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# ✓ 'Designer' Rusk gets nod as city hall architect

HHN 11-21-85

By Katherine E. Scott

The Henderson City Council selected the firm of Archtec, represented by architect Dennis Rusk, to negotiate the building of the newly planned

city hall across the street from its present site.

However, should negotiations fail with the chosen firm, negotiations would automatically begin with the council's second choice, JMA Architecture and Engineering Inc., according to the motion approved at the regular meeting at city hall Tuesday night.

Council members voted for four firms in order of preference, with Farris Alexander Congdon selected as third choice and TRA Consultants Inc. coming in last. Should negotiations fail with each firm, the next on the list would be consulted.

In other business, council was treated to a lengthy report on

the status of the city-wide communications system, which includes police and fire radios. Rick Woodsome of Woodsome and Associates of Boulder, Colo., submitted pamphlets to councilmembers and illustrated his suggestions with an overhead projector and a drawing board.

Henderson police lieutenant

Tom Thompson mentioned before Woodsome's presentation that research and surveys of those who use the communications systems showed their initial plan "really wasn't going to solve the problem in the long run."

They decided to bring in an outside consultant, preferring to avoid input from vendors such

as Motorola and GTE, who might provide the system once final decisions are made.

Woodsome presented two phases to upgrade the radio communications system. "Three items we feel are mandatory" in the first phase, he told council, would run \$250,000.

Those are for Henderson to construct a city-owned primary radio facility, install a microwave system and update

See microwave page two

## PERS to sell Henderson dog track

11-22-85

Review-Journal Capital Bureau

CARSON CITY — Las Vegas Downs, the unsuccessful Henderson dog racing track, will be sold to recover a debt owed to the Public Employees Retirement System, the system's board decided Thursday.

The system, which loaned the track \$4 million in January 1981, is asking \$8 million for the facility, which includes the track and 280 acres of property.

PERS acquired the dog track in September in a bankruptcy court ruling that concluded the system is owed more than it might recover from sale of the property, said Lawrence Grissom, assistant executive officer for PERS.

PERS is owed \$5.2 million in principal and interest on the loan it gave dog track operators Albert Funk, Albert Funk Jr. and David Funk.

Grissom said prospects are good PERS can get its money back.

There is "a good possibility PERS will recover its funding," he said. "We are hopeful that it will sell because PERS is not in the development business."

The Funks, which had one season of racing at the dog track, kept up payments on the loan until late 1983, but then fell behind, Grissom said.

The system granted time extensions while the Funks tried to find buyers, but no sales materialized and in early 1984 PERS filed a default notice on the dog track, he said.

The dog track then filed for Chapter 11 financial reorganization and PERS acquired the property in September, he said.

## ✓ Microwave from page one

the police radio system.

City finance director Steve Hanson pointed out the estimates for the two phases greatly exceeded the budget allocations. However, he discussed a \$1.5 million revolving fund for local improvement districts and suggested interest from the fund could supply money for the communications update.

In other business, council accepted the economic development plan jointly funded by the city and the Chamber of Commerce. However, they expressed there were no plans to begin implementing the plan submitted by Analysis Central until suggestions are submitted by city staff.

After some discussion, council voted to purchase for \$4,000 the sign now located at Las Vegas Downs.

City Manager Gary Bloomquist noted the property would revert to the new owners by close of business yesterday. The former owners, who lost their possessions through foreclosure, could still sell portions of the property until that time. He noted the land the sign stands on

belongs to the city.

The sign originally cost \$55,000, he reported, plus it still had lettering worth another \$5,000.

Suggestions were made that the sign could be used as a "Welcome to Henderson" greeting, and could announce conventions being held in town.

The Basic High School Reserve Officers Training Corps led the pledge of allegiance following the invocation by Salvation Army Col. John Nelson of Canada.

Participating in the color guard were Basic High School students Bill Ogle, Jimmy Carter, Kevin Vincent, Sean Campbell and Mike Howard.

ROTC student commander Angie Weedman then accepted a commendation from Mayor Lorna Kesterson.

The city presented the commendation to show appreciation for the students who join ROTC and for the organization's service to the community.

Besides activities such as providing color guards, the mayor noted "They also get up early on every holiday" to place American flags along the main streets of Henderson.



# City contemplates more than \$650,000 for new communications

HMN 11-28-85

By Katherine E. Scott

Imagine a scene dreaded by Henderson police. An officer confronted by a violent, armed suspect calls for help on his portable hand-held radio, but outdated equipment and poor quality transmission prevent the dispatcher from hearing his message.

Currently, according to Henderson Police Department Lieutenant Tom W. Thompson, local police and fire personnel "have a communications system that most of the time (they) cannot talk to each other on the portables." He noted, "We rely so heavily on the portables" that it causes

major problems when they fail to function.

Problems include static, weak signals from outlying areas and too many people needing to use the same channel.

Fire Department emergency medical technicians have trouble with the units when inside St. Rose de Lima Hospital, and police cannot communicate adequately from inside the local casinos.

Other departments, such as public works, report similar troubles.

However, remarked Lt. Thompson, head of the committee to update the city-wide

communications system, "We're going to change our entire method of communication."

He mentioned the original plan funded in the city's budget for this fiscal year would merely have replaced the current system with newer equipment. But advancement in communications technology convinced them to investigate alternatives.

A \$10,000 study was conducted by Woodsome and Associates Communication Consultants based in Boulder, Colo. Rick Woodsome represented the firm at the Nov. 19 city council meeting, presenting a proposal to update the

communications system in two phases.

## Financing

The estimated cost for both phases is \$656,500, nearly three times the \$233,500 allocated for the system in the city budget. To date the project has received no opposition.

Both phases are recommended for approval on the city council agenda Tuesday. City finance director Steven Hanson advised council at the previous meeting that alternate funding could be used.

Hanson mentioned in a telephone interview Tuesday that "in 1984 (council) took \$1.5 million out of the land fund

... to subsidize limited improvement districts until bonds could be passed."

The account has since accrued \$330 thousand in interest, he explained. "We don't need anything in excess of that \$1.5 million," so the interest could be returned to the land fund and be used to finance the communications system, he said.

The remainder of the money would come from the water fund to cover a specific portion of the project and interest from the LID account over the

**See Radios page eight**

## Radios from page one

next six months.

Hanson mentioned the two phases of the project are separate items on the agenda in case council chooses to fund one part at a time.

The estimated costs of the first phase is \$483,500. It includes construction of a city-owned primary radio facility

and another in the communications center downtown, one would be located at Railroad Pass and the other, probably, in Green Valley. The last voter would also cover the airport.

The lieutenant explained the voters would individually transmit radio signals to the

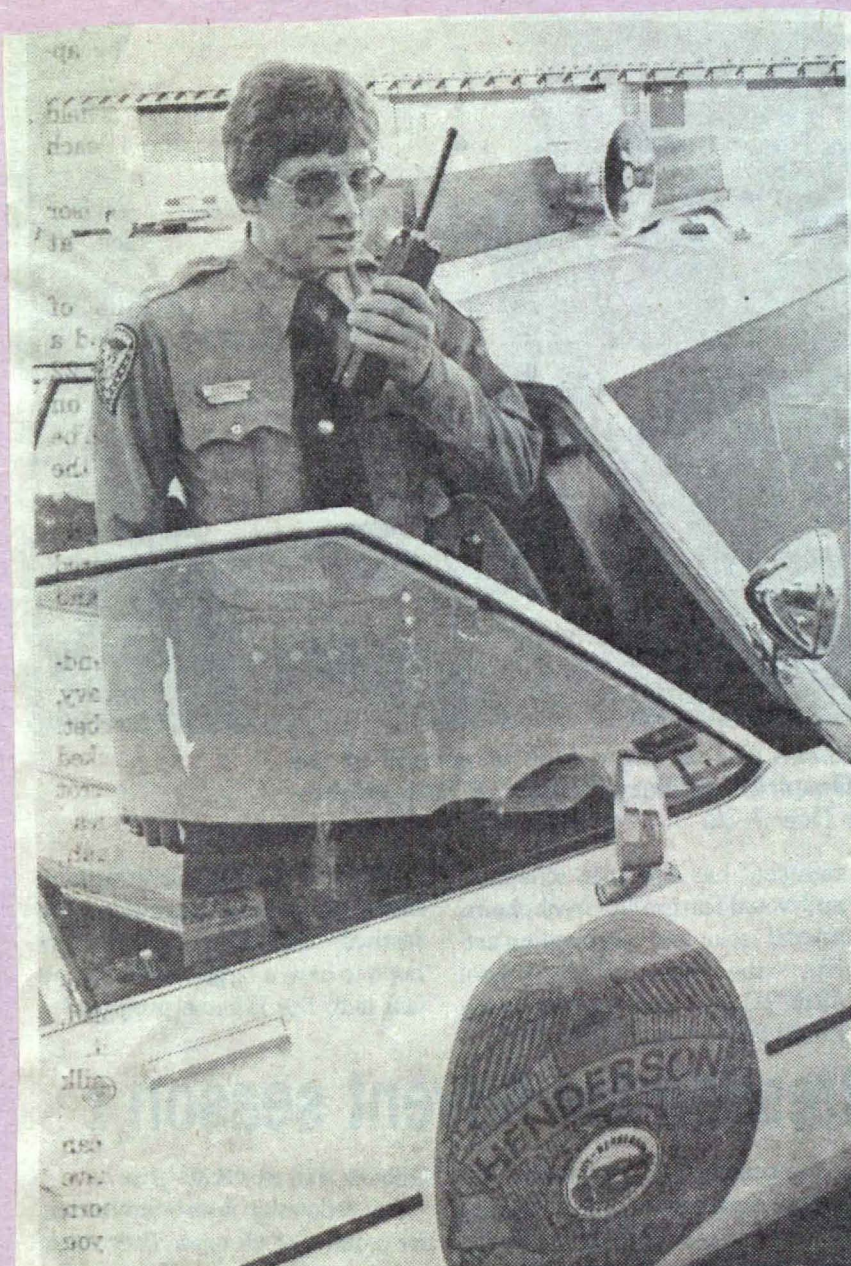
messages even while someone is transmitting, he continued.

The new communications system, he commented, will give police, the fire department and other city departments "the ability to actually control our radios."

In addition, the system "can expand . . . without having to build a new \$100,000 facility." If the proposed "Lake at Las Vegas" project is built along the eastern edge of the city, "all we do is put another voter unit down in that area," Thompson noted.

If council approves the project to go to bid at the regular meeting in city hall Tuesday, Thompson expects the new system will be operational by next summer.





**PORTABLE PROBLEMS**—Hand-held portable radios used by city personnel, such as that handled by Henderson police officer Fred Thompson, above, have proven inefficient for the city's needs. Council votes Tuesday on two phases of a plan to improve communications.

and installation of a microwave system.

Phase two is estimated to run \$173,000, of which \$50,000 would go toward a water system telemetry. This phase also includes backup systems and a "voting receiver network."

#### Radio Signals

Lt. Thompson stresses the importance of the "voters," although he admits phase one alone would be an improvement over the present system.

He explained the current communications system involves an antenna on top of Sunrise Mountain, about 15 miles away. Signals from an officer's radio travel there to be transmitted back to Henderson.

Intelligibility depends a lot on where the officer is located. Police and other departments report transmission problems in outlying areas such as Railroad Pass, Green Valley and Sky Harbor Airport.

If council approves phase one, Thompson described the city would construct a new building, an antenna "and a whole new primary radio facility" on the River Mountains range in the southeast corner of Henderson.

Should phase two also be approved, voters would be placed in four locations, he said. Besides one in the primary

communications center. There, "it takes the reception from all four sites . . . and determines which is the strongest signal." That would then be broadcast to the primary facility on the River Mountains for transmission.

Thompson mentioned it has not been determined yet whether the communications center would communicate through microwave or telephone wire, adding the decision would be based on cost.

He expects the equipment for the communications center will be placed on top of the city hall building. Benefits of the new system will give dispatchers more control, he mentioned.

For instance, with the current system the police (or any other) channel is jammed whenever a transmission is made. Thompson described a hypothetical situation where the dispatcher announces to all units to watch for an armed suspect.

If an officer locates the suspect, even if the officer is in danger, he cannot relay the information to the dispatcher.

"Whatever channel she's on, she's locking it up totally" with the system now in use, Thompson said, adding anyone using the channel would do the same.

With the proposed system, the dispatcher can receive



# Council to select

HN 11-19-85

Among items on the Henderson City Council agenda tonight are selection of an architect for the proposed city hall, acceptance of the recently completed economic development plan and amendment of the Henderson Municipal Code involving special events.

Also on the agenda for the meeting, which begins tonight in council chambers at 7 p.m., are purchase of a sign for Las Vegas Downs and a report on the upgrade of the city-wide communications system. The entire city council met

## city hall architect

as a committee Nov. 9, selecting four architectural firms to interview Nov. 14. At the regular meeting tonight they

are expected to select one firm with which they will negotiate to build the city hall.

The architects interviewed Wednesday by the committee were Archtec, represented by Dennis Rusk; Farris Alexander Congdon; TRA Consultants Inc.; and JMA Ar-

chitecture and Engineering Inc. All have offices in Las Vegas.

The economic development plan, jointly funded by the city and the Chamber of Com-

See Council page two

## Council from page one

merce, is placed on the consent agenda. Unless removed for discussion, the plan submitted by Analysis Central will be automatically accepted.

Other items on the consent agenda include authorization to spend up to \$16,000 on two new or used vehicles and a revised agreement involving the BMI pool.

The consent agenda also contains a cooperative agreement with Clark County involving Sunset Road from Gibson to Mountain Vista. The agreement involves \$2.3 million in Clark County bonds.

Included among recommendations by the Planning Commission on the consent agenda is a use permit by Potters

House Christian Church to allow operation of a church at 11 Water St. The Planning Commission recommended approval, noting parking in the area is adequate.

The Planning Commission also recommended approval of a variance request submitted by Jensen's Realty to reduce off-street parking from 13 to 6 spaces. However, the commission placed a condition on the co-request for a revocable permit to use the existing alleyway for parking.

The commission placed the condition that six parking spaces be paved and striped, with maneuvering areas, which is to be approved by the commission.

In other business, the proposed amendment to the Henderson Municipal Code is a result of complaints following the Basic High School homecoming parade last month.

According to the agenda item before council, the city's "cur-

rent ordinances mainly address permit fees and similar fees but do not address minimum requirements concerning public health and safety."

The bill before council would require sponsors of such special events to provide protection

such as traffic control.

Under the heading unfinished business, Council will decide whether to purchase a sign for Las Vegas Downs. The cost is estimated at \$4,000 including the sign and its lettering.

A report on the upgrading of city-wide communications is also listed on the agenda. Consultant Woodson and Associates is expected to present the report. The communication system includes that used by local police in the line of duty.



# Council to support school district 'pay-as-you-go' plan

HHN 12-3-86

A resolution supporting the Clark County School District's three-year funding plan is scheduled to be passed at the regular meeting of the Henderson City Council tonight.

Council is scheduled to endorse the "pay-as-you-go" plan during the meeting starting at 7 p.m. in council chambers at city hall.

Also on the agenda for tonight's meeting is authorization of two phases of an upgrade of the city-wide communications system. The first phase would cost \$483,500 while the second would run \$173,000.

Authorization for other city projects are also on the agenda, including \$140,000 for pipe sleeves under Boulder Highway to be funded by sewer utility

bonds. Another \$150,000 for the Gibson Road waterline would be paid through water bond funds.

Council will also consider requests for vacations of Snap Avenue and Cohen Street and of an alley within block 15 of the Townsite neighborhood. A business license is to be considered for a second-hand dealer to operate at 105 E. Lake Mead Drive.

Council is also scheduled to authorize other activities, award contracts and make personal changes, according to the agenda.

Planning commission recommendations include reapproval of the tentative map for Summerfield Village Two between Haren Drive and Pabco Road, and review of a tentative map for Sunset Industrial Park bet-

ween Gibson Road and Middlegate Road.

A zone change is recommended for approval on nearly 50 acres northwest of Lake Mead Drive and the Calico Ridge Estates subdivision. Owners request the zoning be changed from rural residence district to industrial park district.

Under unfinished business, council is scheduled to make

an appointment to the Senior Citizens' Advisory Committee and discuss location and directional signs for the Senior Citizens' Center.

Under new business, council is to consider bills involving multiple vendors, creation of a limited improvement district and reclassification of real estate. All are expected to be referred to committee.

## Action may be postponed on parade regulation measure

HHN 12-3-86

By Katherine E. Scott

The proposed ordinance concerning special events scheduled for discussion at the Henderson City Council committee meeting tonight has been pulled for revisions, according to city sources.

"We'll discuss it, but request that it be left in committee" for

further discussion at the Dec. 17 meeting, mentioned Henderson city manager Gary Bloomquist.

Lack of safety precautions at the Basic High School homecoming parade this year led the city council to consider the new ordinance. Background supplied on the committee agenda item reveals Henderson's "current ordinances mainly address permit fees and similar fees but do not address minimum requirements concerning public health and safety."

The chapter proposed for Title Eight of the Henderson Municipal Code (HMC) places stringent requirements on the

holders of special events. There are 12 "standards for issuance" of a permit by the Henderson Police Department, some of which are further spelled out within the eight pages of the proposed chapter.

"Sooner than later we'll have to amend the ordinance or give some variances right off the bat," the way it is written, Councilman Carlton Lawrence remarked.

City Councilman Ron Hubel feels the proposed ordinance as written "almost makes prohibitive any local events that are non-profit makers" such as the Industrial Days parade, the Christmas parade and

Basic High School's homecoming parade.

Henderson police chief James Goff noted the ordinance is especially needed as the city grows and larger events are planned. He added the chamber of commerce has reimbursed the overtime costs for police protection at past events. He said the homecoming parades were handled by on-duty policemen at no extra cost.

Bloomquist said they will "try not to change anything regarding those three major traditional events" in the wording of the proposed ordinance.

As the proposal stands, it requires applications be approved

by HPD, the public works department, the fire department, the city manager's office and the business license division. Applications must be filed within 60 to 120 days of the event.

Holders of the event would be required to pay additional police costs, with the number and type of officers to be specified by the chief of police.

In addition, the applicant must obtain either a comprehensive general liability insurance policy, or a comprehensive bond, according to the proposed chapter.

The City of Henderson and the HPD must also be covered by the insurance policy, or else

indemnified against liability.

Barricades and warning devices deemed necessary by the public works department will be provided by the persons holding the event, according to the proposal.

The proposed ordinance specifies it covers only special events on any public streets or right-of-way. Such events may take place only between one hour after sunrise and one hour before sunset.

Use of the main roads in Henderson would be restricted to Saturdays, Sundays and

**See Parades page two**

### Parades from page one

holidays "due to heavy traffic and no effective alternate route," the chapter states. The same daylight requirements are specified for such special events on Water Street, Boulder Highway and Lake

Mead Drive.

In addition, the chapter points out events planned for roadways under control of the Nevada Department of Transportation must have approval from both NDOT and the

Nevada Highway Patrol

Other requirements, including litter collection and sanitation facilities, are specified in the proposed chapter to be considered by city councilmen tonight.



# City building superintendent

HHN 12-5-85

City building superintendent Ron Maynock resigned suddenly Wednesday professing "a personal desire to pursue other career goals"

Maynock's letter of resignation had not been received by city officials as of press time yesterday.

However, Maynock mentioned in a telephone interview his resignation is effective immediately. Wednesday was to be his last working day.

"I would like to stay in this area," he remarked, noting his resignation came suddenly and he has no firm plans.

He mentioned he would be on

administrative leave until Jan. 3. "David Bourbeau will be my acting superintendent," he added.

The building superintendent's resignation raised speculation from a number of sources that Maynock was pressured by city hall politics. However, city officials deny such pressure on the

individual.

City manager Gary Bloomquist questioned why "none of them with any knowledge whatever" would make such remarks. He continued it could hurt a person's reputation to claim he had a problem with superiors.

Bloomquist noted he will provide Maynock with a letter

## Henderson official quits post with city

Henderson's building and safety director, rumored to be at odds with city officials over preferential treatment given to prominent residents, has resigned, officials confirmed Thursday.

Ron Maynock, who was hired about 18 months ago, would not comment on his reasons for leaving, saying he had agreed not to discuss the issue with any third party.

But sources close to the matter said Maynock had been criticized recently by City Manager Gary Bloomquist for ordering the husband of a city councilman to stop work on converting a house into a duplex.

Paul Yakubik, husband of councilman Charlotte Yakubik, had converted a house at 35 W. Basic Road into a duplex despite the area being zoned for single-family residences only, according to records on file at City Hall. Maynock ordered the work stopped in November, but Bloomquist reportedly ordered him to allow the work to continue, sources said.

Yakubik applied for a zoning variance in November, then asked that the request be removed from the

Planning Commission agenda after the item was publicized in the media.

But Bloomquist denied the house had anything to do with the resignation and insisted Maynock was under no pressure to leave.

"I can absolutely guarantee and assure you that no councilman asked for any such action," he said.

Maynock, who earned \$36,000 a year, will be on administrative leave until January, but his last day of work was Wednesday. On his letter of resignation, he said he was leaving to "pursue other interests," Bloomquist said.

"My short-range goals are to feed my family," Maynock said, adding he may stay in Henderson and run for City Council.

Bloomquist said David Bourbeau, a senior inspector, will serve as interim director until a replacement can be found. The process for finding a new director "has not been designed yet" but would probably include a search committee, he said.

Henderson Mayor Lorna Kesterson could not be reached for comment. R-J 12-6-85

## resigns suddenly

of recommendation. "He did excellent technical work," he remarked. He said he got along with Maynock "as well as I do with anybody else who works for me."

Maynock recently was criticized by Paul Yakubik, husband of Councilman Charlotte Yakubik, for his handling of a

stop-work order issued to a planned duplex renovation.

Yakubik has applied for a variance to allow a duplex structure in a R-1 (single family residence) zone at 35 W. Basic Rd.

Maynock recently characterized Yakubik's effort as "rezoning by variance."

## Agency advises Henderson move antennae

R-J 12-7-85

Henderson's municipal communication system, so bad officials sometimes spend days without being able to hear fire department dispatches, should be helped by a recently approved project, officials said.

After a six-month study, an independent agency has decided to move the city's antennae from Sunrise Mountain to an area in the northeast part of the city, according to City

Manager Gary Bloomquist.

The project, which will cost \$483,500, will include new radios for the city's police and firefighters and new base stations, Bloomquist said.

"We've been running into void spots all over the place," Bloomquist said. Our existing site (on Sunrise Mountain) was creating problems for us."

The mountain location was too high, and signals tended to pass over the city. Most police transmissions could be heard clearly in Kingman, Ariz., while officers in Henderson received mostly static, he said.

The project was approved last week by a unanimous vote of the Henderson City Council, and bids for the work are being solicited, Bloomquist said.



## Council approves upgrade of city-wide communications

HHN 12-5-85  
By Katherine E. Scott

The Henderson City Council approved staff to go to bid for an upgrade of the city-wide communication system during the regular council meeting Tuesday night at City Hall.

Councilman Ron Hubel questioned whether alternate sources for funding could be allowed for the second phase of the project.

However, city finance director Steven Hanson felt the land fund, the water fund and interest from the revolving limited improvement district account would be adequate to pay for the new system estimated to cost \$656,500.

All items listed on the consent agenda were passed unanimously by council, with Councilman Michael Harris abstaining from a single item concerning Snap Auto Parts,

his employer.

City community resources coordinator Ann Barron was appointed representative to the Clark County Overall Economic Development Plan committee. In a separate action, council appointed Frank Rocha to the Senior Citizens' Advisory Commission.

Judy Watson, representing the Senior Citizens' Advisory Commission on a different matter, requested signs to guide newcomers to the senior citizens' center. She provided a map with suggestions for nine locations where to place such signs.

The matter was referred to staff and was to be placed on the next council agenda for further discussion.

## City hires Solari as new data manager

HHN 12-12-85

The City of Henderson is pleased to announce that Michael D. Solari, formerly of Austin, Texas, will be joining the city staff as data processing manager effective Dec. 16.

This position demands a motivated, highly skilled and experience individual in the areas of both computers and management, city officials say.

He attained his bachelor's degree from Baylor University and proceeded to obtain his master's degree from the University of Texas.

Solari's experience includes progressing from programmer-analyst for Texas Instruments to staff consultant for Arthur Andersen & Co.

Solari's knowledge spans the vast network of computers and

software currently on the market, as well as having an excellent working knowledge of the computer system currently in use by the city.

Solari looks forward to becoming involved in community affairs, passing the certified public accountant's exam and setting

"the city up with the best computer system in the country."

"We look forward to Mike's enthusiasm and expertise to aid our progressive, dynamic city to keep abreast of the most current information and thereby increase efficiency of service to the community," officials said.

## Radios from page one

Council granted preliminary approval for Public Improvement Trust Bonds for Edward A. Collins, and passed a resolution to dispose of protests made regarding an improvement district on Sunset Road.

Three bills were referred to committee during the meeting. Those regarded multiple vendors, a limited improvement district and amendment of the city zoning map.

Discussion under the citizens' concerns portion of the agenda included a substantial donation which may be made to the Boys' and Girls' Club

for a building in Pittman, and problems with two local businesses.

Councilman Hubel mentioned he had been in touch with an attorney for an as-yet unknown person willing to place a large sum of money into a trust account for the Boys' and Girls' Club.

However, the donor has placed certain conditions, including that the club possess a building in the Pittman neighborhood. Hubel noted money in the land fund had been earmarked to negotiate for Kingdom Hall in Pittman.

However, he said the original plan to swap land and pay the difference in value from the land fund had fallen through.

Hubel asked council to authorize the city manager to draft a letter to the director of the Boys' and Girls' Club to the effect that if Kingdom Hall is unobtainable, the Pittman fire station which is to be vacated in the near future could be leased to the club in the meantime.

As no action can be taken on items brought up under citizens' concerns, the matter was to be placed on the next agenda.

The owner of a gasoline station on Lake Mead Drive and Water Street complained about cars parking in his lot to go into a new store which opened next door.

Council agreed it had approved the store's permits under the condition no parking be allowed there, and the item was to be placed on the next agenda.

Councilman Charlotte Yakubik mentioned another business, operating out of a quonset hut on Boulder Highway, was granted its permits with a condition there be no outside storage. However, she said she had received calls that items have been placed outside the store and have remained there overnight.

As expected, the council tabled discussion of the proposed special events ordinance to their next meeting.

The next city council meeting is scheduled Dec. 17 at 7 p.m. The committee meeting is scheduled at 6:30 p.m. the same day.



# Maynock's requested resignation negated disciplinary

HHN 12-10-86

By Katherine E. Scott  
According to confidential, informed sources, the resignation last week of the city's building superintendent followed shortly after the city manager refused to see the man and his attorney regarding an alleged

misconduct of the division superintendent.

Sources claim Ron Maynock, who resigned as building superintendent as of Dec. 4, was to be given a one-day suspension for allegedly leaving his office unattended.

