will find they can't make money and then move out. What we have coming in are retirees, they don't sustain an economy, the younger families are suffering, they can't find jobs in Pahrump. Unless Commercial is allowed to come in and effectively set up their business there won't be any changes. She stated she doesn't believe we are over allocated with the water rights.

John Koenig stated it is all on paper, 60,000+ not being used and probably won't be.

Darrell Lacy stated looking at the number of total homes sold vs deficiencies, are we are working off the inventory of foreclosed homes sitting out there.

Mrs. Opatik stated yes.

Mr. Lacy asked if they could get a number of vacant homes out there.

Mrs. Opatik stated no, they lenders only give them the number of NOD's, those are just Notice of Defaults. They don't state if it is a foreclosure or short sale.

b. Notice of Defaults/Foreclosures information (Pablo Encinias/Norma Jean Opatik)

Mrs. Opatik stated in a normal market there are 300 NODs a year. The lenders can file a notice of default and never foreclose on a property. If a lender doesn't foreclose or they do foreclose and never put it on the market is could be because there is something wrong with the title.

c. Impact Fee land use categories with recommendation to simplify or reduce the number of categories (e.g., commercial/shopping center, office, light industrial, etc.) (Darrell Lacy/Steve Osborne)

Mr. Lacy stated he brought up the original question on this because we have people coming in to change the use of buildings under the current list we have offices are lower than retail or restaurants. Every builder that comes in tells us it is an office space to pay for lower impact fees.

Mr. Osborne stated he has additional documents for acceptance.

Motion: to accept additional documentation on impact fee categories, **Action:** Approve, **Moved by** Tracie Ward, **Seconded by** Leahann DeAnda.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

Yes: Darrell Lacy, Leahann DeAnda, Pablo Encinias, Steve Osborne, Tracie Ward.

Absent: Tim Carlo.

Mr. Osborne stated on page 6 it shows the 4 impact fee categories Streets, Police, Parks and Fire. The only category that has different land use categories is Parks. The same changes will be made to Streets, Police and Fire. There is no reason to change Dwellings, which is SFR detached, and Multifamily. In commercial shopping center there is 6 different categories based on size, there is office institutional based on sq. ft. with 5 different categories. We are

combining those to create one category of commercial shopping center/office institutional and Medical office. Further down you have business park, light industrial, manufacturing, warehousing and mini warehousing all as separate categories, we are could combine those into one category.

Mr. Lacy asked if Mr. Osborne is just suggesting on how to categories and not what the fee should be.

Mr. Osborne stated correct, we could leave it to have separate fees based on size, but it might make it easier to have one fee.

Mr. Lacy stated a shopping center is typically broken up into smaller stores. A big box store that is larger might get a discount but how can we not say 10 business in a shopping center not impacting roads etcetera like one big store.

Mrs. Ward stated we need to decide if we want a lot of strip shopping malls or separate business to keep the small town feel and stated she really likes the ideas Mr. Osborne has come up with.

Mr. Lacy stated at the time impact fees are being collected we don't know what the end use will be.

Mr. Koenig stated if they have a candy store in a shopping center and they decide to move. If a dental office moves in at that time do you collect the difference in the impact fee?

Mr. Lacy stated it depends on what was paid at the time of construction. If they file for a TI with Building and Safety they could catch that and charge them the difference of the fees between office and retail.

Mr. Koenig stated the change of the categories and fees are related they need to be addressed at the same time.

Mrs. Ward stated what we are deciding when we make the categories is what you want Pahrump to look like in the end.

Mr. Lacy stated right now whether it is a strip center or big box they get the same discount. We could come up with a blended rate and offer a discount for something over a certain size.

Mrs. Ward stated we might need to continue this to the next meeting in order to discuss categories and fees.

Mr. Encinias agreed.

Mr. Lacy reviewed the road impact fees and how they are broken down.

Motion: Continue to next meeting, **Action:** Continue, **Moved by** Tracie Ward, **Seconded by** Leahann DeAnda.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

Yes: Darrell Lacy, Leahann DeAnda, Pablo Encinias, Steve Osborne, Tracie Ward.

Absent: Tim Carlo.

6. For Possible Action – Discussion regarding Future Required Tasks/Assignments of the Sub-Committee.

Mr. Encinias stated bring back item #5 to also discuss costs.

Mr. Lacy stated we need to see about getting the parks superintendent, sheriff, fire and streets. He will send a note to them to attend the meeting and bring their costs to operate.

7. **Discussion and Direction** Concerning Items for Future Meetings/Workshops; Set Date, Location and Time of Future Capital Improvements Advisory Sub-Committee Meetings.

Next meeting will be February 18, 2016 at 2 pm.

8. **Public Comment (second)**: No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda as an action item. (Three-minute time limit per person and speakers are requested to limit comments to items not on the agenda).

Public comment opened and closed at 3:13 pm with no comments.

9. **Adjournment.**
Meeting adjourned at 3:13