However, when Maynock attempted to appeal the suspension before it was imposed, Bloomquist allegedly would not see Maynock at the time in the company of the attorney he had retained.

The incident took place in

the weeks immediately before Maynock was requested to hand in his resignation, sources say.

Maynock's resignation has brought a flurry of speculation regarding alleged favoritism and cronyism at city

## Henderson approves pay hikes

R-5  
12-18-86

A 6.5 percent pay increase for the city manager and other public administrators was approved Tuesday by the Henderson City Council.

The increase, which was recommended by a consultant agency, will cost the city about \$70,000, officials said. New limits on the salary of various employees were also approved.

The increase gives City Manager Gary Bloomquist a yearly salary of \$51,120.

The council also authorized City Attorney Shauna Hughes to begin settlement negotiations with Preferred Equities Corp. The company recently was awarded a judgment of more than \$360,000 in a lawsuit against Henderson.

The suit contended that Henderson officials denied a proposed housing project illegally.

In other action, the council spent more than an hour discussing a proposed \$50,000 contract for an architect to design a new city hall.

Dennis Rusk, a member of the Henderson Planning Commission, was selected by the City Council last month to design the structure. A decision on the contract had not been reached by 11 p.m.

## Henderson may get four new schools

HHN 12-19-86

By Scott Dickensheets

The recent passage of the Clark County School District's three-year "pay as you go" plan may mean as many as four schools serving Henderson, according to school district zoning and planning coordinator Barbara Snider.

During the first year of construction, a school will be erected in Pittman at the southeast corner of Merlayne and Mosher.

Architect selection for the Pittman school will begin in January, bidding in April and actual building in early summer.

The price tag for the facility is estimated at \$3.7 million.

During the second year, a

See schools page two

## one-day suspension

hall. According to an agreement signed in accordance with the resignation, neither Maynock nor city staff will speak about incidents leading to the action.

According to sources, the unenforced suspension has

been deleted from Maynock's personnel file.

Among specific allegations of favoritism at city hall is the treatment of a building owned by Paul Yakubik, husband of City councilman Charlotte Yakubik.

Bloomquist overruled Maynock's stop-work order last month when the building superintendent halted renovation of a resident at 35 W. Basic Road.

The residence, purchased by Yakubik last summer, was being modified into a two-family residence and Yakubik has requested a zoning variance from the planning commission.

Maynock spoke candidly to the press, calling it "an attempt to rezone through variance."

Yakubik contends renovation can go either way and the building could remain a single-family residence.

## Schools from page one

school is slated for the corner of Windmill and Spencer, outside Henderson city limits.

Snider, however, said that the new school will reduce the load at Green Valley's Nate Mack Elementary by several hundred students.

That school will cost an estimated \$4 million. Snider

added that the cost difference between this school and the Pittman school is due to "the inflated cost of building a school a year later."

The third year of school construction will see four schools built county-wide.

One of them is tentatively slated for Green Valley, on a

site east of Valle Verde Drive, if the area experiences continued growth on its current scale that school would cost \$4.5 million, again boosted by inflation.

Of the remaining three schools, two of them have yet to be given specific sites and

Snider said that should growth patterns warrant it, one of the two might be located here.

The school district is hoping to open the schools on a nine-month schedule rather than a year-round one, but she said that everything depends on enrollment and growth.



## Pool needs more money

HHN 12-17-85  
Bids for the city's proposed BMI pool complex were opened last Thursday, and all were higher than the city's estimate.

With the contract set to be awarded at tonight's city council meeting, the council is faced with two choices: renegotiate the contract or appropriate more funding.

The city estimate for the basic facility was \$585,000, but the lowest bid was the Post Corp.'s \$660,000.

"One option," Bloomquist said, "is to have the council authorize the entire \$585,000, then go back with the bidder and negotiate things out of the contract until we get down to the \$585,000."

That, he said, doesn't seem possible at this point.

The second option, which Bloomquist said is more feasible, would be for the council to appropriate an extra \$70,000 in Housing and Urban Development money.

"That would close out the 1982 funding and get the pool built," he said.

Bloomquist added that this round of bidding was much improved over the last round in which the city "way-underestimated" the cost of the facility.

"We've made some changes," he said. "We decided to go with nylon drains instead of brass ones, we made some changes in the filtration and heating systems. We took out some of the costly things."

Burke and Associates turned in the second lowest bid, \$717,700. George Bernadot's \$756,000 was the highest. Those were the only other bids.

## Building activity slows in November

HHN 12-12-85  
Construction activity in Henderson slowed during November, according to information supplied by the city Building and Safety Division.

There was a decline in the number of construction permits issued last month from the previous month, October.

For October 204 permits were issued, dropping to 133 during November.

Construction valuation was also slashed in November,

falling to nearly half of October's figure.

Valuation in October was \$6.24 million, sinking to a November figure of \$3.40 million.

The number of permits issued to date in 1985 remains ahead of the number issued for the same period last year. This year's number is 1,999, compared to the 1984 total-to-date of 1,867.

Valuation this year is also

ahead of last year's total to date. The 1985 total for the first eleven months of the year stands at \$59.13 million, compared to last year's total of \$57.04 million to date.

As low as the figures may have dropped in November, they aren't as dismal as the numbers for November 1984.

A total of 97 construction permits were issued that month and construction valuation was just under \$2 million.



**APPOINTED**—The City of Henderson proudly announces that Lester O. Haskett, Jr. will join the city staff as fire battalion chief effective Dec. 16. This position is new to the city and it is felt that Haskett's expertise in the fire service will help to improve the already high standards of the Henderson Fire Department. Hasket is a 41-year resident of Southern Nevada and comes to the city with a strong fire service background, having previously been a 17-year member of the Boulder City Fire Department, rising to the position of deputy fire chief, which he has held for the last six years.

Haskett's dedication to his career is evidenced by his attainment of an Associates of Arts degree in Fire Science, as well as a degree in Fire Service Management.

The city welcomes Haskett to the Henderson Fire Department and looks forward to utilizing his vast experience and knowledge to better protect our fast-growing community.

HHN 12-12-85

## City receives new ambulances

HHN 12-17-85  
By Scott Dickensheets  
A pair of new ambulances have arrived in Henderson to replace the two now used by the fire department.

Costing a total of more than \$70,000, the new vehicles will be larger, faster and able to carry more rescue equipment, according to Fire Department Chief Dale Starr.

"The current units need replacing," he said, "they've got a lot of miles on them. And we need the resources to carry that rescue equipment."

The ambulances were driven from Oklahoma, where the manufacturer is located, by fire department official Don Griffie and another man.

City officials previewed one of the ambulances last month, but found several items not meeting city specifications, and the vehicle was sent back to the

manufacturer.

"All of those items have been adjusted or corrected," Starr said. "Griffie inspected the vehicles completely before he left."

According to city attorney Andrew Urban, who was on the city team that negotiated for the ambulances, a small number of items that didn't meet city specifications couldn't be changed for various reasons. In such cases, price reduction was negotiated.

The new ambulances, built on Ford van chassis, left Oklahoma Tuesday and arrived 3 p.m. Wednesday.

Starr said that one of the old ambulances would be retained by the fire department as a back-up unit, while the other would be given to the police department for conversion to a crime-scene van.



# Council to approve half-million dollar contract for city hall

HHN 12-12-85

Among items on the agenda for the City Council meeting Tuesday is approval of the half-million dollar contract with Archtec, Inc. for the new city hall.

A presentation of the fiscal year 1985 audit report is also scheduled at the meeting, which begins at 7 p.m. in Council Chambers at city hall, 243 Water St.

Council first will meet as a committee starting at 6:30 p.m. The public is invited to attend either or both meetings.

Council is scheduled to discuss four new bills during the committee meeting. A bill covering special events was amended following the Dec. 3 committee meeting when Council requested waivers be allowed under special

circumstances.

As the bill is now worded, the city manager may waive street and time restrictions, insurance requirements, safety protection, litter collection and sanitation facility requirements. If turned down by the city manager, applicants may seek a waiver from the Council.

Other bills include multiple vendor arena sales licensing, creation of a limited improvement district and rezoning of an area in the northeast end of Henderson from Rural Residence district to Industrial Park district.

If approved in committee, those bills will be enacted during the regular meeting.

Among items on the consent agenda for the regular

meeting are several authorizations and agreements for work around the city. In addition is authorization to purchase seven new police units.

Business licenses to be discussed include one for auc-

ioneer Gus Malone at 1100 N. Boulder Highway. Restricted gaming licenses for United Coin Machine, Inc., are on the agenda for Sunset Marine and Tackle and for the Lucky Bar. Under unfinished business

council is scheduled to discuss a land exchange to provide a Boys' and Girls' Club facility in the Pittman neighborhood.

They are also to reconsider their denial of a variance at 40 Hummingbird Lane.

## Gold Bond deal nearly in bag

HHN 12-17-85

Gold Bond Ice Cream Co. is within a hair's breadth of locating a new production facility in Henderson, according to Chamber of Commerce executive director Gary Johnson. "I'm 98 percent sure," he said. In an effort to clinch the deal, Johnson is working with other property owners in the area where Gold Bond will located, along Lake Mead Drive towards

the lake, to form an improvement district. This will aid in bringing utilities to the entire area, Johnson said.

"It looks real good," Johnson said. "We're still visiting with some other properties, but they haven't been critical (of the plan). It's really in their interest."

Gold Bond's construction of a plant here was threatened

earlier this year by an offer from Kingman, Ariz., of fully-improved land at a lower price.

Henderson officials, however, remained optimistic and continued working to lure them back, and it seems to have paid off.

While acknowledging that there's "always a margin," Johnson said, "I'd say it was past the point of no return."

# Council to hold recessed regular meeting Monday

HHN 12-26-85

The Henderson City Council will conduct their recessed regular meeting at council chambers in city hall starting at 5 p.m. Monday.

Two items are on the agenda for the meeting, recessed from the Dec. 17 regular meeting.

Discussion is expected to continue on the contract for architectural services for the new city hall complex, and final

action is expected on an emergency ordinance authorizing the sale of bonds for a construction project.

The project involves a proposed mirror manufacturing, distribution and warehouse facility planned by E. A. Collins.

The agenda item calls for authorization to issue \$3 million in Public Improvement Trust bonds.

Discussion on the city hall contract was interrupted from the regular meeting after council and staff mulled over the issues for more than an hour Dec. 17.

Most of the discussion centered around "hidden costs" and supervision of the project.

Costs not covered in the budget were said to include furniture, temporary quarters,

running utilities such as power and telephone in and through the complex, and costs of physically moving items from the current city hall.

As the contract is worded, city attorney Shauna Hughes explained Public Works Department director Geoffrey Billingsley would be the project manager.

However, she noted the con-

tract places responsibility for quality control on the architect, Archtec, Inc.

Dennis Rusk of Archtec, Inc. informed council their insurance agent has increased their omissions and errors insurance to \$1 million.

He noted he would have a

See council page two

person on the site daily to manage the project, and would make on-site inspections himself several times a week.

Billingsley told council he would rather not go with outside management. He estimated his part as project manager would take some 10 to 15 percent of his time, which would be charged to Archtec.

Upon approval of the con-

tract, Archtec, Inc. would receive an initial payment of \$75,000. Following that, contractors will receive funds at the completion of each phase or at monthly intervals for the completed portion of a phase.

Had the contract been approved at the Dec. 17 meeting, Rusk predicted they could break ground for the new city hall complex in June.



## Henderson's building chief resigns post

SUN 12-5-85  
HENDERSON — City Building Superintendent Ron Maynock has resigned from his \$36,000 a year post, City Manager Gary Bloomquist said Wednesday.

Bloomquist said a national search for Maynock's successor would begin immediately.

"We want to reach out and bring in the best and most experienced person for the job," the city manager said.

Maynock, 40, who was reached at home Wednesday, said "I'm on administrative leave until Jan. 3 and at that time I want to pursue other personal goals I have."

He denied he had been under fire from anyone and said quitting was his own idea. He also said he had agreed in principle not to discuss his resignation with the media.

"As it now stands there are no hard feelings on my part," Maynock said.

However, he had been criticized in recent months by some city officials and citizens. But Bloomquist pointedly denied that Maynock was "under pressure to quit his post."

"There was absolutely no pressure from me or anyone else I know in an official capacity to force Maynock to give up his post," Bloomquist said.

In particular, one city official who asked that he not be identified, said that Maynock "was a good person who had taken direction from wrong people, was misinformed and didn't always do things correctly."

Maynock had been on the job for approximately one and a half years after arriving from Seattle, Wash.

6B/Las Vegas Review-Journal/Monday, December 9, 1985

## Opinion

### Henderson politics rife with favoritism

It is a sad day when public officials are forced out of office because they have insisted on treating every citizen fairly.

Yet that seems to be what has happened to at least three Henderson employees since City Manager Gary Bloomquist took office a year and a half ago. The latest victim — Building and Safety Director Ron Maynock — reportedly resigned after he was ordered by Bloomquist to allow the husband of City Councilman Charlotte Yakubik to convert a house into a duplex.

Not only did the work violate zoning laws, the house was purchased by the councilman's husband after city officials reduced debts against it by more than \$3,000.

From all indications, it appears Maynock was forced out because he didn't believe prominent residents in the community should be given special treatment.

Bloomquist insists Maynock's resignation was not tendered under pressure and that the Yakubik's house had nothing to do with it. How odd then to discover that Maynock has already cleaned out his desk and has been placed on administrative leave until January. Stranger yet, Maynock won't discuss his resignation with any third party because of an agreement with city officials. If the resignation were truly voluntary, why would Bloomquist be so worried about people learning Maynock's reasons for leaving?

Last April, Henderson Convention Center Director Sandy Hahn was forced to resign under similar circumstances. Personal friends of councilmen or important members of the community had been given free time in the facility to set up displays or prepare for shows. The practice violated the procedures outlined for the facility. Hahn later told a reporter she signed her resignation letter under duress.

Bloomquist admitted the city at times had to "bend over backward to get people to use" the convention center, but he would not discuss Hahn's resignation.

In January, Henderson Finance Director Bob Kasner was forced to resign. Bloomquist insisted he had not pressured Kasner, but the departure came in the midst of the city's budget preparation and — as with Maynock — Kasner left the same day he resigned.

Bloomquist has been surrounded by controversy since coming to Henderson. His previous record as city manager of Newburgh, N.Y., was less than he had presented it. In fact, he left that job under a cloud.

But Bloomquist seems to have been successful in jockeying Henderson's municipal power structure into going along with him — especially when he uses his position to help a favored few at the expense of people who appear dependable, qualified and professional.



# City council narrowly passes more funding

HHS 12-19-85

By Katherine E. Scott  
The Henderson City Council voted 3-2 Tuesday night to approve additional funding for the BMI pool complex.

Councilman Carlton Lawrence, before voting against the measure, felt council had

been misinformed along the procedure.

He remarked the project had originally been estimated at \$78,000, then went up gradually until total costs for the project reached \$900,000 including the funding for con-

struction approved Tuesday.

Lawrence opposed earlier funding decisions also.

Councilman Charlotte Yakubik joined Lawrence in casting a negative vote in the approval of an additional \$175,000 to the previous cap of

## Pool from page one

by summer.

Councilman Ron Hubel pointed out this was the second time the project had gone to bid.

Councilman Lawrence was the only dissenter in awarding the contract to the lowest bidder, Post Corporation of San Ramon, Calif., for \$660,000. The project is to include a separate diving tank.

In other business, council discussed a contract for the new city hall complex for more than an hour before recessing the matter until Dec. 30.

Also to be discussed at the recessed regular meeting is an ordinance to approve the sale of bonds for a construction project by Collins Brothers.

Council took final action on four bills discussed in committee and adopted three emergency ordinances involving the public improvement trust.

After verifying what portions of the special events ordinance could receive waivers

according to the new wording, council passed the bill.

Action had been postponed from the Dec. 3 committee meeting.

The second bill discussed in committee involved "multiple vendor arena sales," which business license division head David Lee explained are actually swap meets.

He said the intent of the bill was to relax restrictions, which would allow such activities at the Convention Center.

The other two bills involved a limited improvement district on Sunset Road and reclassification of a portion of the eastern end of town off East Lake Mead Drive from rural residence district to industrial park district.

Council approved three emergency ordinances authorizing issuance of public trust bonds for Gold Bond Ice Cream, Syndico-ICG and Pueblo Verde II. The first is a commercial venture while the other two involve multi-family housing.

## for BMI pool complex

\$585,000 for the construction.

The additional funding came at the expense of baseball field lighting, as council omitted that project and replaced the Housing and Urban Development funds into the pool complex.

The HUD funds totalled \$100,000. The additional funds came from the Park Development fund and the Special Recreation fund, at \$45,000 and \$30,000 respectively.

Mayor Lorna Kesterson remarked it was important to get the pool started so it could be opened to the public

See pool page two



# Council to adopt special events, three

HHN 12-17-85

Final vote is scheduled tonight on the new special events ordinance during the regular meeting of the Henderson City Council starting at 7 p.m.

Council first meets as a committee at 6:30 p.m. for final recommendations on the special events and three other bills. The public is invited to attend either or both meetings in council

chambers at city hall.

The special events bill was postponed from the Dec. 3 meeting when Council felt waivers should be allowed for some of the stringent rules.

As it is now worded, the city manager may waive street and time restrictions, insurance requirements, safety protection,

litter collection and sanitation facility requirements.

If turned down by the city manager, applicants may seek a waiver from council.

In other business, council will discuss a proposed land exchange to provide a facility for the Boys' and Girls' Club in the Pittman neighborhood.

In addition, council is scheduled to be presented with the fiscal year audit report and auditor's recommendations.

Funding scheduled to be approved during the council meeting tonight includes \$500,000 for a contract with Archtec, Inc., up to \$585,000 for the BMI pool complex and

## other ordinances

\$10,530 for police revolvers and holsters.

Among items in the consent agenda are three requests for business licenses. All are recommended for approval with certain conditions.

Three emergency ordinances are on the agenda for final adoption under new business. Each bill is to authorize the Public Im-

provement Trust to finance a separate project.

The first involves Gold Bond Ice Cream, an ice cream and water-ice novelties manufacturing and distribution facility.

The other two involve multi-family housing projects, one for Syndico-ICG and the other Pueblo Verde II apartments.

## Group seeks buyer for LV Downs

By ALAN LAYTHORPE  
SUN Staff Writer

11-36-86

HENDERSON — As the Public Employees Retirement System, landlord of Las Vegas Downs, continues to search for new owners, Las Vegas Events Inc. is trying to assist groups interested in buying the the Boulder Highway property.

Las Vegas Events, a branch of the Las Vegas Convention and Visitors Authority, is conducting a study of Las Vegas Downs to find out just what the area would be best suited for.

"We want to make the thing (Las Vegas Downs) go," project manager Bill Gorman said. "Las Vegas Events is a non-profit organization, so our interests are not to take it over but to provide help to others seeking to do so."

Gorman recently conducted a tour of the facility along with officials from both Henderson and Las Vegas. He said he sees many types of uses for the area as Las Vegas Events continues to pursue its goal of bringing major special events to the area.

"We want to find out what would make the most sense there whether it's horse or greyhound racing,

Indy-style cars, motorcycle racing or what have you," Gorman said. "Naturally, residents in the area would have serious input in any decisions we arrive at."

PERS seeks to unload the facility to recoup a \$5 million loan defaulted on by Las Vegas Downs, operators of the short-lived 1981 greyhound racing operation.

Bids have been received from a number of groups, some interested in bringing both horse and greyhound racing, others with housing development plans in mind.

Meanwhile a bankruptcy court-conducted sale of such items as office equipment, bar stools, steel chairs and a wide assortment of other items used at the track will be held Monday at 11 a.m. in the grandstand area.

An hour earlier the entire pari-mutuel system will be up for sale.

The City of Henderson purchased the large Las Vegas Downs sign on the north side of Boulder Highway and will use it to advertise the city's merits to highway travelers.



# July 1 set as optimistic date

HHN 12-31-85

By Katherine E. Scott

Henderson residents who missed the swimming pool at the Youth Center the past two summers should be happy to know the new swimming pool complex is scheduled to open in July.

The pool formerly located north of the gym was slated for improvements some two years ago, but the project escalated until an entire new complex

was designed.

The old pool was demolished before Christmas, after the Henderson City Council approved additional funding and authorized city staff to award the contract to the lowest bidder.

Post Corporation of San Ramon, Calif., received the contract and city officials expect to receive it with required bonds and insurance certification in a timely matter.

"So far we're sticking to the schedule," remarked Public Works Department director Geoffrey Billingsley.

He feels the July 1 opening date is "going to be tight," depending on how things go with the actual construction. Groundbreaking is scheduled Jan 15.

Bids were opened on Dec. 12 and awarding of the contract was authorized by Council Dec. 17. Councilman Carlton

## for BMI pool complex opening

Lawrence was the lone dissenter in the vote.

He has opposed funding of additional projects within the pool complex after cost rose above \$350,000. The original estimate for improvements had been \$78,000.

The total budget for the swimming pool complex now stands at \$900,000. City finance director Steven Hanson broke that down per item

during an interview last week.

The largest cost is for construction; \$660,000 for the swimming pool, wading pool and bathhouse facilities.

An additional \$80,000 was authorized by council at the Dec. 17 meeting for construction of a diving tank.

Demolition, completed before Christmas, cost \$20,000. Another \$20,000 has been slated for pool equipment such as diving boards, while

\$15,000 was set aside to purchase mechanical equipment for the pools.

The remaining funds were divided between the architect (\$76,227) and in-house engineering (\$28,773).

"That complex will be pretty family-oriented," remarked Henderson city manager Gary Bloomquist. "Parents can observe the small children" while enjoying other areas of the facilities.



# Yakubik to seek variance

Paul Yakubik, husband of city councilwoman Charlotte Yakubik, will seek approval of his controversial request for a zoning variance at 35 W. Basic at the January 9 City Planning Commission meeting.

Yakubik is hoping to convert the house into a two-family residence, but the area is

HHN 12-31-85  
currently zoned for single family dwellings.

The request was tabled at a planning commission meeting in November at Yakubik's request. He said at the time that he tabled the item in order to "investigate new information."

City officials said at the time that Yakubik began renovation

under the wrong kind of building permit, one that never would have been issued if he had stated his intention to build the duplex.

Yakubik maintained, however, that the permit he received, a single-family residential renovation permit, covered the work that had been done to

that point. "It's not a duplex yet," he said then.

Some city officials were upset that Yakubik began work, then sought the zoning variance, a reversal of usual procedure.

According to city ordinances, a building permit for the duplex couldn't be issued until

the variance had been granted.

Henderson Building and Safety Division superintendent Ron Maynock, who has subsequently resigned, slapped a stop work order on the work at 35 W. Basic in mid November.

That stop work order was quickly removed at the request of city manager Gary

## again

Bloomquist, who said that no one could be sure that a duplex was being built.

Work was halted briefly in late August by an earlier stop-work order issued because he had no building permit. He ob-

See variance page two

## Variance from page one

tained one soon after.

Maynock's action has been linked to his Dec. 4 resignation, although the official reason was his desire to pursue other career interests.

The whole affair fanned rumors and whispered allegations of cronyism and favoritism in the city government, but

to date on-the-record allegations have yet to be forwarded or substantiated.

Yakubik has said that he hasn't yet made the house a duplex, and that he has been run in circles and given erroneous information from the planning department, though he refuses to expand on these remarks for the record.

# Council passes ordinance to finance Collins Brothers project

By Katherine E. Scott

The Henderson City Council passed an emergency ordinance Monday authorizing financing of a Collins Brothers project which could bring some 300 new jobs to the city by the end of the year.

The action authorizes the Henderson Public Improvement Trust to issue \$3 million in bonds for a mirror manufacturing, distribution and warehouse facility in the Pittman neighborhood.

"It would be outstanding" to have the facility in Henderson, remarked city manager Gary Bloomquist in an interview before the meeting. "It would be another 300 employees."

The main building would be some 140,000 square feet,

HHN 1-2-86  
Bloomquist described. "Their initial employment is about 175," but they plan to expand after beginning operations.

In the only other item on the agenda for the recessed regular meeting, council discussed the architectural services contract for the newly planned city hall.

After more than an hour, discussion was continued until the next scheduled city council meeting Tuesday.

The item was placed on both the committee meeting and the regular meeting agendas. The committee meeting, originally slated for 6:45 p.m., was rescheduled to begin at 6 p.m.

Two of the problems discussed during the meeting Monday were a performance bond and time constraints.

Archtec, Inc. representative Dennis Rusk indicated he had no problems with posting a bond equivalent to the amount of the contract. However, he felt the cost, estimated at \$10,000, should be funded by the city.

Councilman Charlotte Yakubik asked that time limitations be set to give the city recourse if Archtec, Inc. fails to complete the job in a timely manner.

Rusk responded any time limitations set could be disrupted by council's inability to reach an agreement. Final action on the contract alone has been postponed at two council meetings, setting the schedule back about a month.

City attorney Shauna

Hughes pointed out a part of the contract allows council to demand a schedule from the architect. She added he must then adhere to that schedule unless he can show reasonable cause.

Hughes told council there were five adjustments she would like to make on the contract, and the contract could be approved contingent on

making those modifications.

However, Council wanted more time to look at documents given to them within an hour or so of the meeting. City staff had received complaints about Rusk's professional standing, and papers council received before the meeting included letters from city staff who had investigated, and from Rusk.



# Looking back at '85

HMN 1-2-86

By Scott Dickensheets

**Editor's note:** This is the first of a four-part series looking back at some of the events of 1985 occurring in or affecting Henderson. Stories relating to the city government or the police department have for the most part been excluded and will be dealt with elsewhere in these pages.

A backward glance across the landscape of 1985 reveals a year of diverse facets and different qualities in Henderson.

There was good news, bad news, strange news and in some cases no news at all, but taken together it adds up to a fairly accurate portrait of a unique city, the forces that affect it, the people who live there and the texture of life there.

## January

One of the early events of 1985 fell under the bad news heading: the death of pioneer educator John Dooley on Jan. 10.

Dooley was principal of Basic High school from 1951-1971. He was instrumental in establishing the new Basic High facility, but never worked there.

This death, however, was balanced by a saved life, when 74-year-old Janet Blatnick was saved by St. Rose de Lima's new Lifeline program. Lifeline consists of a switch worn by disabled or restricted persons that alerts medical authorities to emergencies suffered by the wearer.

January also saw the continued fight by Henderson physician James Potter to have his license reinstated. He appealed his third license denial to the Nevada Supreme Court, charging procedural violations on the part of the state board of medical examiners.

Margaret Kirk Thurman, an elderly Henderson resident, died shortly before she was to celebrate her 105th birthday. A fiesty and humorous woman, Thurman, a native of England, had received telegrams from British royalty and President Ronald Reagan on her 104th birthday. She said she'd lived so long because "the Lord wanted me for something."

Also in January: Ground was broken for a new Ligouri's restaurant and casino . . . The *Home News* announced it had learned a major national defense contractor, Aerojet Général, was considering a move to Henderson . . . Titanium Metals Corp. announced the impending sale of the company to a coalition of corporate managers and the investment banking firm Kelso Co. No word on how this would affect the Henderson plant . . . Local veterinarian Dr. Gary Weddle was honored by the Nevada Chapter of the Wildlife Society as "Conservationist of the Year" . . . The Henderson Professional Park opened . . . Henderson's 911 emergency number was modified in January as a result of an October arson fire when callers found the 911 line busy . . . computers were installed in the Henderson district Public Library following generous public contributions . . . And Burkholder Junior High School was nominated for the second year in a row for recognition in the federal Secondary School Recognition Program.

## February

Snow fell in Henderson on Feb. 3, the day after Groundhog Day. Though most of it melted off pretty quickly, a thin crust did stay on the ground for a few hours in some parts of the city.

Developers of the multi-billion-dollar "Lake at Las Vegas" project withdrew their application for approval of public trust bonds from the state board of finance. The \$100

million in bonds had already been approved by the city of Henderson. The state board felt more information concerning the project and its financing was needed. They also considered written opposition to the development from Clark County, the City of Las Vegas and the Colorado River Commission.

Students at Burkholder Junior High and Gordon McCaw Elementary were kept inside and some were sent home sick Feb. 7 when a cloud of chlorine gas escaped from the Timet plant.

Basic High School senior Dwayne Edsinga was one of four high schoolers nationwide to receive the U.S. Marine Corps JROTC Legion of Valor award.

A five-month legal battle ended with Preferred Equities of Las Vegas given the go-ahead to build four-plexes near the Camarillo Valley neighborhood. The development was opposed by neighbors, community leaders and the city council.

February's odds and ends: Henderson Assemblyman Danny Thompson was a principal co-sponsor of a valley-wide flood control plan . . . An M-60 machine gun was found missing from the Henderson National Guard Armory during a routine inventory. No ammunition was taken . . . Sister Maureen Comer resigned in February after spending over seven years as administrator of St. Rose de Lima Hospital . . . A 23-year-old Henderson woman, Wanda Joy Sanders, was missing, last seen walking from her mother's house . . . And Stauffer Chemical Co. was sold to Chesebrough-Ponds.

## March

March saw the conviction of 24-year-old Alex Ewing, the escaped convict who beat a Henderson couple with an axe handle in August 1984. He was later sentenced to 110 years for the beatings.

The *Home News* reported that Assembly Bill 250, a legislative attempt to simplify allocation of property tax revenue, could cost the city of Henderson nearly \$730,000 in lost tax monies, while increasing Las Vegas' take by more than a million dollars. City manager Gary Bloomquist characterized the move as an attempt by Las Vegas to rake in more money and said the lost funds might cause the layoff of around 25 city employees. The bill later died.

Henderson was also fined for a November 1983 citation arising from odors caused by the city's wastewater treatment plants one and two.

The director of the Nevada Department of Transportation, Al Stone, told the Henderson Chamber of Commerce during its monthly membership luncheon that construction of the east leg of the freeway had been accelerated and estimated that it would reach city limits within three years.

In March, Basic High teacher Pamela Watson Salazar joined a slate of other teachers across the nation in a nationally televised "Issues for the '80s" segment.

Other March occurrences: Two Henderson women, Lucille Salter and Alice Hamilton, were honored by the American Contact Bridge League for their years of continuous play . . . The Henderson Elks celebrated 30 years of existence . . . The Sam Boyd Medical Center at 108 Lake Mead Drive was dedicated . . . And Nevada National Bank opened their first Henderson branch.



Thursday, January 2, 1986

## New City Hall seen

# Henderson looks to growth in '86

SUN 1-2-86  
By ALAN LAYTHORPE  
SUN Staff Writer

HENDERSON — As this city coasted into the new year, both Mayor Lorna Kesterson and City Manager Gary Bloomquist spoke confidently of the future.

"1985 was an eventful year, no mistake about it," Kesterson said, "but with City Council's approval of construction plans for a new City Hall complex, we are anticipating a new year full of progress and growth."

Bloomquist similarly said, "Everyone in our city feels awfully positive about 1986."

Kesterson and Bloomquist each saw the ill-fated recall petition to oust council members Charlotte Yakubik, Carlton Lawrence and Ron Hubel as the major blight during the outgoing year. The petition, circulated by a group of dissident businessmen and citizens, fell flat on its face on technicalities.

"I felt the recall petition slowed down progress in the city because council wasn't able to put its full weight behind decisions with that hanging over their head," Kesterson said, adding "but still, I am for the right of citizens to pursue such a course if desired."

Bloomquist saw the recall attempt as "foolish and horribly negative to the city."

He added, "But that is long gone and we go into another year absolutely on an upbeat."

Although Kesterson preferred to remain silent on her election as mayor of Nevada's fastest growing city, other city officials weren't bashful about saying her work in the top position has brought the council back together working as a cohesive unit.

Kesterson outpolled incumbent Leroy Zike by a 2-1 margin to

# LOOKING '86 AHEAD TO 86

become the city's first female mayor.

During her first year in office, the annexation of Railroad Pass Casino was accomplished to most everyone's satisfaction.

"Its addition to our city gives added prestige that will carry over in a large way in 1986," Kesterson predicted. "Plus, it will provide more revenue for our general fund which a growing city can always use."

Kesterson looked for the already booming growth pattern to continue with the newest national entity, the Gold Bond Ice Cream Co., agreeing to set up in Henderson in the new year, soon to be followed by a mirror manufacturer from Georgia, Hoyne Co., opening a local factory.

"We can't look back now," the mayor said. "1986 looms as a turning point to a bigger and better Henderson."

"We're going after new industry in a major way," the city manager said. "And look for some big announcements in the coming year about plans for downtown hotels by national hotel chains," he added.

He pointed to a pair of large industrial sites available to businesses seeking Henderson addresses and said, "The leadership in this community is so strong.

"The City Council, for example, supports progressive moves strongly and this allows us to plan ahead on a variety of important

issues such as the City Hall complex," he said.

The financial requirements for the proposed resort on the shores of Lake Mead by Pacific Malibu Development Corp. are expected to be settled early in 1986, and corporation officials anticipate ground breaking on the six hotel, eight golf course project to take place soon afterward.

"And then there's the Expressway, inching ever closer to our city," Bloomquist said. "The future of Henderson looks extremely bright."

## Favoritism in Henderson

R-J 1-8-86

**W**e're all for growth in Henderson. But let's do it right. What we've got in Henderson is a new terminal at Sky Harbor Airport that has never been properly inspected. According to a former Henderson city official, City Manager Gary Bloomquist ordered Henderson building inspectors not to examine the new terminal without Bloomquist's approval. The city manager's rationale was that the facility was important to the city and that airport owner Arby Alper was not the kind of person who liked bureaucracy or inspections — this according to former Henderson building and safety director Ron Maynock.

Maynock, you may recall, was reportedly forced to resign after City Manager Bloomquist ordered him to give preferential treatment to the husband of a city councilman.

Again, this latest development with the airport smacks of favoritism, of cronyism, of timid kowtowing to the wishes of prominent citizens. This time, public safety at the uninspected airport terminal is at stake.

All citizens should be dealt with fairly and equally. Henderson's city manager should put the welfare of the community above the urge to please those with clout.

## Library seeks state funding

HHN 1-9-86  
An application is being made by the Henderson District Public Library to fund a new facility through monies generated by the state-wide library bond passed in November. the governor signs the final population figures. He's supposed to do that in the middle of the month sometime, so our application should be in Feb. 1," Clark said.

According to former director Tom Carollo, all the preliminary paperwork and applications have been made, and all that's left to do is complete the final application.

"As of December, the process was on track," he said. "all they have to do is jump through a few more bureaucratic hoops."

Janet Clark, acting director of the Henderson library, said that she had been informed by the state librarian that the final application forms will not be available until later this month.

"She said that the applications couldn't be sent out until

Until the governor signs those populations figures, Clark was reluctant to give possible grant amounts, since the money given is based on those populations numbers. The proposed library complex will cost an estimated \$3.6 million.

After the state librarian's office analyzes the state-wide applications, the request will pass on to the legislative interim finance committee, which controls the \$10 million from the library bond.

Carollo said a decision regarding funds should be made some time in the spring.



# City's year began with end of recall actions

HAN 1-2-86  
by Katherine E. Scott

Editor's note: This is the first in a four-part series of articles chronologically recapping city and police activities in 1985.

The beginning of 1985 brought an abrupt halt to recall procedures against three freshman city councilmen.

Eighth Judicial District Court Judge Howard Babcock ruled Jan. 3 that proponents of the recall against City Councilmen Charlotte Yakubik, Carlton Lawrence and Ron Hubel had used the wrong election from which to determine the number of signatures they needed to collect.

Babcock heard arguments from attorneys representing the councilmen and the three citizens who signed the notice of intent to recall which was filed on July 9, 1984.

Babcock determined the number of signatures needed should have been decided using the number of people who voted during the state-wide general election in November 1982. Recall proponents had used the city-wide general election in June 1983 to establish the number of signatures they needed to collect.

The number of signatures needed to bring about a special election is one-fourth of the number from the preceding general election.

Using the number who voted in November 1984, the group would have had to collect nearly 1,000 more signatures than they had figured using the June 1983 numbers.

Rather than appeal the decision, or attempt to collect signatures again, the group promoting the recall discarded their attempt.

A Green Valley resident was arrested for battery with

a deadly weapon Jan. 4 following a dispute at the home of a friend. The former employer of the friend claimed to have been attempting to retrieve property belong to his business when Michael Thomas Burdette shot him in the lower leg.

Two men were seriously injured and two others were arrested following a fight in the early morning hours of Jan. 6. Diaz Cruz, Jr. and Stephen Douglas Gilbert, both 29, were stabbed three times each in the arms and upper bodies following an alleged dispute over a pool game at the Villager Lounge.

Arrested were Michael Byron Montgomery of Boulder City and Larry Dana of Henderson, both age 38. They were charged with two counts of battery with a deadly weapon, and Dana was also charged with carrying a concealed weapon.

The victims, both from Henderson, were kept at St. Rose de Lima Hospital in serious condition.

At the Jan. 7 meeting of the Henderson City Council a resolution was passed to protect the Townsite neighborhood, one of the oldest in Henderson. Council also authorized \$20,000 to build a footbridge for school children to cross the C-1 flood channel near Palo Verdes Road.

At the same meeting council members repealed ordinances annexing property near Green Valley, giving certain properties back to Clark County control. The action came due to a 1983 state law which prohibits annexation of county land that is in any township.

Council agreed to consider a

**See city page eight**

## City from page one

chamber of commerce request that \$2 million from land sold recently be used to build a new city hall. However, council members felt a priority list should be established and mentioned a new city hall would not be a top priority.

In another action at the same meeting, council resolved to disagree with proposed power allocations and criteria established by the Colorado River Commission.

On Jan. 14 Henderson city attorney Shauna Hughes filed the last brief with the Ninth Circuit Court of Appeals in a suit against International Power Project which wanted to extend large power lines through a section of Henderson. The appeal followed a 1984 federal court ruling that zoning laws and other city regulations are not applicable to federally-authorized construction projects.

On the same day a Tennessee woman was treated and released at St. Rose de Lima Hospital following a freak accident which left her pinned between two cars. The accident occurred in the parking lot of a 7-Eleven convenience store in the Pittman neighborhood. The driver of the car that pinned the woman against a parked car told police his vehicle shot backward when he put it in gear. He was not cited.

The Nevada Supreme Court ruled Jan. 15 against a utility company's rule for construction of oversized waterlines in underdeveloped areas. The action was thought to have far-reaching effects on future development.

An 84-year-old Henderson woman was cited for failure to yield involving a two-car collision on Boulder Highway Jan. 17 that sent her and

three other Henderson residents to two hospitals.

Grace M. McDonald was flown to Valley Hospital in Las Vegas by Flight for Life. The driver and one of the passengers of the other vehicle were treated and released at St. Rose de Lima Hospital. The other passenger of the of the second vehicle remained hospitalized. Allen Hutchings, 19, and Nichole Arnold, 12, were released; Shawn Arnold was hospitalized.

At the Jan. 21 city council

meeting council members ordered enforcement of two-hour parking limits downtown after receiving a petition signed by "nearly every business in the downtown area."

City finance director Robert Kasner resigned suddenly Jan. 28, stating a need to spend time with a brokerage firm with which he was related. Thomas Powell was named interim finance director.

Also during January, the Henderson Police Department and Central Telephone Co. modified the 911 emergency number after witnesses of an October 1984 fire were unable to reach the emergency dispatcher. The house, later found to have been set on fire by juvenile arsonists, was totally demolished.

### February

At the Feb. 4 city council meeting, acceptance of the comprehensive plan, four years in the making, was delayed when a compromise was reached with parcel land owners who objected to a portion of the plan.

After discussion during the committee meeting prior to the regular council meeting, council agreed to "encourage" priority projects. City manager Gary Bloomquist presented the priority list for economic development to council. Those included a hotel in the downtown area, industrial development near Sky Harbor Airport, reopening of Las Vegas Downs, the "Lake at Las Vegas" project and Boulder Highway beautification.



At the regular meeting council approved Housing and Urban Development funding for housing rehabilitation and senior home repairs, of \$150,000; replacement of Townsite neighborhood street lights, of \$175,000; economic development, \$80,000 and renovation of the Salvation Army building for use as an adult daycare center, \$35,000.

Police found the body of Pittman neighborhood resident Luis Campoallegre early the morning of Feb. 6 floating face-down in Las Vegas Wash about a mile north of his home. Police had earlier found his house splattered with blood after having been called

to a burglary in progress late the night of Feb. 5.

On Feb. 7, a thick blanket of chlorine gas emanating from Titanium Metals caused principals at Gordon McCaw Elementary and Lyal Burkholder Junior High Schools to keep students indoors during the morning hours. Several students were sent home feeling ill. Timet received a notice of violation within two weeks from Clark County Air Pollution Control.

A routine check of weapons at the National Guard Henderson Armory Feb. 9 revealed the theft of an M-60 machine gun.

Also during February, a five-month legal battle ended when the city of Henderson was ordered to allow development of an apartment complex in the Camarillo Valley neighborhood in Green Valley.

At the Feb. 19 regular city council meeting, councilmen Lawrence and Yakubik voted against doubling the funding for the BMI swimming pool at the youth center. Still, council approved a new ceiling of \$700,000 for the project.

At the same meeting council approved hiring of a downtown parking enforcement officer, but did not authorize funds for a scooter to be used by that officer.

A 16-year-old Basic High School student was fatally shot while in the back seat of a car parked at a convenience store Feb. 21. Sandy Soffer and two friends, Anthony DeGuilio and Thomas Raffington, were on their way to shoot targets in the desert when they stopped at the 7-Eleven store at Pacific and Horizon.

While Raffington entered the store, DeGuilio took a .22 handgun from underneath the front seat. In the next few minutes, either as he was playing with the weapon or handing it to Soffer in the back seat, the weapon discharged and fatally wounded

the teenager.

Raffington was arrested six days later for possession of an unregistered firearm and for making a false police report in reference to the shooting death.

On Feb. 28 Alex Ewing, 24, of Sacramento, Calif., was convicted in Eighth Judicial District Court for the near-fatal beatings of a Henderson couple Aug. 9, 1984.

Ewing escaped in Henderson while being transported from Utah to Arizona to face similar charges. Following his escape, Ewing beat Christopher and Nancy Barry in their home. Christopher Barry received head and facial injuries and was in a coma for a week following the beating. Nancy Barry suffered broken bones on both wrists and an arm. Ewing was discovered and arrested two days later near Lake Mead.

### March

The city council passed on March 4, the long-awaited comprehensive plan, while awaiting conditions of land use and other plans, plus a section on a Parks and Recreation master plan. In other business, council awarded a \$272,064 contract for a new fire station in Green Valley, authorized \$105,448 for food repairs in Green Valley and awarded a \$222,022 contract for a new central city main.

Police arrested two Henderson residents March 7 in the murder of Pittman resident Luis Campoallegre. Ernesto Pineida, 27, and Vince Abeyta, 16, both charged with murder, kidnapping and burglary in the incident.

On March 13 police arrested Anthony DeGuilio for manslaughter in the Feb. 21 shooting death of Sandy Soffer.

On the same date at a hearing of the Clark County Air Pollution Control Board, the City of Henderson was fined \$1,000. The fine was issued for odors emanating from the city's wastewater treatment plants one and two. The citation was issued in November 1983 and had been pending until the fine was levied.

Also during March, police arrested four teenagers for several burglaries and an arson in the Highland Hills neighborhood. The arson was the same that resulted in the January modification of the emergency 911 telephone procedures by Central Telephone Co. and the Henderson Police Department.

Four other teens were ar-

rested for unrelated burglaries in the same neighborhood.

The city council, in their March 18 regular meeting, reversed a Planning Commission recommendation of denial and permitted operation of a "convenience tavern" at 721 E. Lake Mead Drive, across from C.T. Sewell Elementary School. The permit was revoked at a later council meeting.

On March 23 a Boulder City prisoner housed at the Henderson jail hanged himself in his cell. Victor Lee Davis, 19, was discovered during a routine check by a corrections officer at 10:15 p.m.

The first quarter of 1985 ended with the opening of filing for the offices of mayor and councilman for Ward 3 on March 28.

—to be continued—



## Sky Harbor inspections in question

By Jay D. Evensen  
Review-Journal

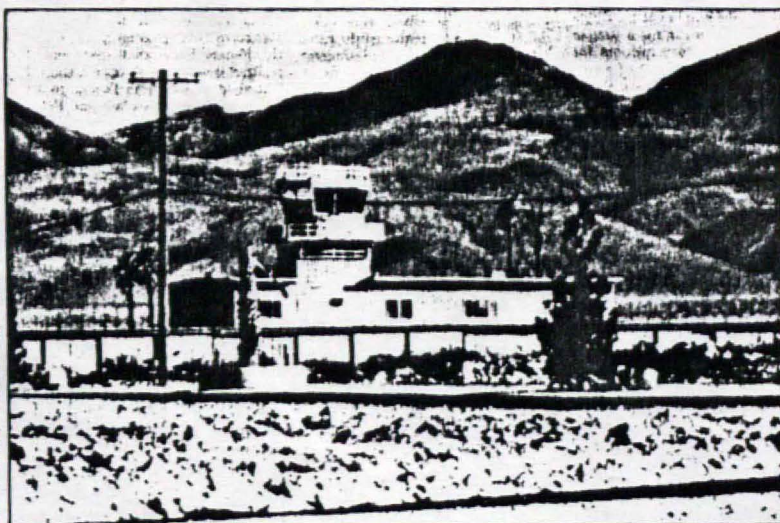
Henderson building inspectors were ordered not to examine a newly constructed terminal at Sky Harbor Airport without first getting approval from the city manager, a former city official said Monday.

Final inspections were not made on the recently occupied, 14,000-square-foot terminal, according to records on file at Henderson City Hall. A permit for construction of the facility expired a year ago.

Ron Maynock, who reportedly was forced to resign as building and safety director in December after being angered by preferential treatment being given to prominent citizens, said City Manager Gary Bloomquist told the city staff that airport owner Arby Alper was to be given special consideration.

"He (Bloomquist) said that the airport facility was important to the city and that Alper was the type of person who did not like bureaucracy or inspections," said Maynock, noting that inspections have to be initiated by the builder. "Because of the importance of the airport to the city we were not to conduct inspections without first clearing them through Bloomquist."

"The city manager has no author-



Rene Germainier/Review-Journal

**INSPECTIONS IN QUESTION** - A former Henderson city official is charging that City Manager Gary Bloomquist ordered building inspectors not to make state-mandated

checks on a new terminal at Sky Harbor Airport because the facility's owner, Arby Alper, "did not like bureaucracy or inspections." Bloomquist has denied the accusation.

ity to do that — to interfere in enforcement of state building codes," he said. "He overstepped his authority."

Bloomquist, who has designated the airport as one of five key projects the city should support, vehemently denied the charge. "I think

Ron has some severe memory problems," he said. "I didn't say anything like that."

Bloomquist said he remembered the meeting.

"We were speaking about good citizen relations," he said. "We must have been talking about that

for two hours. Then I said that when they (staff members) were dealing with an issue and it looks like it will be brought to a new level then they should let me know. If they're having problems with any aspect of the issue they should tell

Please see TERMINAL/8B

### Airport exam

Henderson building inspectors were ordered not to examine a newly constructed terminal at Sky Harbor Airport without first getting approval from the city manager, a former city official said Monday.

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## Terminal

From 1B

"A renewed permit was granted for construction of the facility on Jan. 16, 1984. It expired Jan. 9, 1985, according to records on file at City Hall. Only two items had been signed on the inspection sheet — the rough plumbing work for bathrooms in the tower and main terminal area, and the rough electrical work.

Final inspections were not made on any of the items. Maynock said Alper never contacted the city to ask for inspectors to check the facility.

"Some businesses occupy the building. All inspections are required by city ordinance before a new building may be occupied. Because the permit expired, Alper would have to ask the City Council

for a renewal of the permit before inspections could be made, Maynock said.

Alper said he believed the inspections had been made. "They know I'm not doing anything wrong," he said. "There's nothing illegal out here. I thought that I had the final inspection done some time ago."

The airport recently was used as the starting and ending point for a tour of Henderson jointly sponsored by the city and the Chamber of Commerce. After the tour, a reception was held inside the terminal.

Maynock said the airport has a history of code violations.

"I really am concerned about this," Maynock said. "There is a potential for a hazard out there. You get a large group of people out there and a big wind blowing and down she comes."

Henderson Mayor Lorna Kesteron said she was concerned about the lack of inspections. "Everyone should be treated the same if they've been here 20 years or an hour," she said.

Bloomquist said Planning Director Rich Heckendorf would investigate the matter.

"We want those finals (inspections) done," Bloomquist said. "We want to make sure the life-safety things have been taken care of."

But Bloomquist stopped short of saying the terminal would be closed if violations are discovered.

"I really don't know what we would do," he said. "We are not known as heavy-handed bureaucrats in Henderson. That's why we have been getting new businesses out here, because we treat people as people."

# Council to discuss city hall contract at committee meeting

By Katherine E. Scott

Further discussion on the contract for the new city hall complex is scheduled for tonight's Henderson City Council committee meeting and final action may be taken at the regular meeting to follow.

Authorization of the contract with Archtec, Inc. was postponed Dec. 17 and again at the recessed regular meeting Dec. 30. Tonight's committee meeting, originally scheduled for 6:45 p.m., was moved up to 6 p.m. to allow time for talk

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about the contract.

The other two items on the agenda for the committee meeting are amendment of the zoning map to reclassify a single-family residence district to a two-family residence district and discussion regarding

the purchase of property on Lead Street.

Henderson city attorney Shauna Hughes told council near the conclusion of the Dec. 30 meeting that there were three minor changes she wanted to make plus two that were brought up during the meeting.

Council chose to postpone any action on the contract until tonight.

Hughes mentioned in an interview last week that two of the changes she wanted to add involved putting in writing suggestions made by Dennis Rusk of Archtec, Inc.

She said he wanted to send copies of his plans to International Conference of Building Officials for a review of building code requirements and to McGraw-Hill or Dodge for

cost estimates.

The other change she recommends is a clause allowing the architect to pay for his omissions and errors insurance policy after the contract is signed rather than before.

The purpose, she explained,

is to avoid paying estimated costs rather than actual fees.

After council inquired about putting a time schedule into the contract, Hughes informed them of a section which allows them to request a schedule which must then be met.

She expects that section to be invoked before the contract is signed.

The final change was also brought about after discussion by Council Dec. 30.

Hughes pointed out that part of the section regarding

reimbursable expenses require prior approval.

After council questioned such expenses as travel pay and lodging, she said the section could be reworded to require prior approval of all reimbursable expenses.



## ✓ Planning commission to hear Yakubik's request Thursday

HHN 1-7-86

A tabled public hearing on Paul Yakubik's controversial zoning variance request will kick off Thursday night's 7:30 p.m. planning commission meeting at City Hall.

Yakubik is requesting a variance to allow two families to live in the house at 35 W. Basic, an area currently zoned for single-family dwellings.

City regulations state that a variance is to be granted when unusual topographical features, lot configurations or other conditions would deprive the property owner of reasonable use without benefit of the variance.

They also say that one is not to be granted when it would give the variance seeker a privilege not enjoyed by others in the immediate vicinity.

Yakubik can claim on his behalf that there is at least one multi-family dwelling on Lynn Lane, a small street that curves behind 35 W. Basic. Planning chief Richard Heckendorf said he believes those units were in place before the current zoning ordinances were drawn up in 1969.

The controversial issue was tabled when it originally ap-

peared before the commission in late November.

The commission will also consider during a public hearing a requested zone change that would allow a 31-acre housing development in Green Valley.

Rudy Schaeffer, of RS Development Co. is seeking to

change 31.3 acres of rural residential-zoned land to single family zoning in an area southeast of Warm Springs Road and Valle Verde Drive.

He is also requesting a tentative map review in connection with the same project.

American Residential Properties of the Southwest, Inc., a Texas-based company, is requesting an architectural review of their proposed Green Valley apartment complex, to be located at the northeast corner of Green Valley Parkway and Warm Springs Road.

The commission will also accept the dedication of a 10-foot strip of land south of Nuevo Road, between Bekasina Drive and Jorge Way for a utilities easement.

Following these activities, the commission will elect new officers for the coming year.

## ✓ Council to ask DMV to extend licensing services

HHN 1-7-86

By Katherine E. Scott

Among items on the Henderson City Council agenda tonight is a resolution requesting the Nevada Department of Motor Vehicles to provide licensing services in the city three days each week.

The DMV currently offers such service once a week, by appointment only, in the city hall annex.

The council meeting is scheduled to begin tonight at 7 p.m. in council chambers at city hall. The council also meets as a committee at 6 p.m. in the same location.

Items to be authorized on the consent agenda include the Gibson Industrial Park Waterline and a pumping station at the Hillcrest Lift Station.

Council is scheduled to award Las Vegas Paving a contract of \$159,838.50 from sewer bond money for the pumping station, which will divert sanitary sewage to another location.

The contract for the waterline is scheduled to be awarded to Horizon Construction Company for \$110,368. However, should the company fail to obtain proper bonding the contract will automatically be awarded to KW Pipeline for

\$117,195.75, according to the item on the agenda.

Several applications for business licenses are on the consent agenda. Among those is a request from Betty Redmon and Sandra Ackerman for a tavern liquor license to operate a topless bar at 777 Sunset Road.

Ben and Audrey Stepman have applied for a secondhand dealers' license for a used car lot at 1136 N. Boulder Highway.

Recommendations of the planning commission include reapproval of the tentative map for "Henderson Foothills." The project is planned by Lewis Homes to consist of 365 lots on approximately 88 acres southwest of Equestrian Drive and Appaloosa Road.

The planning commission also recommends approval of Glen Halla Intermediate Care Facility's requests for a use permit and an architectural review of enlargement, addition and upgrading.

Council is also scheduled to approve a resolution requesting the Clark County Commission to amend the "Clark County 208 Water Quality Management Plan."

The resolution calls for amendments concerning wastewater practices and manage-

ment within and affecting the city of Henderson.

Specifically, the resolution states the amendments concern wastewater management practices relating to the "Lake at Las Vegas" project at Las Vegas Wash, and disposal of treated secondary effluent

from Henderson Wastewater Treatment Plant No. Three.

Other items on the agenda include creation of an emergency management council, and possible final action in awarding the contract to Archtec, Inc. for the new city hall complex.



# Looking back at '85-

By Scott Dickensheets

**Editor's note:** This is the second in a four-part series looking back at some of the stories that affected Henderson last year. Police and city government stories have been omitted and are covered elsewhere in these pages.

## April

In April the state board of finance approved \$100 million in public improvement trust bonds to spur development of the proposed multi-billion dollar "Lake at Las Vegas" project which would affect the extreme northeast section of Henderson.

The Colorado River Commission, which has opposed the project from its inception, opposed plans by "Lake" developers to dam a section of the Las Vegas Wash. The commission asserted that it had prior rights to that type of facility.

Longtime Henderson developer Harry Polk charged that police officers supervised the late-March vandalism of his Mohawk Drive office. Polk alleged the cops have been conducting a vendetta against him, and said that his suspicions are based on the fact that only records detailing his business with the city and his clients were damaged.

Thirty-two young women competed for the title of Miss Industrial Days in April. Tammy Flowers, 17, was the eventual winner.

A pair of Morrell Park Apartments residents combined to save 17-month-old Timothy Pirtle after the child fell into the pool there. Mark Robertson leapt from a second-story balcony and along with Alice George, administered CPR to the boy.

Jerry Dwight Mathes II, former battalion soldier of the year, was arrested for the February theft of an M-60 machine gun from the Henderson Armory. Mathes allegedly told undercover law officers that the weapon had been sent to the Middle East.

The new Ligouri's opened for business in April.

Seven-year-old Caroline McVay was recognized by city fire officials for saving her family from an accidental fire her little brother started while cooking. Caroline pulled him from the kitchen and alerted her father who quickly extinguished it.

Other notes from April: Officials from Clark County, Henderson and Boulder City agreed upon a joint request to the Union Pacific Railroad Co. to turn over the last 12 miles of the Boulder City spur to the three entities. . . The Sam Boyd Medical Building on Lake Mead Drive was dedicated. . . Four Guest speakers debated the pro's and con's of a nuclear-waste site at the Chamber of Commerce's monthly luncheon. . . 20,000 people gathered to watch the Industrial Days Parade, hosted by the comedy team of Marty Allen and Steve Rossi. . .

## May

In a May election, Henderson voters supported a "pay as you go" school bond proposal, although it was defeated county-wide. In Henderson, 59.3 percent of the voters voted yes, 46.1 percent voted no. County wide, the measure was defeated by a slim 905-vote margin.

A number of federally funded local assistance programs were threatened with the axe because of proposed Reagan administration budget cuts. Some of the programs that stood to be eliminated included the general revenue sharing program, Housing and Urban Development rental rehabilitation grants and low-interest loans.

Henderson resident David Lester, apparently the first person ever to be stricken with a disease called "disimmune polyradicular neuropathy" was taken to a Los Angeles hospital for treatment. A radio fundraiser on KRRI raised \$1,000 towards hospital costs and local donations booted the total higher. Mercy Ambulance transported him to L.A. for no charge.

Also in May, the Nevada Attorney General released a report concerning an investigation into the past of Barry Silverton, head of Pacific Malibu Development Corp., the developers of the "Lake at Las Vegas" project. The investigation was requested by Colorado River commissioner Preston Hale, and concluded that Silverton's report cited 30 civil suits against

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Silverton in Los Angeles County between 1965 and 1975. However, Silverton was under no criminal investigation. Public Improvement Trust attorney Kent Dawson dismissed the suit, saying it didn't matter because Silverton wasn't personally responsible for any of the projects that make up the "Lake" development.

On May 1, an insistent little boy, Aaron Keith Smith, was born in the front seat of his parent's car as they rushed towards Boulder City Hospital. The parents were Robin and Karen Smith of Henderson.

Henderson artist Craig Burgwardt received an "Addie" an advertising award, for his airbrush rendition of the Hilton Hotel's 7777 billboard.

Other occurrences in May: City planners considered a zone change that would allow for a high density retirement community in Green Valley. . . First Interstate Bank gave a \$5,000 grant to St. Rose de Lima Hospital's Lifeline program to fund the emergency response center's terminal. . . May 4-11 was proclaimed Community College Week in Henderson by outgoing mayor LeRoy Zike. . . Thirty-four year old John L. Averitt disappeared after falling into Lake Mead. . . A titanium time capsule was buried by students at Robert Taylor Elementary. It contained objects depicting contemporary life and is scheduled to be dug up in 2010. . .

## June

In June, investigators took earth samples in the BMI industrial complex, searching for traces of dioxin, a cancer-causing agent. This followed an earlier study that found traceable but not lethal amounts of the substance.

A spokesman for Pacific Malibu Development Corp. said in June that negative publicity surrounding promoter Barry Silverton, "would not adversely affect the 'Lake at Las Vegas' project." City manager Gary Bloomquist also defended Silverton saying, "The key thing here is that Pacific Malibu isn't building the project anyway." He added that the report generating the negative press was an "attempt at mischief" and pointed a finger at the Colorado River Commission, which has opposed the project from the start.

In the stifling June heat, the 221st Armored Unit of the Nevada Army National Guard lunched across 135 miles of desert to Fort Irwin, Calif. The column of tanks, armored vehicles and jeeps stretched at times to 30 miles long, and temperatures inside the tanks reached over 120 degrees.

Heartbreak struck an engaged couple in mid-June. A few days prior to their wedding, an apartment rented by Dawn Chapman and Gregory McDonald burned down. The couple had been paying for the apartment since April, waiting to move in until after their marriage, and most of their possessions were inside when it burned. The fire started 15 minutes after the power was turned on in the apartment.

Caroline Marin, a 43-year-old woman, died in the desert while hiking with her children near Black Mountain.

Bid for the proposed BMI pool complex came in a bit high. The city had budgeted \$700,000, the architect had estimated \$680,000 and the bids, with alternatives, came in at over one million dollars.

The Eldorado Casino lost a familiar and popular employee in June when assistant general manager Maunty Collins moved to the Fremont to assume the same position.

More June tidbits: Arnold-Pacific Properties announced the February groundbreaking for a shopping mall at the corner of Major and Boulder Highway. . . A baby was born to Henderson residents Brent and Kristine Taylor in their car at they drove for Southern Nevada Hospital. It was the second baby born in a car in five weeks. . . After 12 years in the same East Basic location, B.J.'s Dog Groom was gutted by fire. . . Union Pacific donated \$5,000 to St. Rose de Lima for its alternate birthing program. . . Despite reports printed in the *Home News*, no agreement had been reached between the city and the Postal Service dismissing the Civic Center as a site for the new Henderson Post Office. The Las Vegas postmaster said they would have loved the site, but were never offered it.



# Parking enforcement downtown begins second half of year

HHN 19-86

Editor's note: this is the third in a four-part series of articles chronologically recapping city and police activities in 1985.

by Katherine E. Scott

## July

A new parking enforcement officer was hired in June and beginning July 1 tickets were issued to cars parked illegally in the downtown area of Henderson.

The enforcement of parking regulations downtown was the result of numerous meetings among local businessmen and city officials, and action by city council.

On the last day of June the son of Sky Harbor Airport owner Arby Alpert was killed and a Las Vegas man was charged with felony reckless driving in an automobile accident at Las Vegas Boulevard South and Lake Mead Drive.

Bruce Alper, 36, was killed and his 10-year-old son Jason was injured when the motorcycle they were driving was struck by Richard Silin, 22, of Las Vegas. Silin was arrested at the scene.

The City of Henderson began making road improvements in July. Cul-de-sacs between Pacific Avenue and Victory Road were targeted for resurfacing in the first phase of such projects, and council authorized improvements on Gibson Road from Warm Springs to Boulder Highway.

Mayor Lorna Kesterson resigned the first week of July as editor of the *Henderson Home News* to devote her time to her w duties. Kesterson, who was elected mayor in May, served the *Home News* staff more than 30 years.

On July 6 a Henderson man confessed to a two-year-old robbery for which he had originally been a witness.

Bradley Wayne Estep, 21, walked into the Henderson Police Department and admitted he had robbed a Stop 'N Go market on Zion Drive in June 1983. He was arrested for the robbery. Police reported Estep had been questioned at the time, claiming he had been jogging in the area. He told police he had seen a bicycle leave the market.

The manager of a Boulder Highway fast-food restaurant was robbed July 11 by one or more thieves as he was about to make a deposit in the night drawer of a local bank.

Michael M. Garner, 27, was wounded in the right shoulder by a small-caliber weapon shot at point blank range, police said. Garner drove himself to the hospital where he was treated and released.

On July 11 the Clark County Flood Control District was represented by Councilman Carlton Lawrence representing the city of Henderson.

At their regular meeting July 15 the city council discussed street maintenance priority list and completion of the city's comprehensive plan.

Council also decided to permit construction firms to begin working day at 6 a.m. rather than 7 a.m. In addition, Council allowed construction activities on weekends, which had previously been forbidden.

A nude body of a black man was found July 16 near the intersection of Lake Mead Drive and Eastern Avenue following an anonymous phone call to police. No foul play was suspected and the body remained unidentified at the end of the year.

Mayor Kesterson and city manager Gary Bloomquist gave their "State of the City" address at the July 18 general meeting of the Henderson Chamber of Commerce.

At their recessed regular meeting July 30 Council discussed approval of Henderson's flood drainage plan. They also ap-

proved sewer refund bonds and a \$40,000 change order for the wastewater treatment plant.

## August

Although not immediately affected by a Union Pacific Railroad plan to ship radioactive wastes to Nevada, the City of Henderson through the city council joined three area governments in a lawsuit opposing the shipment. Council voted unanimously to join the suit at their regular meeting Aug. 6.

At the same meeting, under threat of a lawsuit if council followed the planning commission's recommendation of denial, council approved a use permit for a pawn shop to be located on Water Street.

The Ninth Circuit Court of Appeals on Aug. 13 turned down the city's appeal, allowing the Intermountain Power Project to construct a 500-kilovolt line from Hanksville, Utah to Los Angeles through the eastern and southern borders of Henderson.

At their regular meeting Aug. 20 the Henderson City Council allowed city planners to design an 80-foot street along Pacific Avenue but voted against making the road a major street artery in the city. Much of Pacific Avenue is in the historic Townsite neighborhood.

In other actions, council overturned a planning commission denial of a parking variance at 1 Water St. and denied a request to cut a street within a recently-completed improvement district.

No questions or comments were made at the public hearing held Aug. 22 by the planning commission regarding the city's comprehensive plan. Maps for the plan, several years in the making, were recommended for approval to the city council.

On Aug. 23 Anthony DeGuilio was sentenced to one year in Nevada State Prison for the involuntary manslaughter of 16-year-old Sandy Soffer on Feb. 21.

Three members of one family were severely injured Aug. 26 when their 1985 Ford pickup truck was struck from behind at Lake Mead Drive and Eastern Avenue. Police cited 31-year-old David Hubbard of Las Vegas for reckless driving after he was treated at St. Rose de Lima Hospital for head injuries.

Police state Hubbard was driving at a high rate of speed when his 1985 Pontiac struck the pickup. Injured were Nicholas Welch, 48, Joan Welch, 47 and Tom Welch, 28, all of the same Las Vegas address. They were transported to Desert Springs Hospital.

## September

Basic High School alumnus Rusty Jack Laminack died Sept. 1 in a hang-gliding accident near Jean. Laminack, 22, was passenger on the glider with his friend Michael Rusho when the hang glider crashed about 1 p.m. Rusho was also killed.

At the Sept. 3 meeting of the Henderson City Council council authorized acceptance of bids for the Townsite street lighting

project. Council also considered authorizing the commission of Montgomery Consulting Engineers of Las Vegas to compose a comprehensive storm-water management plan for \$85,000.

On Sept. 6 a delegation of Henderson government and business leaders attended the Economic Development Commission meeting in Reno. Representing the city's interests were Mayor Kesterson, city manager Bloomquist and civic leaders Bob Campbell and John Holman.

They returned declaring a victory for having obtained \$15,000 EDC funding for city development. The commission had previously refused to allocate such funding.

The body of a Henderson mother of three was found Sept. 12 in the desert between the Henderson Boys' Club and Basic High School. Ramona Marie Ashley Shead, 34, had been reported missing Sept. 8 after she had not been seen by her three young daughters for more than a day.

Police did not suspect foul play, although the victim's purse was found on the roof of the apartment building and all of her shoes were accounted for. Family members discovered the body, concealed under tar paper behind a mound of dirt visible from the family's apartment building.

On Sept. 13, less than 36 hours after the body was discovered, police arrested Edward Thadeus-Celiso Romero for murder and for burglary in the incident. Romero, 19, had been staying with the family until the morning Shead disappeared.

The entire city council, city manager Bloomquist and city clerk Dorothy Vondenbrink began attendance Sept. 19 at the three-day annual conference of the Nevada League of Cities. State Sen. James Gibson also attended the conference in Fallon.

The morning of Sept. 19 a resident involved in a Neighborhood Watch program in the Townsite area helped police arrest a man suspected in a two-month crime investigation.

Ernest Sandoval, 24, was charged with at least nine burglaries in the Townsite and Valley View neighborhoods.



# 1985 city news recounted

By Katherine E. Scott

HHN  
1-7-86

**Editor's note:** This is the second in a four-part series of articles chronologically recapping city and police activities in 1985.

The Nevada State Board of Finance approved on March 27 \$100 million in public improvement bonds for "The Lake at Las Vegas" project, scheduled to be built in northeastern Henderson.

On the same day local contractor Harry Polk's office was vandalized; Polk accused police.

In Henderson Justice Court, also on March 27, Anthony DeGuilio was bound over to District Court on one count of burglary and one count of grand larceny stemming from an arrest made after he was charged with manslaughter in the February death of 16-year-old Sandy Soffer.

The preliminary hearing on that charge was delayed to April 3 after the public defender pointed out a possible conflict of interest in the case. DeGuilio was bound over then on the manslaughter charge.

The preliminary hearing for Ernest Pineida and Anthony Abeyta,

charged in the February murder of Luis Campoallegre, was held on the afternoons of March 27 and 28. Both were bound over to District Court on charges of murder with use of a deadly weapon. Pineida was also bound over on kidnapping and burglary charges. Abeyta faced similar charges as a juvenile.

During a budget meeting March 28, the Henderson City Council split 3-2 to continue the city's four-day work week. Councilmen Charlotte Yakubik and Carlton Lawrence voted for the traditional five-day week.

At the City Council meeting April 1, council supported the Clark County School District "Pay-as-you-go" construction plan. They awarded a \$30,549.54 contract to FKC Inc. of Henderson to build a pedestrian bridge across the flood control channel near Brown Junior High School, with \$10,000 to be reimbursed by Clark County Flood Control bond interest money.

Council also voted \$10,000 in Housing and Urban Development funds be used to build a sidewalk on the northeast corner of Water Street and Lake Mead Drive. In addition they approved the purchase of two new ambulances for \$69,977.60 and an animal control vehicle for \$18,743.50.

Council also revised the parking ordinance to set a \$5 fine instead of the previously set amount of \$20.

Filing for candidacy in the offices of mayor and Ward Three Councilman closed April 5. Candidates for mayor were incumbent LeRoy Zike, Ward Three Councilman Lorna Kesterson and Pittman neighborhood resident Edward McNair.

Michael Harris received no competition for the Ward Three seat vacated by Kesterson. Voting registration closed April 6.

A 63-year-old mentally ill woman died in an arson at the Swanky Motel April 5. Police learned Helen Martin had a history of setting blazes such as the one that took her life.

Sandy Hahn resigned as director of the Henderson Convention Center after an April 5 dispute involving the Henderson Boys'

1985 from page one

and Girls' Club. According to accounts at the time, Hahn was uncooperative with Boys' Club officials regarding how early to open the convention center for the annual charity auction.

One official then allegedly called a city councilman who called city manager Gary Bloomquist. Hahn cleared out her desk April 5, believing herself to have been fired by the city manager. Her resignation was announced April 9.

Neighborhood residents who opposed a "convenience tavern" across Lake Mead Drive from C.T. Sewell Elementary School circulated a petition during April. A group represented by Jim Dicus presented Council with more than 750 signatures at the April 15 regular meeting.

Council split 3-2 to deny a waiver that would have allowed the owner to serve liquor to his convenience store patrons. Councilmen Lawrence and Yakubik joined Kesterson, saying they might have voted differently earlier if they had known a waiver would be required.

Kesterson had been the lone dissenter in the earlier approval of the use permit. The item came back before council due to a city ordinance which states a tavern is a place where no other kind of business, except gambling, is being maintained or conducted.

Also during the meeting Council approved sale of land for the extension of the freeway to the state Department of Transportation for \$1,824,000.

Council approved a change of the city charter to use the state's annual census rather than the United States' Census, which is taken every 10 years, to establish voters wards. Council also approved a legislative change for council members and mayor to be given oath of office and assume duties the second Monday in June rather than July 1.

On April 19 Alex Christopher Ewing, 24, was sentenced to 110 years in prison by District Court Judge Myron Leavitt for the Aug. 29, 1984 beating of a Henderson couple.

Ewing had escaped in Henderson while being transported from Utah to Arizona to face criminal charges. Before his capture near Lake Mead several days later, he violently beat Christopher and Nancy Barry in their home.

The prisoner received 20 years for the escape, 10 years for burglary, 20 years each for two counts of attempted murder and another 20 each for use of a deadly weapon in commission of the attempted murders.

Two men were indicted April 25 in the theft of an M-60 machine gun from the National Guard Henderson Armory early in the year.

Jerry Dwight Mathes II, 20, and Jeffrey Lane, 33 both of Las Vegas, were charged in United States District Court with several weapons violations including some not involved with the local Armory. Mathes had been a soldier of the year for the battalion.

See 1985 page two



## May

At the regular city council meeting May 6, Zike and Kesterson voted against the pay raises for the mayor and Ward Three Councilmen, but the measure was approved by Councilmen Lawrence, Yakubik and Ron Hubel. The raise for their seats will come after the next election according to city charter.

Council also discussed relocation of three of the city's four fire stations. Fire chief Dale Starr informed council the relocations would provide better service throughout the city and eliminate the need for building and staffing a fifth facility.

Voters went to the polls May 7, electing Kesterson mayor with more than 60 percent of votes cast. The turnout of 46.9 percent

of the 10,800 eligible voters was higher than predicted. Although Henderson residents passed the school district's "pay-as-you-go" plan, the measure was defeated district-wide.

A 10 p.m. fire May 8 destroyed a rock shop at Old Vegas and caused other damage at the park on Boulder Highway.

Steven M. Hanson, a Colorado certified public accountant, was named May 10 as the city's new finance director. On the same day, a federal Housing and Urban Development investigator reported Henderson city manager Gary Bloomquist was never considered in a HUD probe for possible misuse of funds in Newburgh, N.Y.

Proponents of the previous year's recall effort against three city councilmen heatedly criticized council for hiring Bloomquist without knowing about his "shady background." The HUD procedure of total silence until the case was completed allowed recall proponents to speculate negative criticisms.

Donald R. Hanes of Flagstaff, Ariz. was found guilty in District Court May 14 on two counts of felony driving under the influence of alcohol. The charges stemmed from the July 16, 1984 deaths of Terry and Gregory Urbantke.

The victims' husband and father, Henderson police officer Gary Urbantke, testified during the five-day trial. Hanes was later sentenced to 10 years in prison and fined \$4,000.

On May 15 Urbantke, Henderson police chief James Goff, Lt. Ron Delia and officers Jeff Nestor and Fred Thompson participated in a police memorial ceremony hosted by American Legion J. Edgar Hoover Post 55.

Later the same day, hundreds of local residents brought a carnival atmosphere to a family tragedy that affected the entire community and created national attention.

Henderson police chief James Goff gave the signal to the Las Vegas Metropolitan Police SWAT team to shoot a 35-year-old father who was holding his two children hostage. The man was killed by a single bullet in the stomach shortly before nightfall.

John Thomas Walker held his infant son in one arm, during most of the day, while brandishing a gun in the other hand. His 14-year-old son from a previous marriage, although supporting Walker during the 12-hour ordeal, was considered by police to be a hostage also. Walker's motive stemmed from a domestic dispute.

Several shots were fired during the day in the Valley View neighborhood where Walker kept his children hostage at the home of an acquaintance. Traffic was detoured away from the nearby intersection of Boulder Highway and Lake Mead Drive, and children at Robert Taylor Elementary School were held after class until an adult could escort each home.

The coroner's inquest held May 21 ruled the shooting "justifiable homicide."

Three people were arrested May 21, including the alleged fence of a burglary ring in the Pittman neighborhood. Police arrested Wilfred Marshall Rivera, 19, on two counts of possession of stolen property. Michael Tracy McLaughlin, 20, and Mark Raymond Reese, 18, were charged with differing counts of burglary.

Five burglaries were solved and \$5,000 in property was recovered with the arrests.

On May 22 the 7-Eleven division of Southland Corporation awarded Officer Gary Urbantke a trophy for officer of the year. Originally slated to receive the award at a banquet for him and officers of the year from other area agencies, Urbantke was

unable to attend due to the John Walker hostage situation the same day.

During a special session May 28, the Henderson City Council initially adopted an "idea" for a new library and city hall at the current civic center. Council approved a lease of land for the library and also adopted architect Dennis Rusk's concept for the project.

## June

At the regular city council meeting June 3, Council approved a plan giving the city four new fire stations within three years while providing better response time to newer neighborhoods in the city.

During the same meeting council refused a proposed fireworks warehouse and denied a "marriage broker" a business license.

An electrical fire gutted B.J.'s Dog Groom at 31 E. Basic Road at 3:02 a.m. June 10. It took three engines and 10 men some 20 minutes to extinguish the flames.

Another fire June 12 ruined the wedding gifts of a couple to be married June 15. The apartment they had reserved was made uninhabitable by the fire which began some 15 minutes after the power had been turned on.

At the regular city council meeting June 18, Henderson City Clerk Dorothy Vondenbrink swore in Lorna Kesterson as mayor and Michael Harris as Ward Three councilman.

During the meeting council voted unanimously to allocate \$9.5 million in revenue bonds for relocation of an ice cream company which could bring some 300 new jobs to the city.

Also on June 18, a 43-year-old mother of two died of exposure during a hike in the desert with her children. Pastor Caroline Marin of the City of Light Family Ministries had been unable to return home due to her exhaustion, and by the time her children returned with help she was deceased.

On the same day Henderson police arrested 19-year-old Armando Aranda for a series of "hot prowl" burglaries in the Highland Hills and Black Mountain Country Club neighborhoods. He was charged with 13 counts of burglary.

According to police, the "hot prowl" burglar was so named because he entered victims' homes while they were inside. Most of the victims were said to be sleeping, although one theft took place during a family argument.

Three cars also stolen during the burglaries were found within about a block of the suspect's home. Ten purses and three wallets were found in his bedroom.

During a closed personnel session June 25 city councilmen, who had felt city manager Gary Bloomquist was "uncommunicative," agreed he had improved his methods.

In other business on Tuesday, Councilman Carlton Lawrence was appointed to the Clark County Regional Transportation Commission and the flood control board. He replaced former mayor Leroy Zike on the RTC.

Jon Porter of Boulder City replaced Mayor Lorna Kesterson on the Las Vegas Convention and Visitors Authority. Kesterson was appointed to the Nevada League of Cities board of directors.

At the end of June, the Basic High School Junior Reserve Officer Training Corps hung yellow ribbons on light poles and other fixtures around town. The ribbons symbolized the wish for release of airline passengers taken hostage in the middle east. Although the airline passengers were eventually released, seven previous kidnap victims remained.

(to be continued)



# Henderson councilman's husband seeks variance again

By Jay D. Evensen 1-8-86  
Review-Journal

Despite accusations that he avoided building inspections and converted a house into a duplex in violation of zoning laws, the husband of a Henderson councilman has again asked the city's Planning Commission for a variance on the house.

The matter, scheduled for consideration Thursday night, would allow a duplex on the property, which is zoned for a single-family house. A similar request was removed from the agenda of a meeting in November because it needed further investigation, according to Paul Yakubik, husband of councilman Charlotte Yakubik.

A permit to remodel the house was revoked Nov. 15 by Building and Safety Director Ron Maynock. It then was reinstated through an order by City Manager Gary Bloomquist, records show. The order reportedly indirectly led to Maynock's resignation in December.

The house, a 44-year-old wood-framed structure at 35 W. Basic Road, has been remodeled into two separate living areas and has a "for rent" sign in the front window. However, no final inspections of the work have been done, according to acting Building and Safety Director David Bourbeau.

Yakubik said Tuesday that city inspectors had refused to look at the house, and that the structure did not

yet fall under the definition of a duplex because there were not two separate kitchens.

But Bourbeau said Yakubik had asked for the inspection during the time when the permit was revoked. "I told him I wouldn't be able to do it because he didn't have a valid permit," Bourbeau said. "It was the same day the project had been stopped."

Bourbeau said "there would be no reason" to refuse an inspection now

since the permit was reinstated Nov. 19.

Bourbeau said inspectors also found two electrical meters, which is illegal in an area zoned for single-family houses.

"After the permit was reinstated I was told to do an inspection on it, which we did," Bourbeau said. "We found there was wiring for two kitchen units there."

City codes define a duplex as being

Please see DUPLEX/4B

## Duplex

### From 1B

a building with two "dwelling units," each containing a kitchen. A kitchen is defined as a room "which is used, designed or intended to be used for the preparation and cooking of food, including a kitchenette."

If the variance is denied, Yakubik said he would rent out only one of the units.

The house has been the center of criticism since last March when city work crews were seen removing debris from the yard and tearing down a shed on the property. At the time, the property was listed for sale by Yakubik's real estate company.

The cost of the city's cleanup work was to be paid by the building's owner, a widow who no longer lived there, city officials said at the time. However, the debts later were reduced by more than \$3,000 and the building was bought by Yakubik, according to records on file at Henderson City Hall.

City officials said the cost of the work was reduced because workers had removed a concrete structure illegally and the owner was threatening to sue.

After buying the house, Yakubik began remodeling it without a required contractor's license and without a necessary zoning variance, documents revealed. He obtained a permit after a city inspector ordered the work stopped in August.



## Mayor's memo

HHN  
1-9-86

The year 1985 was a busy one for Henderson. There were 24 major projects undertaken and completed by the city amounting to \$17 million. Some of it was paid for by bonds approved by our local voters, some of the money came from the utility fund and other funds, but they were all projects needed by the community as we continue to grow.

Just to remind you of a few of the projects which caught public attention, there were the Mahlon Brown school hike path and the C-1 channel pedestrian bridge. It has been brought to our attention that although we tried to make the bridge safe by enclosing it in wire, young people are now endangering their lives by walking across on top of the wire.

The new Market Street water mains caught attention from the public because of the inconvenience. Waterline improvements were also made to Pittman area, Horizon, Lead Street, Arrowhead Trail, Valley View and Tungsten.

Paving has been done in Valley View, Townsite, section 24, Major Avenue, Pittman and a city-wide fog seal program. The BMI pool was demolished, new street lighting was instituted in the Townsite, and several sewer lines installed for major service.

During 1985 the city also annexed Railroad Pass, Hanes Panty Hose firm located here, State Industries expanded, Creations by Harris opened, and other firms who located here included Service Merchandise, Lake Mead Drive office complex, East Lake Mead office-warehouse complex, Elliott Warehouse condominium complex. The new Green Valley fire station was built.

Looking ahead to 1986 the city will have another busy year and there will be things happening that will keep us all on our toes.

As we begin the new year there will be major changes in downtown Henderson with the new swimming pool complex, the new library and the new city hall. It is expected that the new city hall will be able to house some of the county and state offices that are now located in various areas of the community.

Other projects we are looking forward to include the paving of Sunset and Gibson Roads. Both are widely traveled by people from Henderson and having them brought up to first class streets will be a benefit to all.

Two new fire stations are expected to cost around \$800,000, and the Green Valley waterline and Warm Springs Road construction are expected to cost \$1.5 million. The first stage of the Greenway realignment project is expected to cost about \$1 million. The new alignment will change the "Potter's corner" situation which has a 90 degree turn.

A new police, fire, public works communications system will cost around \$700,000. Other projects will be the East Side Interceptor, a maintenance facility and others.

New industries expected in Henderson for the coming year will be Gold Bond Ice Cream, a very prestigious company. We're proud to have them come. The Hoyne Mirror Co. is expected to locate in or near Henderson and they will also be a welcome addition.

The Cattle Baron on Boulder Highway should add to Henderson's image, and other installations such as the Green Valley Athletic Club and two new senior full-care homes are on the planning board.

One of the things obvious to everyone for the new year is that we need more police and firemen to keep up with our growth!

Gone are the days when the police had time to communicate with the people they serve, but we hope to get some of that back. I for one don't want to lose our home-town flavor, and service.

We will also probably be helping with Pittman Boys' and Girls Club facilities, planning and building department restructuring and seeking funding for \$8 million in street repairs, a major recreation component, funding for Boulder Highway beautification project, parks and recreation improvements, and expanded Henderson shopping facilities.

I feel the city employees should receive recognition for their contributions during Christmas to help local families who need some support.

We followed the tradition and had a Mayor's drive for and most of it was donated by city employees. It was delivered before Christmas by my husband Bob, me and Carolyn Black, my secretary. The family was very grateful for the warm heart.

The city employees organization also delivered food to a family and their efforts should not go unnoticed. I appreciate all of the donations that were given, and Carolyn who made more attractive.

I hope we all have a happy new year together.



# Topless bar splits council

Three items on the Henderson City Council agenda Tuesday that took the most time for discussion involved a topless bar, storage of a person's vehicles and a resident's high water bill.

Henderson Mayor Lorna Kesterson removed the application for a tavern liquor license for a topless bar from the consent agenda before council approved the remaining items.

ing to her conversation with the mayor, her office is drafting legislation to prohibit such entertainment.

Council approved the license 3-2, with Councilman Charlotte Yakubik voting with the mayor in opposition.

Henderson resident Keith Kindred requested permission from council to store his vehicles on property belonging to him in a district zoned for industrial use.

Planning director Rich Heckendorf recommended Kindred be made to build a six-foot block wall fence around his property. However, he admitted the city could only force him to build a fence if any material stored there is over six feet high.

Council voted unanimously to allow Kindred to use his property for his personal use as long as he did not violate city codes including height and cleanliness.

Thomas D. McKnight appeared before council to discuss an abnormally high water bill he received more than a year ago.

The city replaced his water meter and had the old one tested. His water bill resumed its former costs of one-fourth of the big bill, but the former meter was found to be run-

Kesterson said she removed the item because "I oppose a topless bar." She questioned staff if there was any way to prevent it.

City attorney Shauna Hughes advised council there is no ordinance prohibiting topless entertainment, although there are restrictions that can be applied. She mentioned that accord-

See bar page nine

ning properly.

However, in one test the meter ran half of a percent over 100 percent and the chamber was replaced.

Councilman Yakubik moved to reduce the man's water bill to an average of what the same month had cost him in previous years, but the motion did not pass.

Councilman Ron Hubel's motion to refund McKnight late charges he had been fined was approved.

In other business, council appointed Councilman Carlton Lawrence and Councilman Yakubik, along with the city staff member Ann Barron, to a committee to assist with contacts for grants from Washington D.C.

Council also created an emergency management council. It is to be comprised of Henderson Police chief James Goff, fire chief Dale Starr, Public Works director Geoffrey Billingsley or his representative, planning director Rich Heckendorf and finance director Steven Hanson.

A resolution was passed during the meeting requesting the Department of Motor Vehicles to provide licensing services in the city three days each week. The DMV currently provides the service once a week, by appointment only.

# Council approves contract for new city hall with Archtec, Inc.

The Henderson City Council approved 4-1 Tuesday the contract with Archtec, Inc. for a new city hall.

Councilman Carlton Lawrence was the lone dissenter in the vote both at the regular meeting which started at 7 p.m. and the committee meeting which began an hour earlier.

Lawrence objected during the committee meeting to staff's recommendation that no performance bond be posted by the architectural firm. After Councilman Ron Hubel

made a motion to pass the issue to the regular meeting with a do-pass recommendation, Lawrence hesitated.

Then he announced, "People are trying to confuse me with the facts when my mind is already made up." Lawrence then moved to amend Hubel's motion to include a performance bond.

The motion for amendment died for lack of a second.

Public Works Department director Georffrey Billingsley had earlier explained the costs

of the performance bond would most likely exceed any damages the city could incur if Archtec, Inc. failed to fulfill its part of the contract.

Following approval of the contract at the regular meeting, architect Dennis Rusk asked to have about an hour at the Jan. 14 committee meeting for the first update on the city hall project.

On the other two items in the committee meeting, council passed for approval a bill to rezone a section of the

city from single-family residence to two-family residence district, and decided to take no action regarding purchase of property.

City manager Gary Bloomquist pointed out the properties first brought for discussion before council had already been purchased by someone else.

He pointed out the properties on Lead Street, across the

street from civic center complex, is a current example of why the city might need a property management office.

He felt such an office may be needed in the city's future, as the city owns so much property and so much development is going on.

However, Bloomquist advised council that although such an office should be a high priority, it should not be a top priority now.

Saying, "We snoozed too long" on the Lead Street properties, Councilman Michael Harris said he would like to see it set as a top priority.

Council took no action on the matter.

The next city council committee meeting is scheduled Tuesday at 6:30 p.m. in the

library of the Clark County Community College Henderson Campus on College Drive.



**Editor's note:** This is the final installment of a four-part series looking back at some of the significant stories affecting Henderson last year. Police and city government stories have been omitted and are dealt with elsewhere.

by Scott Dickensaheets  
October

In October, local businessman Bob Glaseburn announced his intention to challenge incumbent Sen. James Gibson for his District 1 state senate seat in 1986. "Gibson's been in office too long," Glaseburn said.

Also in October, Timet donated \$1,000 to Burkholder Junior High School's leadership club, a school organization that encourages top students.

Reports of a pit bull dog attacking a local resident brought that controversy to Henderson. Animal control officials said one possible cause for the attacks might be fouling of the breeds' bloodlines.

Tina English was elected Basic High homecoming queen. Her attendants were Leah Fust, Julie Jackson, Tricia Christie and Roshanda Roberson. Homecoming week was highlighted by the usual array of rallies, shows and the 21-0 football victory over Clark.

The state board of Medical Examiners decided during an October meeting not to consider any new evidence as they considered possible sanctions against Henderson physician James D. Potter.

The *Home News* also profiled Helen Bray, a woman who had seen Halley's Comet in 1910, and who would see the once-in-a-lifetime sight again.

An "emotionally distraught" youth spent two hours atop a 100-foot power pole in Henderson. He was removed with a power company boom truck.

City officials began organizing their opposition to a proposal before the county commission to reduce the right of way on Pecos Road where it borders Henderson. A developer requested the reduction, which Henderson officials felt would bottleneck an important future Green Valley access route.

Also in October: Henderson residents Tom Holder and Mark Fine were chosen by UNLV officials to head the Nevada Institute of Contemporary Art, based at the school. Eldorado and Rainbow Club executives lashed out at the two-hour downtown parking limit, calling it "a shambles" and saying it isn't doing what it was intended to do. "Lake at Las Vegas" developer Barry Silverton told members of the Henderson Public Improvement Trust that some financiers behind the huge project had pulled out because of license and permit delays. He assured them, however, that the project was still moving forward. And staff members of the *Home News* chewed their way to glory in October, eating like champions at the annual Meatball Eating Contest to benefit Opportunity Village. The *Home News* team, dismissed by bookies, took second place.

November

The Salvation Army expanded their community service effort with the addition of an adult day-care center. The center has a 40-person capacity and nurses on duty.

The Henderson Chamber of Commerce supported a wilderness proposal drafted by Sen. Barbara Vucanovich, then ended up having to deny any political motivation for the move.

Paul Yakubik, husband of city councilwoman Charlotte Yakubik, applied for a variance to construct a duplex in a area zoned for single-family residences.

Some city officials questioned his procedures, and the matter sparked charges of cronyism in city hall. Anonymous allegations and murky innuendos abounded, but no one arose to make on-the-record charges. Yakubik had the motion tabled when it reached the planning commission.

Basic High senior Gina Kim constructed a working model of a space generator that captured second place in the Photovoltaic Specialist Conference in Las Vegas. Several engineers told Kim she should patent the idea.

City officials challenged a study done in support of a bid to reduce the Pecos Road right of way. The study, conducted by a California engineer, said that other streets could handle excess traffic into and out of Green Valley.

More November footnotes: The Henderson campus of the Community College hosted a two-day seminar on author Frank Waters. Isabel Mack, former Henderson correspondent for the *Las Vegas Sun*, died in November. Henderson resident Stephen E. Jones was selected to be in the 1985 edition of *Outstanding Young Men of America*. Eighteen members of Basic High's choir sang in the school district's honor choir.

December

Pioneer Henderson educator Robert L. Taylor died in early December at the age of 68. He spent 17 years as principal of Park Village Elementary School, later renamed after Taylor.

Prior to a vote on the "pay as you go" school bond proposal Henderson elementary principals recited a litany of overcrowding horror stories, include the use of storerooms for aid rooms and classes.

The school bond issue subsequently passed, meaning a school will be built in Pittman during the first year of construction. Another elementary school is slated for Green Valley and, depending on population figures, Henderson may get as many as two others.

The state Board of Medical Examiners pulled Dr. James Potter's license. He said he'll appeal to the state Supreme Court.

Plans for a huge Air Expo at Sky Harbor Airport have been scaled down. The show is slated for October 1986, according to Arby Alper, airport owner. The city plans to string a waterline out to the facility, opening the entire area for industrial development.

Other pieces of December: retailers reported an upbeat but not spectacular Christmas season. Paul Yakubik decided to take another run at that controversial variance. Richard Alan Lawrence, son of city councilman Carlton Lawrence, died in California. former parish priest Father Hugh Smith died. Harry Polk's trial was delayed again. Sen. James Gibson was inducted into the Burkholder Jr. High Honor Society.

## Council to hold committee meeting tonight at Henderson campus

The Henderson City Council meets as a committee tonight at the Henderson Campus of Clark County Community Col-

lege. The public is invited to attend the meeting, which is scheduled to begin at 6:30.

Three items are on the agen-

da including discussion and recommendations regarding the city's financial report and an update of the city hall pro-

ject by the architect.

In addition, council will consider a bill which clarifies the definition of "structure" as defined in the Uniform Building Code.

Dennis Rusk, of Archtec Inc., will give council a presentation of the status of the city hall project only a week after council authorized the contract.

The new city hall complex is scheduled to be built on land across the street from the present city hall.

City finance director Steven Hanson will report to council on two reports developed over

the past six months.

The four-year forecast, he explained, has more than 3,600 calculations. While it shows where the city is heading over the next four years, it allows an ability to make necessary changes.

The other report is a capital improvement program, assimilating department heads' requests and needs over the next five years.

Although it is in many ways a "wish list," he said it shows council and citizens what the needs are.



# Planners reject Yakubik variance

by Scott Dickensheets

The Henderson Planning Commission voted 6-1 during a public hearing Thursday night to deny approval for a variance requested by Paul Yakubik.

Yakubik sought the vari-

plex and a ten-plex.

"How can that be granting me a privilege not shared by my neighbors?" Yakubik said.

Heckendorf responded that the two dwellings in question date from the early 1960s, prior to the reorganization of the zoning ordinances in 1969.

He added that the proper action for Yakubik would have been to seek to rezone the entire block. Yakubik dismissed that idea, saying it would have been more controversial than the variance.

Although the issue has been

given the media eye in both Henderson and Las Vegas newspapers, no one showed up to protest the move. The only speaker other than Yakubik was Oren Ormsbee, a Henderson resident who spoke in favor of the variance.

The commission received one letter against the variance.

In other commission business, the board approved a zone change and a map review requested by Rudy Schaeffer,

**See variance page two**

HHN 1-14-86

ance in order to convert the house at 35 W. Basic to a duplex, in an area zoned for single-family residences.

Commissioner Mary E. Roberts was the sole dissenter in the denial motion.

The matter goes before the city council Jan. 21 for final action.

Planner Chapman Wooten, prior to his vote against Yakubik, said approval of the action would set an unwanted precedent.

"My greatest concern here," he said, "is that granting this variance would put us into the position of having to grant them to any property owner." This, he said, would lead to rezoning the entire area by variance.

The planning department staff recommended that the commission deny the request, calling it an attempt at spot zoning.

Planning director Richard Heckendorf also said that a variance would give Yakubik a privilege not shared by adjacent property owners, adding that Yakubik had shown no hardship to justify the variance.

Yakubik responded to Heckendorf's comments by saying that 65 percent of the surrounding properties could be considered multiple-family dwellings.

"What constitutes a hardship?" Yakubik said. "To me, a hardship is when a man isn't entitled to do with his property what his neighbors are doing."

He also pointed out that on Lynn Lane, a small street that curves directly behind his property, there is a tri-

## Phone outage leaves city without emergency service

HHN 1-14-86

By Katherine E. Scott

All telephone lines for the city of Henderson malfunctioned Friday, leaving the emergency 911 number for police, fire, and medical personnel unavailable for more than an hour.

"It was a major problem," remarked Henderson police Lt. Walt Zawrotney. "The entire system went out."

He noted it was a situation where "nobody can get any assistance from us—either fire or police."

Depending on the number called, the lines would register a busy signal or appear to ring without an answer. Most city offices are closed on Fridays due to the city's four-day work week, but personnel who did work Friday were unable to call out.

According to Central Telephone Company spokesman Larry White the malfunction "was in equipment at city hall that we maintain for them." He noted they were not sure exactly what part of the system went down, and that the cause

**See phones page two**

## Telephones from page one

is still under investigation.

The system apparently malfunctioned shortly after noon on Friday. After a police dispatcher radioed the problem an officer telephoned Cental from a local convenience store.

He reported to the dispatcher shortly after 12:30 p.m. that the telephone company informed him they had been aware of the problem for 25 minutes and had placed it as

top priority.

"Once they got here," Zawrotney mentioned, it took only three or four minutes to get the telephones going again. The system was back on about 1:20 p.m.

White noted the repairmen "reloaded the system and brought it back up." Cental personnel then began the process of looking through the computer's files to find out what went wrong.

Valley Parkway and Warm Springs Road.

Commission officers for the coming year were also elected at the meeting.

Paul Ruth was re-elected as commission chairman, while Chapman Wooten also was returned as vice chairman.

of RS Development, in connection with a proposed development southeast of Warm Springs and Valle Verde in Green Valley.

They also approved an architectural review for a proposed apartment complex at the northeast corner of Greer



# Horseshoe-shaped city hall to use 'form follows function' concept

HHR 1-16-86

by Katherine E. Scott  
The architect for the newly-authorized city hall will employ "form follows function" concept in designing the building, he revealed at the Henderson City Council committee

meeting Tuesday.

Dennis Rusk of Archtec Inc. explained the attributes of a "horseshoe-shaped building with an enclosed atrium" to council, city staff and residents who attended the meeting in the

library of the Henderson campus of Clark County Community College.

Numerous concepts for the new city hall, planned to be built directly across the street from its present location, involve

utilizing nature, according to Rusk's descriptions.

For instance, he provided council with a chart showing the position of the sun's rays in the summer and winter solstices.

Using the chart, the atrium

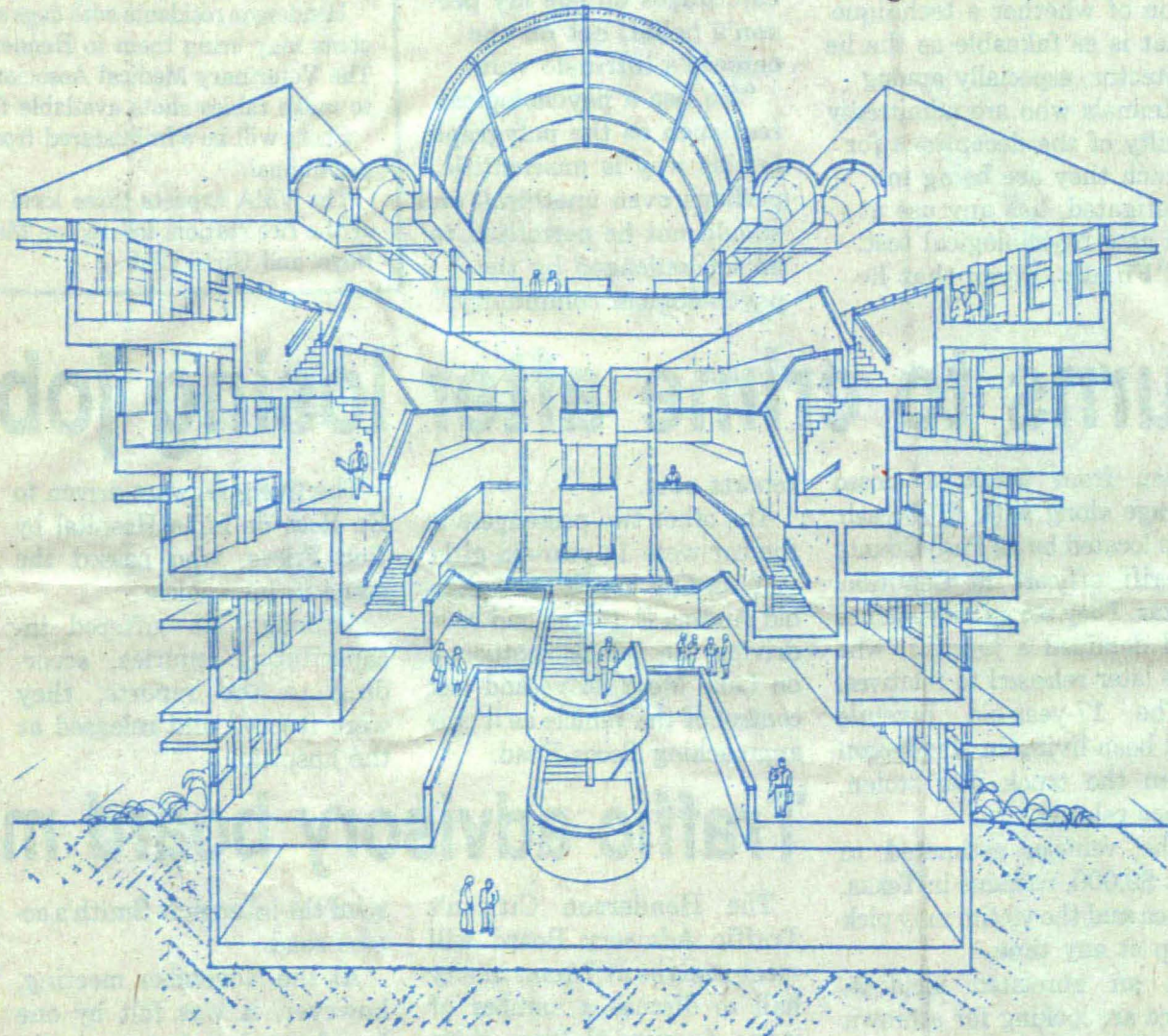
will be designed so that in summertime the area is in the shade and in the winter it receives the sunlight.

"Each floor... will encompass an entire department," Rusk informed council. He noted cross-paths are among concepts in the design which allow "day-to-day operations a good functional flow."

Rusk also described a "chilled water system" that could be shared with the new library, which is also to be designed by Archtec Inc.

Public Works Director Geoffrey Billingsley said it would be possible to share the system if an agreement is worked out before the work is done.

A reflecting pool near the



**CITY HALL CROSS-SECTION**—Above is a cross-section of the new city hall being designed by Archtec Inc. for the City of Henderson. The building, which is scheduled to open in August 1987, is designed with the "form follows function" concept, architect Dennis Rusk told the city council at their committee meeting Tuesday. The lobby area, front, is an atrium designed to be shady in summer and sunny in the winter.

parking lot, Rusk described, could double as a cooling tower for the chilled water system. The parking lot would hold retention basins which would provide ground for greenery, shading the parking lot.

A drive-through window is included in the design for citizens to pay bills that are collected by the city.

The cashier's cage would connect with other departments through hydraulic tubes such as those used by banks.

Rusk asked for a general feeling about the design concepts from council which responded with a favorable consensus.

He noted the horseshoe shape will also allow for future additions and expansions.



City robs Peter to pay Peter

## Financial report reveals Henderson pays itself franchise tax

by Katherine E. Scott

The financial report presented to Henderson City Council at their committee meeting Tuesday revealed the city pays itself a franchise tax for use of utilities it owns.

Staff explained the city maintains the philosophy that all of the utilities are to be taxed without exemption, but it was a policy decision that could be changed by council.

City solons met as a committee Tuesday at the Henderson campus of Clark County Community College to discuss three agenda items and hear con-

cerns of citizens who live in the area of the college.

Many of the concerns brought up by the nearly half-dozen residents who spoke involved roads. Those included parking violations, racing on dirt roads and unsafe road conditions.

Some of the problems brought up, staff said, could be rectified by confidential reports which could be filed with the city.

The financial report presented by finance director Steven Hanson was the first such detailed report of finance ever made available to council, it was said at the meeting.

Hanson described some of

the increased capabilities of the department's computer system which have been developed during the past seven months.

Councilman Charlotte Yakubik, who pointed out the franchise tax the city pays to itself for utilities such as water and sewer, questioned if the money could be put to better use in another fund.

Staff informed her it was something that could be discussed and acted upon by council.

It was also noted that the franchise tax had been paid previously.

"Except this is the very first time we've ever been able to see

it," She responded.

Councilman Carlton Lawrence pointed out their work on the budget last year was the most thorough job done on the budget.

He said if decisions made during the process established a policy or an ordinance, he wanted to know about it.

Before council began discussing the report, Hanson noted it contained "five years of actual data, the current estimated year . . . and then we have four years of forecasting."

He told council there are very few cities in the United States that project the budget

beyond one year.

Hanson described the forecast as showing trends, but remaining open enough to allow for a variety of possibilities.

In other action, council received an update on the new city hall project from architect Dennis Rusk, and passed an ordinance defining a word in the Henderson Municipal Code.

Planning department director Rich Heckendorf informed council the word "structure" needed to be defined in the code and that this action would do so.

It passed unanimously.

## Chamber to hear city 'wish list' today at noon luncheon

by Katherine E. Scott

Members of the Henderson Chamber of Commerce will get a view of the city of Henderson's "wish list" through city staff members who are scheduled speakers at the general membership luncheon today at noon.

The first luncheon of the new year will be held at Old Vegas on Boulder Highway.

City Finance Department director Steven Hanson and Public Works Department director Geoffrey Billingsley are slated to discuss the city's capital improvement projects which were brought forth at the regular meeting of the Henderson City Council Tuesday.

According to the chamber's newsletter, there are 51 separate projects proposed between 1986 and 1991.

Seventeen deal with water, 11 with streets, and five with street lighting.

There are nine projects each

some \$750,000.

The Chamber newsletter commented that the list of capital improvement projects is important in the implementation of the comprehensive master plan which was approved last year.

Noting the program to be important and informative to the planned regarding storm drainage and the sewer system.

Financially, the street projects top the list with a projected cost of \$37 million.

Water projects are expected to cost \$19 million, and sewer and storm drainage are estimated to run \$15.8 and \$15 million respectively. Street lighting rounds out the list at business community, the chamber invites members to bring a business guest to the meeting.

New members scheduled to be introduced today include those who joined this month and in December, when the annual open house was held instead of the luncheon.



# City to request gas pipeline hearing be conducted in Henderson

by Katherine E. Scott

The Henderson City Council is slated to request a federal public hearing be conducted in Henderson rather than Las Vegas during action at their regular meeting tonight.

The council meeting is scheduled to begin at 7 p.m. in council chambers at city hall.

According to the resolution included in the agenda, the city will request the Federal Energy Regulatory Commission hold their Project Scope meeting in Henderson "to afford city staff and citizens the opportunity to attend this meeting at a location that will be more convenient to them."

The resolution points out the Kern River Project's gas pipeline is planned to go through Las Vegas Wash in the northeastern section of Henderson.

In other business on the Henderson City Council agenda, city solons are scheduled to discuss a proposed land exchange with the Henderson congregation of

Jehovah's Witnesses.

Council could authorize staff tonight to complete a final agreement regarding a trade of property and money for the Jehovah's Witnesses' Kingdom Hall in the Pittman neighborhood.

The Jehovah's Witnesses are willing to exchange their building next to a city park for \$60,000 and property near Arrowhead and Horizon Drive.

The city plans to use the present Kingdom Hall as a permanent location for the Pittman neighborhood Boys' and Girls' Club.

Council may take action on a dispute between neighboring businesses during the meeting also. The agenda lists discussion and possible action on a dispute between the owners of Vern's Texaco and the toy store located next door on Water Street.

The owner of the gasoline station has appeared at city council meetings to complain that customers for the new

store are parking in a section of his property that abuts the toy store.

Toy store owners Robert and Rose Pucher previously received a waiver from council regarding parking spaces around the store.

Action recommended by staff suggests the owners try to work out an amicable agreement, or for the toy store owners to tear down an adjacent house and garage.

All but three of the items on the consent agenda are scheduled for approval. A petition for vacation of a portion of Burns Road is to be accepted and referred to the planning commission. A public hearing is then scheduled March 4.

A request from Paul Yakubik for a variance to allow two families to live in a duplex in a single-family residence district is recommended for denial by the planning commission.

In addition, the application by Kolob Credit Union for a

deferment of off-site improvements is recommended for denial in the paperwork supplied council, although the agenda notes it is recommended for approval.

Henderson City Clerk Dorothy Vondenbrink explained that the credit union informed Mayor Lorna Kesteron the state had not yet decided where to place the frontage road, and therefore they could not yet put in curbs and sidewalks. She added the deferment was placed on the agenda for approval, but by mistake a previous recommendation for denial was included in the informational packet.

Among other items on the consent agenda is a maintenance agreement with the Nevada Department of Transportation for a traffic signal at Water Street and Boulder Highway.

Numerous accidents and several fatalities have happened at the intersection where

Water Street crosses the southbound lanes of the highway.

Also on the consent agenda are authorizations to go to bid on street improvements along Sunset Road and on the second phase of an interceptor sewer on the lower east side of town.

A change order is also on the consent agenda to extend the lower east side sewer as far as possible with the funds available.

Council is also scheduled to authorize appraisals for the former Green Valley Fire Station.

The city plans to sell the building that housed the fire station before the new one was recently completed.

Other items on the agenda include a payment of \$1,240 to the Regional Transportation Commission for matching funds for planning, and approval of drawings that would set a new commercial street standard in the Green Valley neighborhood.

HHN & 1-21-86

# Council to consider adding 20 employees

By Katherine E. Scott

Twenty new positions will be added to the city staff unless the item is pulled for discussion or other action at the Henderson City Council meeting tonight starting at 7 p.m. If the consent agenda item

passes, the city would gain seven new police officers, three firefighters and three communications officers, as well as some office and other personnel.

Items taken off the consent agenda are voted upon by council individually, while the remainder are voted on as a whole.

The seven officers requested by Henderson police chief

James Goff include four patrolmen, two K-9 units and one detective. In addition, Goff is asking for a corrections officer and three dispatchers.

Henderson fire chief Dale Starr has requested a fire battalion chief and three fire fighters.

Four office assistants have been requested for Municipal Court, the city attorney's office and the finance and per-

sonnel departments.

The personnel department is also asking for a personnel analyst.

In a memorandum to city manager Gary Bloomquist and the city council as a whole, Chief Goff noted council support of recent equipment upgrades including radio systems and squad cars.

"We have stretched the rubber band to the breaking point

as far as patrol officers coverage," he stated, adding there is a drastic need for the positions to be filled.

In the request submitted by Starr it was noted the firefighter's union suggested nine firefighters be added.

However, it states the new equipment and operational procedures, in addition to the planned relocation of the fire stations, makes the addi-

tion of three new firefighters more practical.

Regarding the addition of three dispatchers, Goff stated that "in our present position, it is a short matter of time before we become totally overloaded and are unable to function even during routines times."

Similar needs are cited by other department heads for office workers in their departments.

HHN

1-21-86



# City will hire 20 new employees

by Katherine E. Scott

Following discussion during the regular city council meeting Tuesday night at city hall, city leaders voted to add 20 new employees, mostly in public-safety departments.

Councilman Carlton Lawrence pulled from the consent agenda the item that would add the new positions to city staff.

He noted that during the budget meetings last year they were told that to return to a five-day work week from the present four-day schedule would result in the layoff of seven to nine employees. Lawrence questioned where the funding came from.

City manager Gary Bloomquist explained the previous budget was based on the best information available to them.

HHN 1-23-86  
The improvements made in the past seven months, he continued, allow the city to get accurate information as quickly as possible.

City finance director Steven Hanson was commended by Lawrence and by Councilman Michael Harris, who made the motion to approve the new positions.

City staff will now prepare to hire seven police officers, three firefighters, a battalion chief, three dispatchers, a corrections officer and five office workers.

The seven police officers include one addition to the detective staff, four new patrolmen and two K-9 units. The city currently has one K-9 officer.

Lawrence amended Harris'

motion, requesting staff to consider adding another position to the city clerk's office. Both passed unanimously.

All of the items on the consent agenda were approved except for the request for a variance from Paul Yakubik. Yakubik, husband of Councilman Charlotte Yakubik who abstained prior to the discussion, withdrew his request of a variance.

Showing council a petition signed by neighbors of the unit he would like to rent out as a duplex, he said he would like to begin the process for a zone change. He asked that it be "hassle-free."

Councilman Ron Hubel responded the city has established procedures to follow which minimize hassles, but that they could not stop the press which

has been "making a circus" and using "distorted facts."

Yakubik indicated reluctance to make 15 copies of plans of each house, and city planning director Rich Heckendorf said he would make the process as "hassle-free" as possible.

Among other items on the consent agenda is an agreement with the Nevada Department of Transportation to maintain a traffic signal at Water Street and Boulder Highway.

In other business the city council voted 4-1 to authorize \$60,000 for the city to pay in a land exchange with the Henderson congregation of Jehovah's Witnesses.

Council also authorized city staff to negotiate terms with the congregation, which

submitted a list of eight proposals.

Councilman Yakubik voted against the motion, which allows the city to exchange land near Horizon Drive and Arrowhead Trail for the Jehovah's Witnesses' Kingdom Hall in the Pittman neighborhood.

The Kingdom Hall, on land adjacent to a city park, would be leased to the Boys' and Girls' Club, city officials have said.

No decision was made in regard to the purchase of nearly 100 acres offered by Preferred Equities in settlement of a lawsuit.

Council recessed the item one week for more time to consider the offer. A meeting was set for 6 p.m. in council chambers Jan. 28.

## Yakubik variance decided tonight

HHN 1-21-86  
by Scott Dickensheets

The last shots will be fired tonight in Paul Yakubik's long-running battle to put two families in the house at 35 W. Basic as the matter goes before Henderson City Council for final action.

The item is on the consent agenda, but it is likely to be pulled and discussed.

Yakubik is seeking a variance to allow him to construct a duplex at that address, in an area zoned for single-family residences.

The Henderson Planning Commission has already voted to recommend denial of the action, calling it, among other things, an attempt at spot zoning.

According to city zoning director Richard Heckendorf, the proper action for Yakubik would have been an attempt at rezoning the entire block.

The planners also felt it

would be establishing an unwanted precedent, forcing the commission to grant similar variances to any Townsite property owner who wanted one.

"We'd end up rezoning the entire area by variance," said commission vice-chairman Chapman Wooten.

Yakubik defended his request in a written submission to the council that addressed city ordinances governing variances.

He wrote that since his 35 W. Basic property is approximately twice the average square footage of surrounding properties, it constitutes an extraordinary circumstance, one criteria for variance granting.

He also wrote that since no exterior alterations will be performed, granting the variance wouldn't have a negative affect

See Yakubik page six

## Yakubik from page one

on the neighborhood.

Another point Yakubik brought up is the proximity of two other multi-unit dwellings in the vicinity, dwellings Heckendorf said date from a time before the current zoning regu-

lations were enacted in 1969.

Planning commissioners were hampered in the matter because the city comprehensive plan calls for a separate study of the Townsite area, and offers no recommendations for the area, according to Heckendorf.

## Green Valley Fire Station dedication today

HHN 1-23-86  
The recently completed Green Valley Fire Station at 400 Valle Verde Drive will be dedicated by Mayor Lorna Kesterson this afternoon at 3:30 p.m. with an open house from 8 a.m. through dusk.

Citizens are invited to stop and take a look at the new facility.

This fire station, designed by Architect Harry Campbell and constructed by the Martin Harris Construction Company, is the first of four stations to be built as part of a city-wide fire station relocation program which

will provide more efficient and timely service to our residents.

Coverage will be the same as now with better run times due to location on major thoroughfares, city officials say.

Land for the site on which the station stands was donated by the American Nevada Corporation. ANC senior vice president Bob Campbell indicated they are very pleased with the city's building of the station.

The city plans to sell the home on Highview where the temporary fire station has been housed for the past five years.



# Mayor's memo

HHN 1-16-86

Editor's note: Mayor's memo is regularly contributed by Henderson Mayor Lorna Kesterson. This week councilman Ron Hubel has taken the forum. We welcome his comments.

by Ron Hubel

Ward I Councilman

First of all, as a councilman representing Ward I, allow me to extend my sincere thanks to Mayor Kesterson for this opportunity to write some of my views and concerns in her column.

Many changes have taken place within our city in the last two and a half years. There seems to be a great enthusiasm generated throughout the entire community surrounding actual growth and planned growth to come.

In my opinion, council by its actions has settled many questions regarding the downtown-Townsite redevelopment issues recommended to be studied in our completed master plan.

By our actions of approving a city hall, a new library and a family-oriented recreation pool and park facility we have increased the likelihood of a hotel building in the civic center complex or elsewhere downtown that will be of great benefit to our revenues.

Further, we have resisted the Townsite area being redeveloped

into massive multi-family housing projects by approving it as a targeted HUD area for home improvement loans and by investing tax monies into revamping the infrastructure, such as repaving the streets, replacing sewer and water lines, and installing street lighting.

I foresee more to come in our next budgets. My feeling is that our investment will encourage private investment into the area, thus maintaining its integrity with rebuilt, quality single-family homes in a peaceful environment.

Many of these types of changes have not come easily but with massive studies and a dedication to resolving problems in the interests of the community, not a self-serving few.

We have, so to speak, seen a "changing of the guard" in several areas to accomplish many goals which are creating much of the enthusiasm about our city and development interest.

Most recently, I became concerned the news released by a local paper concerning the resignation of our building superintendent.

My investigation revealed several problems had cropped up regarding his position on issues where actions had been taken despite contrary legal advice not to illegally pursue certain matters, thus putting your taxpayer dollars in jeopardy.

Ronald Maynock, after hiring his own lawyer, tried to negotiate implementation of a one-day's suspension without pay as given by the city manager.

The end result was his final decision to resign three weeks before

Christmas, and accept one month's pay. After that negotiation and decision, he announced he wanted to run for councilman or become a city manager, and then espoused his dire concern over the airport terminal building in a valley newspaper.

Facts reveal the building permits had expired and final inspections needed to be completed. Owner-developer Arby Alper has been notified by the city of this status. He will renew all permits as he had done previously, the city will complete final inspections and, if any violations are found, they will be corrected.

Back on a positive note, the mayor and council are quite happy with our new financial reporting system, will gain knowledge from it regarding the city's total budget and will be better able to watchdog the expenditures of your tax dollars.

The current budget presentations are much more clear and easier to understand as well as being forecast five years into the future.

Now, decisions may better be made with a view of not only the immediate dollar impact but towards providing continuity and stability for the next several years as well.

There are currently over one hundred projects in which the city is involved, all positive for Henderson's future. Should you have any questions regarding the status or direction of any of these projects, please feel free to call your councilman at any time.

My work number is 871-1721 and home number is 565-8252.

Thank you for taking time to read this column and best wishes for a successful year in 1986.



# Yakubik

In a surprise move at Tuesday's Henderson City Council meeting, Paul Yakubik pulled his variance request for a duplex at 35 W. Basic and declared his intention to seek a rezoning of the block.

## pulls variance request, will seek rezoning

HAN 1-23-86

He said he had a petition with signatures from more than 50 percent of the property owners supporting his rezoning effort.

He also challenged council to initiate the effort, saying that the area was inadvertently, but legally, rezoned to R-1 with the 1969 adoption of the master

plan map as a zoning map. It had been zoned R-4 since 1962.

Some councilmen, however, felt that property owners should make the application.

"I would feel uncomfortable changing the zone on private property," said Councilman Mike Harris.

Speaking of a 1962 rezoning of the area to R-4, Yakubik said, "This has already been paid for once. I think it's unfair to make them pay for it again."

His wife, Charlotte Yakubik, abstained from voting.

Yakubik's variance request has been plagued with adverse

publicity from the beginning. He also said, later in his office, that many of his problems came from city staff members.

"My problems were internal," he said. "How many Townsite residents showed up at the planning commission meetings to oppose it?"

He said that he was forced to do hours of research for information about his variance that the staff should have supplied him with.

He did add, though, that some staff people had been helpful.

He also said that his intentions to duplex the house.

## Councilman's spouse makes rezoning request

By Jay D. Evensen  
Review-Journal

1-22-86

The husband of a Henderson City Councilman withdrew his request to allow a duplex in a single-family zoned area Tuesday after presenting a petition asking that the neighborhood be rezoned.

Paul Yakubik, whose attempt to remodel and rent out a 44-year-old wood-framed structure on Basic Road has been clouded by questions of favoritism, asked the council to initiate the rezoning procedure.

But councilmen said property owners in the area should begin the drive to rezone.

"I certainly don't think it would be the right thing for the city to propose a zone change on private property," said Councilman Michael Harris. "That should come from the proper

ty owners through the planning staff to the council."

Yakubik said the city erred when it changed the zoning in the area back to single family houses in 1969. The area had been rezoned in 1962 to allow multiple housing.

"This has been paid for once," Yakubik said, referring to the earlier zone change. "I think it's unfair to make the citizens turn around and pay for it (rezoning) again."

The item has been a controversy since March, when city work crews cleaned the property, which at that time was listed for sale by a real estate company owned by Yakubik, husband of City Councilman Charlotte Yakubik.

Yakubik bought the house after city officials lowered the cost of the cleanup work by more than \$3,000,

records show. He then began remodeling the house into a duplex in violation of city ordinances, according to building inspectors.

Yakubik has said he received no financial gain by the city cleaning the property and that he had not intended to buy the house when the city decided to reduce the price of the work. City officials said the debt was lowered because a shed had been removed illegally.

The Henderson Planning Commission recommended that Yakubik's request for a variance be de-

nied. But Yakubik withdrew the request before a motion could be made.

Councilman Yakubik abstained from discussing the item, but asked the council not to discriminate against her husband "because of his relationship with me." In a short speech before the item was presented, she said her husband should be granted the same rights as other property owners in the area.

Two other buildings on the same street are being used as multiple-family residences.

SUN 12-18-85

## Libraries need money for books

The Las Vegas-Clark County Library District budgeted \$750,000 for book purchases this year, but even that amount isn't enough to keep the shelves filled at the county's 17 libraries, district officials say.

Although the district won voter approval this year of \$10 million in general obligation bonds, it is not allowed to spend any of that money on books, and must rely on contributions to supply its 331,861 readers with materials.

The district's "Bucks for Books" campaign augments the libraries' collections, and invites residents to make tax deductible donations. A gift of \$100 puts eight books on a library shelf.

While current funding provides one book per resident, population fluctuations are expected to change that figure. The district's Board of Trustees set a goal this year of supplying two books per citizen.

Last year, 38,000 new cardholders joined the library system, and the district began an extensive development program this year, including the addition of the Spring Valley, Green Valley and Rainbow libraries. For more information, call the Flamingo Library at 733-7810.



## Construction to start soon on new swimming pool complex

By Katherine E. Scott

City sources expect construction to start next month on the new BMI swimming pool complex in the Townsite neighborhood.

On Tuesday the \$740,000

contract was signed with Post Corp. to build a swimming pool, a wading pool, a diving pool and other facilities north of the youth center gymnasium on Basic Road.

City engineer Mark Cal-

HHN 1-23-86  
houn said a pre-construction meeting will be held with involved persons sometime next week, and estimates the notice to proceed will be issued around the first of February.

Although contractors have

15 days to begin after the notice is received, Calhoun revealed they are anxious to begin the project.

According to city clerk Dorothy Vondenbrink, the contractors will then have 150 calendar days to complete the swimming pool complex which includes a bathhouse and pump house-equipment room.

If the notice to proceed is received by contractors Feb. 1, the project would be scheduled for completion June 30,

the day before the estimated opening of the new facilities.

Henderson residents have been limited to the public pool at Basic High School the past two summers since the former swimming pool was deemed unsafe.

The project escalated from a \$78,000 repair job to a \$900,000 total renovation over a series of appearances before the Henderson City Council.

## City starts process to hire new employees

By Katherine E. Scott

HHN 1-28-86  
The city of Henderson has begun the process to hire new employees for the positions authorized last week by city council.

Henderson personnel director Janice Wiese said the recruitment process began last week. How the positions will be filled, she said, depends on whether there is an "existing eligibility list."

She remarked the "ones that we do not have existing lists on are (the office positions)."

Those include four office assistants and a personnel analyst.

"We have an existing eligibility list" for the seven police openings, she said, and "basically the same thing with the fire positions."

She noted her office has been calling people on the lists and preparing to advertise for the other positions. Communications operators (dispatchers) are among the eligibility lists.

However, Wiese mentioned hiring of communications op-

erators will probably wait until after negotiations with the Teamsters' Union this summer.

Wiese also noted positions such as the police officers' K-9 units will be filled from within the department, "and then (applicants) filing at the entry-level of police officers" will be accepted for their positions.

Wiese expects the hiring process to take about a month, and she does not expect any new employees to be added before March 1.

In addition, some of the positions, especially in the public safety departments, will require a substantial amount of training time before the employees actually begin work.

## Carcasses present health problem; councilman offers reward

HHN 1-23-86  
Henderson city councilman Ron Hubel has offered a cash reward of \$200 for anyone whose report of dumping of an animal carcass in the city results in a citation being issued.

Hubel's offer came less than a week after citizens reported the problem at a city council committee meeting. Residents of the Highland Hills neighborhood complained of the carcasses being left in areas where children play.

Henderson city manager Gary Bloomquist related the problem

is "only in the one area, but it's a real genuine health hazard."

Although city staff is investigating the dumping of carcasses, they have not been aware of the problem over an extended time. Staff is also not certain if the carcasses are deer or cattle.

Hubel noted the possibility of persons in the neighborhood sighting a truck carrying an animal carcass into the desert. If such a person calls police, and the call results in a citation issued to a suspect, Hubel said he will personally hand over \$200.



## ✓ Building shows slight increase in 1985 over previous year

Building in Henderson for 1985 showed a slight increase over 1984s totals.

One hundred-twenty nine more building permits were issued in 1985 than in the previous year. 1985s building per-

mit total was 2,141 and 1984s total was 2,012. Permits were six percent more than last year.

While the increase may seem slight, city Planning Department director Richard Hecken-

between the years.

"You can look at the difference between the years and say it's not very much but I say 'Who's racing?' We're still busy."

Building valuation increased \$810,000 over 1984s figures.

That year construction was valued at \$61.82 million, while in 1985 it rose to \$62.63 million. The figures represent only a 1.3 percent increase from the previous year.



**NEW STATION DEDICATED**—Green Valley Sub-Station No. 4 was recently opened Friday in dedication ceremonies at the new Fire Department facility. Cutting the ribbon are (left to right) Henderson Fire Chief Dale Starr, Henderson

Mayor Lorna Kesterson, America Nevada Corp. president Mark Fine, Henderson city manager Gary Bloomquist and City Councilman Ron Hubel.

HHN 1-28-86



## HUD repair money available for low-income homeowners

HHN 1-28-86  
The city's housing rehabilitation department also has money available for very low-income homeowners to improve their living conditions.

This loan is a deferred payment loan, which means the loan does not have to be paid back until the sale of the property or the death of the homeowner.

This type of loan is available to those who's income is 50 percent of or below the median income for the area.

If you feel you qualify for one

of these loans or if you have further questions, please call Doug Kuntz at 565-2164 or stop in the housing rehabilitation office at 201 Lead St., room 22.

For instance, persons must have owned and lived in their homes for at least one year.

Income must be at or below 80 percent of the median family income for the area, which of course is adjusted for family size.

Full details are available at the Housing Rehabilitation office.

Some improvements that are eli-

gible for this program are new flooring, painting the exterior and interior of the house, repair of any plumbing or electrical problems; correction of any code violations; installation of new heating and cooling units, addition of insulation to attic or walls, weatherstripping of doors; and improvement of general living conditions.

The city's housing rehabilitation department can assist in obtaining one of these loans.

The loans are available at a 4 percent interest rate and

the term of the loan can run to a maximum of 20 years, under certain conditions.

There are certain HUD regulations that must be met.

The Department of Housing and Urban Development has again made money available for low-interest loans, according to the City of Henderson's Housing Rehabilitation Department.

The purpose of the loan is to assist low-moderate income homeowners in targeted neighborhoods of Henderson, they said.

## Carcasses health problem; councilman offers reward

HHN 1-28-86  
Henderson city councilman Ron Hubel has offered a cash reward of \$200 for anyone whose report of dumping of an animal carcass in the city results in a citation being issued.

Hubel's offer came less than a week after citizens reported the problem at a city council committee meeting. Residents of the Highland Hills neighborhood complained of the carcasses being left in areas where children play.

Henderson city manager Gary Bloomquist related the problem is "only in the one area, but it's a real genuine health hazard."

Although city staff is investigating the dumping of carcasses, they have not been aware of the problem over an extended time. Staff is also not certain if the carcasses are deer or cattle.

Hubel noted the possibility of persons in the neighborhood sighting a truck carrying an animal carcass into the desert. If such a person calls police, and the call results in a citation issued to a suspect, Hubel said he will personally hand over \$200.

## Railroad Pass site proposed for new Henderson casino

By ALAN LAYTHORPE  
SUN Staff Writer

HENDERSON — A new casino, of moderate size, is being planned for the city of Henderson and will eventually include up to 100 hotel rooms.

According to Archtec Inc., a Las Vegas-based architectural firm selected to handle initial work on the casino, the site selected is directly across from the Railroad Pass Casino, which only recently was annexed into the city.

However, Archtec's project manager, Larry Tindall, said at the present time he could not release any further information on the project other than to confirm it will be owned by local people and be of moderate size.

"Within a couple of weeks we hope to have full details available," Tindall said.

City Manager Gary Bloomquist said he was elated by the news of another casino.

"With Railroad Pass now part of Henderson it seems to have created a lot of interest in that area," he said.

He noted that the disclosure comes on the heels of a national hotel marketing firm, Parnell Kerr Forster of Los Angeles, being hired by another unannounced chain to study the market potential for a hotel on the downtown Civic Center site.

"I understand that the work is being done out of the firm's Seattle office and we feel that is nothing but good news for the growth of our city," Bloomquist added.

The new year has seen the emergence of industrial growth in this city on the fastest level in recent years, he said, and all signs point to it continuing at a hectic rate in the months to come.

He cited for example Gold Bond Ice Cream Co. officials breaking ground for a plant in what is known as the Olson Industrial Park area, eight miles out of town. It will eventually hire 300-plus workers when in operation at year's end.

A food processing center is also anxious to become a neighbor to Gold Bond, Bloomquist says, and also destined for Henderson is the Hoyne Mirror Co., currently headquartered in Georgia with other facilities in Florida.

And in the planning stage is a full-service shopping center on the south side of the Boulder Highway, three-quarters of a mile from the defunct Las Vegas Downs facility.

Although it is not expected to house a major grocery store it is in preliminary plans said to include nationally-known department, hardware and novelty stores.

1-29-86



# Council

by Katherine E. Scott

The Henderson City Council meets tonight at 6 p.m. for the recessed regular meeting held over from the regular meeting last week.

Council delayed discussion on a purchase of property dur-

## to consider land purchase to conclude lawsuit

HWN 1-28-86

ing the regular meeting Jan. 21, noting they had just received the paperwork that day and had not had time to look it over.

The proposed purchase of nearly 100 acres from Preferred Equities is the result of

a lawsuit, according to the city council agenda.

The lawsuit centered on a zoning battle between developers in the Camarillo Valley neighborhood and the city, which did not want high-density R-4 zoning in the area.

City attorney Shauna Hughes pointed out the city lost the first stage of the court battle, and was ordered to pay Preferred Equities a judgement of \$339,286.52, plus pre-judgement interest of \$27,239.09 and \$203.72 in

costs.

In addition to the \$366,729.33, Hughes noted Preferred Equities is to receive interest of 12 percent per year.

Following the first hearings, Hughes noted the city

filed a motion to amend the judgement. "Then they (Preferred Equities) made an offer to settle the case."

The company offered to sell the city the property in question for \$2.4 million, which Hughes said they had paid for it themselves.

In addition, Preferred Equities will accept the amount of the court judgement and the interest they have paid on the property since August.

An attorney for Preferred Equities noted at the Jan. 21 meeting they had reduced the price if the arrangements could be made by the end of the month.

He pointed out the monthly payment will come due and they wished to avoid the cost.

Hughes mentioned the council has three choices: they can appeal the court ruling, they can pay the judgement and allow Preferred Equities to develop the land as they proposed, or they can make an out-of-court settlement with the company.

City finance director Steven Hanson told council at the Jan. 21 meeting the settlement would result in a cost of \$72,000 per year for the city.

In a telephone interview yesterday he revealed he "can only handle the cash flow ... for three years" before the land would have to be sold. He noted that while it is appraised at \$4 million, they could not guarantee to sell

### Council from page one

it for that price.

Hanson mentioned Valley Bank holds the loan on the property. While the bank would maintain the loan if the city purchases the property, Hanson said it would be refinanced at governmental interest rates.

In other business at the

meeting tonight council will discuss ongoing projects and vote on a resolution allowing a provisional order for a Limited Improvement District.

The public is invited to attend the meeting at council chambers in city hall, 243 Water St.



# Residents, planners oppose Mission Hills radio

HHN 1-28-86

by Scott Dickensheets

After listening to the protests of a number of Mission Hills residents, the Henderson Planning Commission Thursday night voted unanimously against a use permit that would have paved the way for a set of radio towers near that neighborhood.

Roughrider Broadcasting president Tom Letezia had requested the use permit to erect

three radio towers in recently-annexed city land near Railroad Pass.

Letezia said he may pull the item or let the process run its course in an interview Friday.

The unanimous vote (commissioner Mary Roberts was absent) was greeted with applause by the Mission Hills residents who attended the meeting to voice their resistance to the proposition.

In remarks prefacing the vote, commission chairman Paul Ruth said "sometimes progress is unacceptable," and urged denial.

Planning department staff had already recommended denial, saying the towers were incompatible with the area's residential zoning.

Among the concerns voiced by protesting residents were the possibility of children

climbing the 283-foot towers, interference with television and radio broadcasts, and the unsightliness of the poles.

Letezia assured the commission that the facilities would be fenced to keep children out and wouldn't interfere with existing television and radio signals, but his assurances were in vain.

"If we had known it would generate this kind of reac-

tion, we wouldn't have applied for it," he said, adding, however, that he was surprised at how quickly the commission reached its decision.

"I thought they acted with some rapidity," he said, "however we've accepted the decision and will stand behind it."

He did leave the door open for a similar request in the future.

"If we can't find another

## towers

feasible location for the towers," he said, "Then they might hear from me again."

Another agenda item that generated quite a bit of discussion was a use permit requested by the owners of the defunct Wounded Thumb tavern.

J.D. and Karin Huffer, own-

See planners page two

## Planners from page one

ers, are attempting to move and re-open their operation across the street in a never-used building intended for medical suites. The Wounded Thumb is intended to be part of a \$2.5 million dollar upgrading of the empty building that will also put a physical fitness complex and medical suites there.

Opposition to the permit came from the landlords of the Wounded Thumb's former site, who have rented the space to another set of prospective tavern operators. That application is in the works.

A key point in the discussion was a city ordinance that prohibits two taverns within 1,500 feet of each other.

Attorneys for the Huffer's previous landlords urged the commission to deny the ap-

plication, or consider both side by side.

A motion to approve the application was defeated, but no motion for denial was made, meaning the commission will send no specific recommendation to the City council when that body considers the item.

"The city council can read the agenda," Ruth said.

A zone change for 80 acres behind the National Guard Armory, changing it from rural residential to single family zoning breezed by the commission, as did another zone change converting five lots south of Lake Mead Drive, out towards Sky Harbor Airport, from civic districts to ranch estates zoning.



# City pays \$2.5 million for land in lawsuit settlement

by Katherine E. Scott

At first reluctant to purchase land in settlement of a lawsuit, the Henderson City Council voted unanimously Tuesday to pay \$2.5 million for nearly 100 acres in the Camarillo Valley neighborhood.

The settlement was more than a quarter of a million dollars less than requested by Preferred Equities, which last summer won a \$366,525 judgment against the city.

Council was left with three choices going into the recessed regular meeting in council chambers Tuesday night: pay the judgment, continue the appeal process, or accept the settlement.

Council appeared ready to pay the judgment, which would avoid a possibly larger sum to be set if the city lost the appeal process.

However, that action would have opened the way for Pre-

ferred Equities to develop the four-plexes the city had tried to halt.

The city's refusal to approve the company's tentative map led to the lawsuit which was decided against the city in district court last summer.

Councilman Michael Harris balked at the amount requested by Preferred Equities for the land which they had slated for development.

The company asked the city to pay \$447,000 in addition to taking over the \$2.4 million

loan held by Valley Bank of Nevada.

Councilman Charlotte Yakubik pointed out that rather than the city paying the judgment and interest, the city would "instead ... be responsible for the interest

on \$2.4 million, and that's speculative."

She questioned if the city had the funds to wait long enough to find a buyer for the

**See lawsuit page two**

## Lawsuit from page one

property.

The attorney for Preferred Equities pointed out they had paid \$597,000 in interest on the property.

He said they had already agreed to reduce that sum \$150,000 to the \$447,000 they were asking for above the loan.

He conferred with the president of Preferred Equities during a recess called by Henderson Mayor Lorna Kesterson.

After the meeting was called back to order, he related they would reduce their request to the amount they had paid two years ago.

He explained they had paid \$100,000 cash on the \$2.4 million loan and had paid only interest since that point.

Council subsequently voted unanimously to purchase the land.

City finance director Steven Hanson told council that with a tax-exempt interest rate the city would pay some \$216,000 per year interest on the land.

He expected the system development funds could carry the payments about two years, but council did not commit themselves to specific funding.

In other business, city hall architect Dennis Rusk of Architect Inc. reported "We are ahead of schedule and under budget."

He explained they were in the design development stage and were conferring with department heads regarding their present and future needs.

He expected to start the architectural review process next week.

## Henderson Council votes to purchase land, ending lawsuit

By ALAN LAYTHORPE  
SUN Staff Writer

**HENDERSON** — The City Council, against the advice of its legal counsel and staff, has voted unanimously to purchase about 100 acres of land from Preferred Equities, thus ending a long and bitter lawsuit between the two parties.

The purchase price of \$366,739.33 was the result of a judgment won in court by Preferred Equities, plus interest.

Mayor Lorna Kesterson said, "We didn't want to get into the land business, but felt it was best for all concerned to accept the judgment before interest costs piled up still higher."

The continuation of last week's recessed meeting opened with the council seeming to go with the advice of both its staff and City Attorney Shauna Hughes and not buying the land, but the decision swung 360 degrees after much debate led by first-term Councilman Mike Harris.

The lawsuit centered on a zoning battle between developers in the Camarillo Valley region and the city, which did not want high-density R-4 zoning in the area.

The city lost the first round in court and was ordered to pay

Preferred Equities a judgment of \$339,286.52 plus other monies totaling \$27,542.81. Interest was set at an additional 12 percent per year.

"This was undoubtedly the most difficult decision this council has ever had to make," the mayor said. "However, I feel in the long

run we have a chance to make money for the city."

Kesterson said the land, bordering on Sunset Road and Stephanie Street, has been recently appraised in value at \$4.1 million.

"Also in our favor at this time is the chance to rezone it before

we put it up for sale," Kesterson said.

City Manager Gary Bloomquist said the council in the long run saved the city upwards of \$300,000 and complimented the panel "for a brilliant job."

"Once they entered the negotiations it wasn't long before

a decision agreeable to all was reached," he said.

According to City Finance Director Steve Hanson, Valley Bank holds the loans on the property and will refinance and maintain the loans for the city.

Hughes had said the city had three choices: to appeal the court

ruling, pay the judgment or settle out of court.

"With all other phases of the suit dropped we feel we have taken the best route," Kesterson said.

"I can now take a serious look at how to properly market that property," Bloomquist added.



## 'Lake' project readying for construction

HHN 1-30-80

by Scott Dickensheets

The multi-billion "Lake at Las Vegas" project proposed for the northeast corner of Henderson seems to be nearing the initial construction stage, according to various sources.

The "Lake" would be a massive development consisting of expensive hotels and exclusive residential neighbors, as well as a marina, a golf course and other resort features.

John Pierandozzi, senior vice president of Pacific Malibu Corp. the "Lake" developer,

said "The project is progressing very rapidly.

"Financing is at the stage where the paperwork and the people are being finalized," he said. "It's very difficult to be exact."

Henderson City Councilman Carlton Lawrence attended a recent meeting with Pacific Malibu officials to discuss the state of the project.

"All of the funding seems to be in place, except about 10 percent," he said. "They seemed very pleased about it."

"Financing seems to be in the last leg," said Councilwoman Charlotte Yakubik, who also attended the meeting. "The project seems to be moving along."

Pierandozzi said that if everything works out correctly, groundbreaking will take place by the end of March.

"Of course, it's difficult to schedule everything, and we may not be able to stick to that."

Lawrence said he learned at the meeting that if all the financing follows through, construction will begin around Oc-

tober. He, too, warned that that was a tentative date at best.

"We've interviewed some out of state builders," Pierandozzi said, "and we've decided on three. We'd like to draw the rest of them from the local market."

The project has been simmering in various stages of development for around two years, two years that have seen false starts and allegations levelled against Pacific Malibu official Barry

**See 'The Lake' page two**

## 'The Lake' from page one

Silverton.

These allegations involve a number of civil suits filed against Pacific Malibu official Barry Silverton.

"We haven't heard anything from them in a couple of months," Yakubik said, "and I was somewhat concerned. But it doesn't seem they've been sitting around all this time."

She went on to say the developers apparently have commitments for at least three

hotels and several builders have purchased large numbers of lots for residential development.

The dam that is an integral part of the project would take about two years to build, Lawrence said, and Yakubik added that, according to the project engineers all the required approvals have been given.

"All they need to do is pull their permit to grade the area," she said.

## One more city position to be considered

HHN 1-30-86

The Henderson City Council, which added 20 new staff positions at their regular meeting Jan. 21, will consider one more position during their regular meeting Tuesday.

As requested by City Councilman Carlton Lawrence at the previous meeting, council will consider adding a new person and additional equipment to the city clerk's office.

According to information supplied with the agenda item, the city clerk's office needs someone to microfilm city records. City Clerk Dorothy Vondenbrink noted a severe need for a person to catch up back records for her office and the police department.

Vondenbrink stated many records are backlogged five years, with some backlogged as long as 35 years.

In other business Tuesday council will consider two denials among recommendations made

by the Planning Commission last week.

A request for a use permit to construct an AM radio broadcast antenna system in the Mission Hills neighborhood was recommended for denial after a crowd showed up to protest.

More than half a dozen Henderson residents spoke against the proposal, calling it unsightly and a possible danger to children.

The request was made by Thomas Letizia, president of Roughrider Broadcasting Inc.

The other denial involved a use permit for the Wounded Thumb, which hope to relocate across the street from their former location.

Former landlords of the applicants, J.D. and Karin Huffer, protested, saying they hoped to rent the former facility to another tavern operator.

A city ordinance prevents two taverns from operating within 1500 feet of each other.

In other items on the consent agenda, council is scheduled to approve installation of a four-way stop sign at Highview Drive and Green Valley Parkway.

Also, council is slated to approve right of way for power lines for service to the new BMI swimming pool complex, and to issue a permit for temporary power to a U.S. Home sign at Race Track Road and Warm Springs Road.

Under new business, council will consider a resolution to lease property on the corner of Water Street and Basic Road to the Henderson District Public Library.

The land will be used by the library to relocate from their present building on Water Street and Atlantic.

The public is invited to attend the council meeting, which is scheduled to begin at 7 p.m. Tuesday in Council Chambers at City Hall, 243 Water St.

Thursday, January 30, 1986



# Gold Bond decides on Henderson location

HHN 1-9-86

Huge machines are pushing dirt around at the future site of the Gold Bond Ice Cream Co. production plant, meaning that the company has finally decided to locate here.

"It's now past the point of no return," said Chamber of Commerce director Gary Johnson, discussing the Gold Bond project.

The facility, to be located on Lake Mead Drive, out toward

the lake, will cost around \$10 million and will employ 300 people at peak capacity.

Besides the 300 new jobs, the Gold Bond plant should have a tangible economic impact. According to 1984 U.S. Chamber of Commerce figures, for every 100 jobs created in a city's manufacturing sector, an average of 64 jobs are created in other sectors, and an average of \$1.47 million in yearly retail

sales are generated. Now multiply that by three.

Gold Bond is one of the nation's largest manufacturers of ice cream novelties, with five other manufacturing plants in the east. The Henderson site will be their first western facility.

Sletten Construction is handling the construction work.

The beginning of plant construction marks the end of a year-long effort by various agencies and groups to lure Gold Bond to the city. It was a year of tentative gestures, fluctuating hopes and competing offers.

The Henderson Development Agency, an economic development arm of the Chamber of Commerce, first contacted Gold Bond last January, when they responded to one of a number of inquiries the company sent to various western cities.

Chamber director Johnson, who was the point man in the Gold Bond project, remembered that company officials were very reserved, wishing to keep a low profile.

"Just forget we were here," they told him.

"They didn't want anyone to know who they were," Johnson said. "I was discouraged, and I thought we'd lost them."

A month or so later, how-

ever, Gold Bond executives contacted Johnson for more information, then visited Henderson again.

Johnson arranged for them to have interviews with officials from companies already located in Henderson.

"They still didn't tell anyone

who they were, and we got cooperation from the businesses, who didn't know who they were talking to. That impressed Gold Bond."

The company showed in-

**See Gold Bond page nine**

## Gold Bond from page one

terest in the Lake Mead Drive site, and Johnson began the long task of coordinating efforts to bring utilities to the site. Again he received much cooperation.

"The area is in Southwest Gas Co.'s service area, but they would have had to run a gas line from the corner of Boulder Highway and Lake Mead Drive. Meanwhile, CP National's service area is right across Lake Mead Drive."

The two companies began working on an agreement to switch service areas. The agreement is currently before the Public Service Commission, and John Holman, a CP National official, said he anticipated no difficulty with the proposal.

Nevada Power gave the company some preliminary figures on the cost of supplying power to the area; but when they gave more concrete figures, the cost was substantially higher. Nevada Power eventually reworked their estimate to bring it closer to the preliminary numbers.

The city government was also cooperative in their efforts to extend a 30-inch sewer line to the site to accommodate both Gold Bond and future growth in the area.

They also granted a variance

to allow overhead powerlines rather than underground lines which would have cost nearly a million dollars more.

Gold Bond's plans for Henderson were threatened by an offer of fully improved land (land with all utilities in place) by Kingman, Ariz., for substantially less money than the Henderson site.

What finally swayed them to stay in Henderson, Johnson said, was that they were impressed with the community.

"They were impressed with the way that the community came together to try and keep them here," he said, adding that other factors involved easily available transportation, a favorable tax structure and the metropolitan labor market.

Throughout the negotiations, Johnson was optimistic, though he realized that each step forward might be short lived.

"What's interesting," he said, "is that after hundreds of hours of work, you can come to a stage where there's something you can't hurdle, and then you lose them. But that's part of the economic development game."



# City passes financial landmark, \$1

HHN 1-28-86

by Scott Dickensheets  
The city of Henderson may have reached a financial plateau last year—the accumulation of \$1 billion in private property valuation.

This includes land, buildings, offices and housing, among other factors.

"It's pretty significant," said city manager Gary Bloomquist. "It doesn't happen every day. It's kind of a landmark."

The figures are still rather tentative, however.

Numbers as of June 30 were obtained from the county assessor's office, while second half figures were derived from building permit records, according to senior planner Lavert Lucas.

The city doesn't keep re-

ords of completed buildings, only the number of building permits issued, nor does it attempt to measure property value increases due to zone changes, landscaping or the availability of utilities, according to a memo from Lucas to city officials.

As of June 30, property valuation in Henderson was totalled at more than \$970 million, about \$29 million short of the \$1 billion mark.

Using building permits as a guide, Lucas estimated the city authorized more than \$28 million worth of construction between July 1 and December 31, leaving the city approximately \$225,000 short.

Taking into account rises in property values, as well as the

annexation of Railroad Pass (which more than offset the destruction of the Swanky

Club), he estimated that sometime in December, the city passed \$1 billion.

## billion valuation

Some quick mathematics then reveals a per capita value of \$25,000 per resident, ac-

cording to Bloomquist, who added that the average for Nevada is \$17,000 per capita.

## Cuts nick Henderson

Although Nevada is expected to be hard hit by planned federal budget slashing, Henderson, for the most part, will escape severe withdrawal pains that some larger cities will suffer.

The city avoids the federal cuts not by any design, but by the fact that to date Henderson has not become the size or type of city that could benefit from the national largesse.

Up to now, local citizens have felt the direct benefits of the federal government primarily in the public works areas, programs that the Administration plans to trim but not eliminate.

Through a grant from the Environmental Protection Agency, the city was able to complete a new wastewater treatment facility. The plant came at substantially more cost than the city would have had to pay for it had it been under their sole specifications, but all federal money comes with strings attached.

Other major federally funded municipal projects include many of the flood improvements and repairs completed within the last decade as well as grant programs.

The Housing and Urban Development (HUD) grant programs have been the most recent and visible benefits the city has received from the federal coffers.

They reached a probable high last year of a little more than \$600,000. Already city officials have been told to expect around \$400,000 in the 1986-87 fiscal year, with an eventual phase out of the program planned.

Although the city may not be hurt significantly by the proposed cuts, agencies such as the Henderson Senior Center administered by Catholic Community Services of Southern Nevada may suffer significant reductions from the Gramm-Rudman percentage budget reduction measure.

Other services that locals rely on Las Vegas or Clark County agencies or facilities to provide may also be seriously jeopardized.

Larger cities will feel the impact of the planned fiscal reductions more than Henderson because they have become more dependent on U.S. Treasury, primarily because many of the federal programs in the past were targeted to address big-city problems.

Though it is a mixed blessing, Henderson can be glad that it does not face the crisis situation that some American cities and towns will confront with the advent of a fiscally responsible federal government.

HHN 2-6-86

## Funds OK'd for microfilm camera

R-J 2-5-86  
In an effort to catch up on a backlog of records that stretches back 35 years in some departments, the Henderson City Council voted Tuesday to allocate \$20,000 for a new microfilm camera.

But the council stopped short of granting a new worker to help with the microfilming and indexing of the records, which include minutes and records in the police, fire, building and personnel departments. The additional employee likely will be considered in the next fiscal budget, officials said.

Mayor Lorna Kesterson cast the deciding vote in favor of the purchase after a brief discussion of how the city would allocate the funds. The money probably will come from the land fund or general fund, said Steve Hanson, city finance director.

In other action, the council voted to delay a decision on whether to allow a husband and wife to move their tavern across the street from its old location. The item may challenge a city law that requires taverns to be at least 1,500 feet apart.

Owners of the tavern's original building have protested the move because they plan to lease the old location to new tavern owners. The owners of both bars are expected to ask the city at the next council meeting for a permit to operate a tavern.



# Henderson Boys and Girls Club

HHN 2-6-86

The Henderson Boys and Girls Club will conduct their annual awards banquet Saturday, Mar. 1 at the Henderson Convention Center.

Set to be honored for outstanding service and contributions to the club during 1985 are

Henderson city manager Gary Bloomquist, grants administrator for the city Ann Barron, Nevada gaming figure Sam Boyd and the United Way of Southern Nevada.

Bloomquist and Barron will be honored as man and wo-

man of the year, primarily for their efforts in obtaining grants and otherwise aiding the club in much needed expansion efforts, the fruit of which is set to become a reality in mid-March when ground breaking gets underway.

An award of appreciation for the support of this project will also be presented to the city.

Boyd, who has contributed greatly to the club in the past, will be honored for the donation of a \$125,000 trust, earmarked for growth of Boys and Girls Club activities in the Pittman area.

The United Way of Southern Nevada will receive a special citation noting their support during the past several years, without which the club could not have continued to function.

Also to be honored during the evening will be the club's board member of the year, boy of the year and girl of the year, to be named by the club's executive director Clyde Caldwell.

This year's awards banquet will once again double as the official kick-off for the annual Henderson Boys and Girls Club's auction fund raise



Sam Boyd



Gary Bloomquist



Ann Barron

Henderson Home News, Henderson, Nevada Page 3

## award banquet set

scheduled for Mar. 22, at the Henderson Convention Center.

Henderson Mayor Lorna Kesterson will act as master of ceremonies, and former long-time sports anchor for Channel 3, Dick Gregg will be the guest speaker.

The doors will open at 6 p.m. for hosted cocktails, prime rib

dinner will be served at 7 p.m. and the awards will follow.

The banquet will be open to the public with a \$20 per person entrance donation.

Club officials request that those persons planning to attend please phone 565-6568 to indicate the number in their parties.



# Officials

by Scott Dickensheets

A large printing firm is mulling the possibility of establishing a plant in Henderson, and negotiations seem snagged only on whether or not they will be allowed use of the Union Pacific railway spur recently donated to the state.

Greater Buffalo Press, a major printer of newspaper advertising inserts, has approached

## scurry to bring printing plant to Henderson

HHN 2-4-86

city officials with the idea of constructing the facility on two side-by-side lots near the GTE complex on Boulder Highway.

According to a variety of city officials, negotiations hinge on whether the state will grant the company access to the Henderson-Boulder City rail spur, given to the state by Union Pacific in October.

In an effort to grease the

tracks of the deal, city officials met with Gov. Richard Bryan on Saturday, seeking his support in the railway proposal.

"He seemed very enthusiastic," said city manager Gary Bloomquist, who attended the meeting. "But he said that this is the first time the state has been in the railroad business, and a number of details have to be reviewed. The state wants to

do this intelligently."

Greater Buffalo Press needs the tracks for the 32,000 tons of paper they estimate they will use annually.

According to Henderson economic coordinator Ann Barron, the facility will employ "a couple of hundred people" when it is fully operational, and will house approximately \$25 million worth of equipment.

She added that they are hoping to begin construction in two or three months and the initial structure would be around 140,000 square feet.

Greater Buffalo Press began investigating Henderson late last year on the advice of their Scottsdale, Ariz., consultant who had dealt with this area before.

"They knew all about the city,"

said Gary Johnson, director of the Henderson Chamber of Commerce. "We didn't have to go through the bells and whistles of acquainting them with Henderson."

The company is also reportedly scouting locations in Arizona, although Greater Buffalo of-

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### See printing page two

officials declined to comment on the matter.

City officials, however, remain optimistic that if a quick agreeable solution to the railway problem can be worked out, the company would locate here.

"I have no doubts about it," Bloomquist said.



## ✓ Pipeline regulators to meet with Henderson officials before public hearing

by Katherine E. Scott

HHN 2-6-86  
A resolution passed by the Henderson City Council at their Jan. 21 regular meeting came too late to achieve its purpose, but a compromise was reached with the Federal Energy Regulatory Commission which satisfies city officials.

In their resolution Council petitioned FERC to reschedule the location of its public hearing regarding the Kern River pipeline. However, three days later, on Jan. 24, the commission released a letter announcing the hearing to be held Feb. 19 at the Clark County School District Education Center on Flamingo Road in Las Vegas.

Council's resolution points out the map of the proposed gas transmission pipeline shows it will travel through the Las Vegas Wash, and that route would "obviously have an impact on the city of Henderson."

The resolution therefore requested FERC to reschedule its public scoping meeting from Las Vegas to Henderson.

Although Council's resolution came too late for FERC to consider rescheduling the location, Henderson city manager Gary Bloomquist revealed "They agreed to hold a special meeting here, with the people involved," earlier the same day.

Bloomquist noted a meeting was set up for 2:30 p.m. at Henderson city hall with himself, Mayor Lorna Kesterson, city councilman Carlton Lawrence and Public Works department director Geoffrey Billingsley.

The city manager mentioned the meeting in Las Vegas at 7 p.m. is open to the public and he encourages Henderson residents to attend.

He also remarked FERC agreed to hold the first public hearing regarding environmental impact in the city of Hen-

**See pipeline page nine**

## Pipeline from page three

derson. That would be held probably within two to six months, he estimated.

Bloomquist said officials are most interested in the impact of the proposed pipeline to the community. Development and public safety were among concerns he listed.

The city has a few route changes to recommend, he said, but commented FERC indicated an optional rerouting which would not have as much effect on the city.

The public scoping meeting, held jointly by FERC and the California State Lands Commis-

sion, will be held at 7 p.m. Feb. 19 in the board room of the school district's education center, 2823 E. Flamingo Road.

## Impending bond legislation worries city officials

by Scott Dickensheets

2-86  
Legislation currently kicking around Congress threatening the present tax-exempt municipal bond structure has city officials concerned.

"The federal government is tightening up restrictions on future municipal bond issues," said city finance director Steve Hanson, "and the bond market doesn't know which way to turn."

Municipal bonds are sold by cities to finance public projects, and are attractive to investors because income de-

**See bonds page seven**

rived from the interest on them is tax-exempt.

They are also issued at a lower interest rate than the regular market, costing the city less.

The House of Representatives has already passed legislation (HR 3838) placing restriction on the bonds, though the Senate has yet to do so.

According to both Hanson and city manager Gary Bloomquist, if the legislation become law without any modifications, it will require that money raised through bond issues be spent within six months.

Bloomquist said that stipulation would make it almost impossible for the city to fund major improvements through bonds.

"I don't think anyone can do an \$8 million dollar street improvement project in six months," he said.

Another restriction would require the city to pay back five percent of the interest within 30 days.

"This," Bloomquist said, "puts the city in the position of having to upfront that money. Needed projects may not occur if the city can't risk putting that money up for a project that may not be completed."

Violations of these provis-

ions, according to Hanson and Bloomquist, would force bondholders to declare money derived from interest on municipal bonds as taxable.

This is already causing instability in the bond market as buyers are wary of investing until they see which way the legislation goes.

"What will happen," Bloomquist said, "is that investors will not want to take the risk, and the interest rate on the bonds will go up to around the regular market rate."

He added that Henderson has currently sold all of its bonds, although a small special assessment bond is slated for the near future.

However, it hampers future bond projects.

"This town is growing," Bloomquist said, adding that the city needs about \$8 million in street improvements, improvements that may not be done if the bond structure is strangled with restrictions.

He speculated that one motive behind the legislation might be a desire by the federal government to squeeze out municipal bonds because of their tax-exempt status, which nets the government less than non-municipal bonds.



# Residents vow to continue fight against antennae

by Katherine E. Scott  
Council chambers were filled to overflowing with Henderson residents and Boy Scouts during the regular meeting of the City Council Tuesday night at city hall.

A Boy Scout from Troop 37 sat beside each councilmember and city staff members during the meeting while their parents and visiting scouts mingled with members of the audience.

In addition, a large number of Mission Hills neighborhood residents turned out to protest an application for broadcast antennae.

Rows of people lined the back wall of council chambers

HHN 2-6-76  
and spilled into the hallway, where the doors were kept open so they could see and hear.

The item concerning the antennae was moved to the first place on the agenda. After it was discussed, Council business was disrupted as half the crowd left and those standing claimed the vacated seats.

Thomas Letizia, president of Roughrider Broadcasting Inc., informed council the AM radio broadcast antennae system would be moved some 2,000 feet away from the originally proposed location.

He asked for the city's support and offered \$50,000 of free advertising to be used by

the city any way they wanted over a five-year period.

Two Mission Hills neighborhood residents received thunderous applause when they vowed to fight through the Clark County approval process.

A use permit for the system proposed by Roughrider had been recommended for denial by the City Planning Commission on Jan. 23 after neighborhood residents lodged complaints.

Three items were removed from the consent agenda for discussion, including a use permit for J.D. and Karin Huffer who hope to re-open their Wounded Thumb tavern across the street from its original

location on Mountain Vista.

Attorneys for the Huffers and for the businessmen who oppose the permit discussed the situation with council.

According to the attorney for the Huffers, they wanted to retain their business licenses and use permit for a new location across the street from the location they occupied for some two years.

However, it was pointed out to council that by some oversight a use permit for the Wounded Thumb had never been obtained. Still, the owners had obtained the proper licensing from the city.

The use permit was opposed by the owner of the Wounded

Thumb's previous location and the tenants who hope to open a new tavern there.

Among the points they brought up were that Huffer's Chapter 11 bankruptcy had been changed in district court the day before to Chapter 7.

In addition, they claimed the previous location already had some \$175,000 in improvements for the occupancy of a bar, while the new location proposed by Wounded Thumb would have to be converted.

According to city ordinance, which prohibits taverns within 1,500 feet of each other, the

**See tavern page two**

## Tavern from page one

two bars would not both be allowed to operate.

The application for the use permit of the other tavern is scheduled to come before council at the Feb. 8 meeting. Council continued the Wounded Thumb matter until then.

City attorney Shauna Hughes told council she would investigate exceptions to the 1,500 foot rule.

The other two items removed from the consent agenda included an extension of time on occupancy of a mobile home and renewal of permit to build, and a zone change of 80 acres from rural residence district to one family residence district.

The zone change was described to be near the National Guard Armory at the base of Black Mountain. Councilman Charlotte Yaku-

bik voted against the measure, which was passed.

A neighbor of Rex Newell's property in the Section 19 neighborhood objected to an extension of time on occupancy of the mobile home presently located there.

He noted the mobile home had been there some 18 months and an extension had already been granted.

The neighbor cited city code that only one extension should be granted and a sign be placed on the property.

Council gave Newell a six-month extension and he agreed to post the sign.

Several agenda items were referred to the council's next committee meeting Feb. 11 or the regular recessed meeting the same night.

Those included the forma-

tion of a public facilities improvement trust requested by Melvin Bagley and a reduction in the minimum street size required in Green Valley re-

quested by American Nevada Corporation.

Council is scheduled to meet Feb. 11 at the Showboat Country Club for a committee

meeting and a regular recessed meeting.

The public is invited to attend the meeting, which will begin at 6:30 p.m.



# Mayor's memo



9-26 by Mayor Lorna Kesterson

Some of the decisions the city council is called on to make are very difficult. One of the most difficult in recent years is the one made last week to purchase almost 100 acres of land to settle a lawsuit.

In the first place, the court decision gave us an uneasy feeling that the city council powers were superseded by the court, and although it could have been appealed to the supreme court, it might have cost the taxpayers of Henderson close to \$1 million

if we had lost. It was a risk we did not feel we could take.

The land the city will purchase, which is near Camarlo Park, with easy access to the coming freeway and Sunset Road, can only grow in value.

It will also allow the city to do some planning for the area in zoning for the future. We hope that time will prove we did the right thing for the city.

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Last month the city council met in the Community College for the citizen input.

There were a number of residents of the area present and they discussed problems pertaining to the city. One problem we are finding that is in tune with every part of the city is speeding problems, parking problems and others. We try to respond to these citizens who take the time to attend a meeting.

We appreciate Dr. Herman Van Betten's kindness in allowing us to meet at the community college. It was a nice experience in our endeavor to take the city council meetings to the people.

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Our next citizen meeting will be for the Camarlo Park, Peppertree and Green Valley areas of the city.

It will be held Feb. 11 at 6:30 p.m. at the Showboat Country Club. We hope the people of Green Valley will come to our city council meeting and air their concerns to us.

-----  
This will be the first time a city council meeting has been held in that area. Since there are about 9,000 people living in that section of the city, we hope to hear from them.

-----  
Tuesday night Boy Scouts from Henderson were present at the city council meeting to learn about government and how it works. They were assigned mayor and city council positions, along with key staff positions.

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Horizon Drive seems to be a popular place for the construction of churches.

The Community Church has its building under construction and the Methodist Church is located on Horizon. Now the Kingdom Hall of Jehovah Witnesses is expected to build there.

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The city has many projects underway and some that might be approved soon with change orders includes an extension of Victory Road to Van Wagenen and the improvement of Mohave in Trailer Estates.

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With the dedication of the Green Valley fire station last month, that frees the city to sell the home on Green Valley Parkway which was previously used as a fire station. The money, of course, will go for future development of fire stations.



# Budget cuts threaten East Leg Freeway

HHN 2-13-86  
by Scott Dickensheets  
Proposed federal slashes in highway funding may threaten the future of the East Leg Freeway, and city officials are concerned.

"There is an absolute critical need for this," said city manager Gary Bloomquist of the freeway that would link Tropicana Avenue to Lake Mead Drive, taking some of the traffic load off Boulder Highway.

"It's been needed for at least 10 years," he said.

In an attempt to lobby for the freeway's completion, Bloomquist said that during a week-long meeting of the National

League of Cities in Washington D.C., he and city councilmen Ron Hubel and Mike Harris would discuss the issue with government officials.

"We'll certainly talk to some of the key people about this," he said, adding that although the meeting deals with the general concerns of cities, this issue will take a priority.

Bloomquist said that Henderson's eight to 12 percent annual growth rate, coupled with the current 44,000 vehicles that daily travel

**See freeway page two**

# Gramm-Rudman hits city slightly

HHN 2-6-86  
by Scott Dickensheets  
With the first wave of Gramm-Rudman cuts looming

on the horizon, municipal officials across the nation are preparing to deal with cuts in federal aid.

Henderson will suffer to a certain degree, losing a hefty chunk of their Housing and Urban Development funding and having to compensate in other areas, but city finance director Steve Hanson said he doesn't anticipate many major problems.

Henderson receives 19 percent of HUD monies given to Clark County, according to city economic development director Ann Barron.

Last year that slice of HUD pie came to about \$649,800, while this year it has been trimmed to approximately \$465,000, Barron said.

The HUD dollars fund a number of projects, including the city's housing rehabilitation program, the Townsite lighting project, the BMI pool complex, Boys and Girls Club building additions and improvements at the Salvation Army's Adult day care center.

"Last year we had \$3 million dollars worth of project to choose from," Barron said. "Now we'll be able to fund less of these types of projects."

Also threatened by Gramm-Rudman is the low interest loan program and funding from the Economic Development Administration, a federal agency.

Another provision of the spending cuts, Hanson said, will force the city to foot the bills for its employees Medicare benefits.

"I've budgeted \$163,000 for that," he said.

Proposed cuts in the federal wastewater grants program won't have much affect on Henderson, due to the recent completion of a treatment plant.

## Freeway from page one

Boulder Highway, make the East Leg project vital.

Chamber of Commerce director Gary Johnson agreed, saying that the highway is "the chamber's number one project."

"There's basically one way into Henderson now, and that's Boulder Highway," he said.

Al Stone, director of the Nevada Department of Transportation, said Monday that budget cuts proposed by President Reagan could threaten a number of Nevada highway projects.

He told the media he would recommend completion of northern Nevada's Highway 395 project, but he later said over the phone from his Carson City office that funds used for 395 were different than those used for the East Leg.

"395 uses rehabilitation funds," Stone said, "and the East Leg involves new construction funds." He added that the East Leg is still NDOT's top priority.

Stone explained that federal highway funding is usually accomplished through four-year highway acts. The current act expires Sept. 30, and unless Congress passes a new act Stone said there would be no national highway programs.

There are at least four bills

now being scrutinized by legislators, he said, and it is impossible to know what sort of bill will finally be passed, and what projects it will affect.

"The house will pass one bill, the Senate will pass another," he said, "and then they will compromise. It's a wait and see situation."

Last fall, the State Transportation Board voted to release \$90 million to fund several Nevada highway projects, \$54 million of which was earmarked for the East Leg Freeway.

City officials and Chamber of Commerce representatives have made trips to Carson City over the last year to 18 months to insure that a large amount of the state's federal highway allotment is funneled to the project.

Although Stone said it's a long time until any decisions are made concerning the funding, Bloomquist is still concerned.

"It's incomprehensible to me how the government can use highway trust funds to balance the budget," he said. "To me, a trust fund implies something, and I don't think they should touch trust funds. I think that's how a government can get in trouble."



# City council to meet II

HAN 2-11-86

by Katherine E. Scott  
The Henderson City Council, continuing their effort to bring city government closer to area neighborhoods, has scheduled a committee meeting and a recessed regular meeting in Green Valley starting at 6:30 p.m. tonight.

Although committee meetings are usually scheduled before regular meetings, tonight the order has been switched to give citizens an earlier opportunity to speak.

The citizen's concerns item

was moved before regular business on the agenda.

There are four items of business listed on the recessed regular meeting agenda and five for the committee meeting. Both will be held at the Showboat Country Club, 1 Showboat Country Club Lane.

Items included in the recessed regular meeting agenda include ratification of a labor contract for Henderson firefighters, and a resolution authorizing financing for the nearly 100 acres of land coun-

cil recently agreed to purchase in settlement of a lawsuit.

Council is also scheduled to discuss a resolution to grant preliminary approval for the formation of a public facilities improvement district. The request comes from Melvin Bagley.

In addition, an item is before council to award a \$125,232 contract to Joe's Excavating for an interceptor sewer.

According to the agenda item, this portion is needed to provide a sanitary sewer for the Gold Bond Ice Cream Company

## Green Valley tonight

which is building a facility on East Lake Mead Drive.

Two of the items on the committee meeting agenda are a recommendation of denial for a request from American Nevada Corporation for a reduction in required street widths, and a request from the Colorado River Commission regarding an erosion problem in Las Vegas Wash.

American Nevada Corporation has requested 38-foot and 46-foot rights of way where a 51-foot minimum is required.

The Henderson Fire Department submitted the strongest objection, while police and public works said they could accept it if the streets are made private.

The Colorado River Commission request made by director Jack L. Stonehocker asks for a statement of interest and commitments to provide joint funding for construction and maintenance of an erosion control project in the Las Vegas Wash.

Two bills are on the agenda, including an update of the

city's plumbing code. The other bill involves a rezoning of some 46 acres from civic district to ranch estates district.

The rezoning request comes from Horizon Investment Groups One through Four, all California limited partnerships. No conditions of approval were required.

Also on the agenda for the committee meeting is discussion of ongoing projects within the city of Henderson.

The public is invited to attend the two meetings.

## City to refund waterline costs, pay for oversizing

HAN 2-18-86

A local businessman may receive nearly \$3,000 for fulfilling a city request almost five years ago, and he may be paid close to \$7,000 over the next 10 years.

According to an item to be considered by the Henderson City Council at their regular meeting tonight, Wray Wheeler could receive the refund.

The public is invited to at-

tend the city council meeting, to begin at 7 p.m. tonight in council chambers at city hall, 243 Water St.

Item seven on the consent agenda involves compensation to Wheeler, who in 1981 built a waterline to mini warehouses he developed along Ramrod Lane.

According to information supplied council, the Henderson Municipal Code allows the city to refund the cost of con-

struction, as Wheeler has since dedicated the right of way to the city.

In addition, the city plans to repay Wheeler for the cost of oversizing the waterline. Wheeler had placed a 10-inch line rather than the required eight-inch line at the request of the city.

According to the terms listed in the agenda item, \$2,682 is to be refunded from the Water

Utility Fund for oversizing the main.

In addition, the city is to pay \$6,841.54 over a ten-year period, which began July 17, 1981. This "shall be paid only from main extension fees collected from other developments fronting on and receiving service," the contract states.

Item number six on the consent agenda requires deletion of an old cast iron pipe and completion of a new 10-inch

water main on Market Street from Atomic Street south to the Eldorado Club.

The item calls for \$14,759 from the Water Utility Fund to pay for the project.

In an unrelated matter involving water, council will consider a request to sell water to the Las Vegas Motocross Park for dust control.

According to information provided council, the action would allow the motocross park in

Eldorado Valley to continue operation. It states that without adequate dust control they would be forced to close down.

The park would be billed monthly at "outside city limits" rates.

Also on the city council agenda is an item to finally adopt as an ordinance the city's new plumbing code. It is listed on the agenda as item number five under unfinished business.



# Antennae request considered by

The Henderson City Council will consider in their meeting tonight two denials made by the Planning Commission on January 23.

A request for a use permit to construct an AM radio broadcast antennae system in the Mission Hills neighborhood was recommended for denial after residents protested the ugliness and unsightliness of the

proposed three-antenna array. More than half a dozen Henderson residents spoke against the proposal, calling it unsightly and a possible danger to children.

The request was made by Thomas Letizia, president of Roughrider Broadcasting Inc.

The other denial involved a use permit for the Wounded Thumb, which hope to relocate across the street from their former location.

Former landlords of the applicants, J.D. and Karin Huffer, protested, saying they hoped to rent the former facility to another tavern operator.

A city ordinance prevents two taverns from operating within 1500 feet of each other.

Also, council is slated to approve right of way for power

lines for service to the new BMI swimming pool complex, and to issue a permit for temporary power to a U.S. Home sign at Race Track Road and Warm Springs Road.

Among other items to be discussed during the Henderson City Council meeting tonight at city hall are installation of a four-way stop sign in the Green Valley neighborhood and a possible change in a construction contract to provide a temporary solution to wastewater disposal.

Both are recommended for approval on the council's consent agenda for the meeting beginning at 7 p.m. in council chambers at city hall, 243 Water St.

The stop sign is recommended for the intersection of Highview Drive and Green

Valley Parkway, according to the agenda.

The \$2,000 cost would be covered by the traffic and street light budget.

The wastewater change order, according to the agenda item would provide "a temporary, acceptable interim solution to wastewater disposal until upgrades are made to the rapid infiltration basins."

Denial of the change could result in construction claims by the contractor, according to information supplied to council.

The item, submitted by Public Works director Geoffrey Billingsley, notes denial could also result in a violation of the city's discharge permit which could bring sanctions against the city by the Nevada Division of Environmental Protection.

In other business, council will consider a request from the city clerk's office for an additional office worker and related equipment.

According to information supplied to council, the city clerk's office needs a person to microfilm and maintain city records.

City Clerk Dorothy Vondenbrink stated there is a severe need for someone to catch up back records for her office and the police department.

Vondenbrink stated many records are backlogged five years, with some records that have not been permanently recorded for 35 years.

Council will also complete a previously-authorized resolution to exchange land near Arrowhead Trail and Horizon Drive for a building currently owned by the Henderson congregation of

## council

Jehovah's Witnesses in the Pittman neighborhood.

The city plans to lease the building at 1608 Moser Drive to the Henderson Boys' and Girls' Club.

The building, sitting on nearly three-quarters of an acre of land, is located next to a city park.

Other items included on the agenda are an appointment to fill a vacancy on the Southern Nevada Committee on Employment of the Handicapped, and a resolution stating the city's intent to lease land on the northwest corner of Basic Road and Water Street to the Henderson District Public Library.

The land will be used by the library to relocate from their present building on Atlantic and Water Street.

## Print firm eyes Henderson

A large printing company may be building a facility in Henderson, according to city officials.

Henderson City Manager Gary Bloomquist has announced that Buffalo Press, which prints most of the supplements in U.S. newspapers' Sunday editions, has requested information from the city because it plans to establish a \$25 million facility in the West.

The company, based in Buffalo, N.Y., is eyeing property off the Boulder Highway near the Levi Strauss and GTE buildings for its second facility, Bloomquist said.

It is expected that the company

would employ some 200 workers. Bloomquist said the company wants to make a fast move to the western United States.

Efforts to convince Buffalo Press to come to Henderson have involved Henderson city officials, the Henderson Development Association and Chamber of Commerce and Gov. Richard Bryan, Bloomquist said.

Establishing a facility is contingent on access to rail transportation that could accommodate up to 62,000 tons of shipments a year, he added.

Buffalo Press prints color advertising inserts and coupon books.



# City to oppose national 'tax bill'

HAN 2-18-86

By Katherine E. Scott

The Henderson City Council is scheduled to consider a resolution tonight to oppose certain provisions adopted by the United States House of Representatives in what has been referred to as the "tax bill."

According to the item on the city council agenda for the meeting starting at 7 p.m. tonight in city hall, once the resolution is adopted, copies will be sent to Nevada's representatives in the House and in the U.S. Senate.

According to the agenda item, the tax bill "severely restricts state and local government from managing and issuing their tax-exempt debt."

Among the specific points listed in the resolution are that the bill discourages banks from purchasing municipal bonds, imposes a minimum tax on bonds such as for airports, non-profit hospitals, and other institutions and imposes a minimum tax on interest on tax exempt bonds held by insurance companies.

In other business, council will discuss a \$25,000 service agreement with the National Center for Municipal Development.

According to the agenda item, NCMD is a non-profit corporation which will represent the City of Henderson on legislative matters and specific projects requiring federal funding.

Such projects include construction of the proposed freeway, airport improvements, and plans for the Boulder Highway.

Also on the council agenda is further discussion on a request from American Nevada Corporation to reduce the required street widths for a Fox Ridge subdivision.

Council has previously balked at the request to reduce the 51-foot street width to 38 feet and 46 feet.

A tentative map review and final map for Arroyo Grande Mobile Home Estates are listed on the consent agenda, as is a final map for Richwood Homes.

In addition, council will consider a request for a use permit to allow mini warehousing in a general commercial district on Sunset Road.

Council will also consider deferment of a sidewalk requirement for models at Park Brisas. Metropolitan Homes has asked for a temporary deferment of a sidewalk for their three model homes until the models are put up for sale.

In an unrelated matter, council will consider a request from Dorothy L. Morris for a waiver to complete a circular driveway in the Valley View neighborhood.

In other business, council will consider a request for a use permit for Debra A. Moxley to provide child care in her home on

See tax page two

Viewcrest Avenue.

The planning commission had two complaints against the request at their Feb. 6 meeting, when they approved the request.

Moxley has requested the permit to allow child care for up to 12 children in the Green Valley neighborhood.

Among other items to be considered tonight by council are an appointment to the National League of Cities legislative committee, setting of a public hearing regarding regulation of

manufactured housing and the award of a bid for a backhoe loader to Blaine Equipment Company for \$35,021.

In addition, council is scheduled to authorize bidding for a fog seal program for city streets, funded by a one-cent motor vehicle fuel tax.

They will also consider a request from Nevada Power Company for a six-by-ten-foot right of way to provide service to the Gold Bond Ice Cream plant.

Council meets tonight in

council chambers at city hall, 243 Water St.

## Council to take final action on bar dispute

HAN 2-18-86

by Scott Dickensheets

The Henderson City Council will take final action tonight on a pair of use permit requests from tavern owners who wish to open two bars too close to each other.

One application was made by J.D. and Karin Huffer, owners of the now-defunct Wounded Thumb tavern, who

wish to re-open in a never-used building across the street from their old location.

Meanwhile, a second group of tavern owners, the Bruner-Stoddard partnership, has rented the Wounded Thumb's previous 6250 Mountain Vista facility.

Complicating the matter is a city ordinance prohibiting

two bars from operating within 1,500 feet of each other. These two locations are within that distance.

The Henderson Planning Commission, discussing the items at separate meetings, voted for denial of the Huffer

See bar page two

request and approval for Bruner-Stoddard.

Planning commissioner Chat Chatterton said he voted against the Huffer application and for Bruner-Stoddard's because the landlords of the 6250 Mountain Vista property have

invested heavily to adapt that facility to accommodate a bar.

"I felt they needed some protection of their investment," he said.

Planner Dennis Ruak also voted against the Huffers, saying at the time he "had reservations about too many bars in that area." He later voted to approve the Bruner-Stoddard request.

The City Council had previ-

ously tabled discussion of the Huffer request, until the other had worked its way to council, so they could be considered together.

When the Wounded Thumb use permit request came before city planners, Bruner-Stoddard attorneys said that the Huffers were currently in bankruptcy.

A local developer then told the commission that he in-

tended to sink \$2 million worth of improvements into the building the Huffers were eyeing, turning the vacant building into a complex of medical suites, with a physical fitness area and the Wounded Thumb tavern.

City staff has recommended that council concur with the planners and deny the Wounded Thumb permit and approve Bruner-Stoddard.



# cuts

heavy traffic between Henderson and Las Vegas, said Gary Johnson, executive director of the Henderson Chamber of Commerce.

"There is basically only one corridor into the city and that's Boulder Highway," Johnson said. "We have needed that freeway for about 10 years now. It's the No. 1 project as far as the chamber is concerned."

Please see FREEWAY/4B

## Henderson fears highway fund

By Jay D. Evensen  
Review-Journal

2-12-86  
Henderson officials reacted with alarm Tuesday to reports that federal cutbacks could stop construction of the East Leg Freeway, a project authorities have said is essential to the city.

"We're on an 8 to 12 percent annual growth rate in Henderson," City Manager Gary Bloomquist said.

"That's going to occur whether the freeway comes or not. We have 44,000 vehicles a day driving down Boulder Highway. We need it (the freeway) badly right now."

Al Stone, director of the Nevada Department of Transportation, said Monday that President Reagan's proposed highway construction cutbacks could halt work on the freeway. Stone learned about the cuts

during a meeting with 15 other state transportation leaders from the West.

Bloomquist and other Henderson officials, including representatives of the Chamber of Commerce, have made frequent trips to Carson City to make sure a large percentage of the state's allotment of federal highway funds is used to complete the freeway.

The state Transportation Board voted last fall to issue \$90 million in funds for the completion of the freeway between Tropicana Avenue in Las Vegas and Lake Mead Drive in Henderson. About \$54 million would have been earmarked for the work, with the rest going to other highway projects in the Reno and Carson City areas.

"It's obvious that we have fought

very diligently to keep that freeway on course," Bloomquist said. "It's hard for me to understand how the federal government can be using highway trust funds to balance the budget."

According to the latest state estimates, Henderson's population is 37,046, up from 24,363 in 1980. The freeway is needed to control pollution and speed the increasingly

### Freeway

From 1B

Mayor Lorna Kesterson said it would be a "catastrophe" if the project was stopped.

Stone said he planned to lobby Congress to reject the Reagan budget proposal. If passed, the budget cuts would go into effect in October.

Henderson officials, however, said they were confident the freeway would be built.

"The odds are high that we are not in a desperate situation and that we do not have to hit the panic button yet," Johnson said. "We will know

more as we see this go through congress. But you can bet we're ready to move as quickly as we need to with whatever influence we can muster."

Tuesday, February 18, 1986

LAS VEGAS SUN 7D

## The city in brief

### PERS seeks deal for LV Downs

HENDERSON — Three months after regaining title to defunct Las Vegas Downs, the Public Employees Retirement System (PERS) is still looking to make a deal for the 280 acres bordering Boulder Highway, but no takers are in sight.

"There has been no movement at all on the property," a PERS spokesman explained. "We keep hoping for some interest to be shown but it hasn't been there."

When Las Vegas Downs first cleared bankruptcy court, a number of concerns were said to have expressed interest in acquiring the track, some with intentions of operating a race horse facility, but these have proved false.

PERS wants to sell the property in one piece, Ray Grissom, a PERS spokesman, said.

The price tag, now up to \$8 million, is one drawback, a city official claims.

"There are so many uses for that land and we hope that soon someone will come along and develop it," City Manager Gary Bloomquist said.



✓  
by Katherine E. Scott

The Henderson City Council approve a three-year labor contract with Henderson fire fighters during the recessed regular city council meeting held Tuesday in Green Valley.

The agreement, ratified by local members of the fire fighters' union, includes salary increases but does not allow for any increases in benefits, according to conversation during the meeting.

Much discussion centered on an eight percent increase for fire captains the third year of the

contract. Henderson Fire Department Captain Joe Hill explained that would put the fire supervisors into a range closer to other area fire departments.

Hill also mentioned this was "one of the fairest and one of the simplest contracts" worked out in many years, and that was done without the bickering that has taken place previously.

Council ratified the contract unanimously. It calls for an overall 6.7 percent increase in salary the first year, although city finance director Steven Hanson later explained some

will get more, others less, in order to bring them all within the guidelines of the city's comprehensive study.

The second year gives a 5.5 percent raise across the board, while the last year gives all but captains a five percent raise. Captains will receive eight percent.

Hanson said firefighters will receive \$75,763 more the first year, \$66,360 the second, and \$75,300 the third.

**See council page three**

In other business during the recessed regular meeting, held at the Showboat Country Club, council awarded a contract for an interceptor sewer and authorized short term financing to purchase some 100 acres of land within the city.

Joe's Excavating received a \$125,232 contract for the Lower East Side Interceptor Sewer, which will serve the area of the Gold Bond Ice Cream Company, which plans to locate on East Lake Mead Drive.

The authorization to finance the purchase of land is a result of a recent lawsuit settlement in which the city agreed to buy some 100 acres near Camarlo Park from Preferred Equities.

He explained the nine percent interest estimate may be high, as he thinks actual financing will be about 7½ percent.

City manager Gary Bloomquist added there are actually two more acres of land than previously thought, which gives the city a total of 102 acres there.

Several Green Valley residents spoke to council under the 'citizens' concerns' item on the agenda. Among discussion was the planned five-acre Fox Ridge Park.

The first public park planned for the Green Valley neighborhood, Fox Ridge Park should be completed by fall, residents were told.

Starr discussed the turning radius of the fire trucks and the accessibility of the narrow streets.

When it was pointed out the subdivision leaves no room for storage of recreational vehicles such as boats or campers, Nelson said enforcement would be up to the homeowners themselves to enforce. However, council felt the city would still be involved and cited numerous complaints of similar problems in other areas of the city.

Henderson police lieutenant D.E. "Kip" Botkin pointed out that while police have the authority to ticket such RVs, to have one towed out of the room to make room for emergency vehicles takes too much time.

He pointed out that fire units frequently have backups, plus an officer often comes to the scene, which brings three vehicles down the streets.

In addition, he remarked, "The more you narrow the streets the more you increase the chances of sideswipe collisions."

Council passed the item to the next regular meeting with a "don't pass" recommendation.

In other business during the committee meeting council discussed and turned down a request from the Colorado River Commission.

The CRC requested funding for a preferred solution to the erosion problem in Las Vegas Wash.

Bloomquist explained a 96-inch pipeline, which serves some 35 percent of the city's population, was exposed during the 1984 floods. The CRC has considered three alternatives to protect the pipeline from further floods, but needed additional funding to pursue their preferred alternative.

Bloomquist said the first two alternatives concerned either burying the pipeline 100 feet deep, or raising it above the wash.

The third alternative involves building a series of coffer dams, which would cost about twice as much as the first two, Bloomquist said. He noted the CRC could not bond anything over \$11 million so they are seeking "up front money"

from interested parties.

"We would be involved approximately to the tune of 10 percent of the cost, Bloomquist said. He added he could not find funds for the project within the city budget.

Council voted to tell CRC they were very interested, but will not finance a part of the project.

Also during the committee meeting council unanimously passed two bills, one revising the city's plumbing code and the other rezoning a parcel of land from civic district to ranch estates district.

Before council adjourned, Bloomquist discussed plans hoped to help bring a new industry to Henderson. Buffalo

Press has been interested in building in the area of GTE and Levi's but needs to use the railroad track.

Bloomquist said he received a call from Carson City indicating neither Union Pacific, which recently turned the track over to the state, nor the new business want to operate the track.

Council agreed with Bloomquist's suggestion the city and Boulder City should have somebody attend discussions to see if the municipalities would want to operate the track.

Items discussed in committee will be on the agenda for council's regular meeting Tuesday night at City Hall.



# Assessments finalized, city to vote on Sunset improvements

HHN 2-18-86

A public hearing is scheduled at the beginning of the Henderson City Council meeting tonight regarding a local improvement district (LID) on Sunset Road.

The meeting starts tonight at 7 p.m. in council chambers at city hall, 243 Water Street. The public is invited to attend.

According to the notice of a second hearing on the proposed street project and assessments within the Sunset Road LID, the area covered is from Mountain Vista Road to Gibson Road.

A second hearing is being conducted because of an oversight in which the first public hearing was not properly published.

Improvements to Sunset Road will include paving, curbs and gutters, water pipes and

street lights.

Total cost is expected to run \$4,642,370.84. Estimated amount of special assessments, which will be paid for by property owners, is \$822,024.20. The remaining \$3,820,346.64 is available from other sources.

Later on the agenda, under new business, council is scheduled to act on a resolution and an ordinance involving the LID.

First council is recommended to adopt a resolution dispensing with protests on the limited improvement district. Following that, council will vote on a motion to refer the ordinance to committee for review and consideration.

In other action involving limited improvement dis-

tricts, council will consider tonight the purchase of a computer system from the LID revolving fund.

According to information provided, there are several projects currently in progress and "the size of the LIDs are

greater than has ever been undertaken in the city."

According to the recommendation, "The proposed computer system, complete with proper computer furniture, printers and software, will reduce the cost of LID

management, provide faster service to the public of assessments and will provide back-up record service."

Funding requested for the computer system is \$9,500. The item is listed on the consent agenda.

## Firefighters' contract ratified

SUN 2-13-86

HENDERSON — The city council Tuesday night ratified a labor contract for the city's firefighters that will cover the next three years and Mayor Lorna Kesterson said "both the city and the firemen will benefit from this new pact."

The special committee meeting and continuation of a recently recessed meeting took place at the Showboat Country Club.

The new contract will cover 45 members of the fire department. It will go into effect in July.

Broken down, it will provide a 3.4 percent increase the first year, 5.5 percent the second and 5 percent the third for firefighters and engineers, with fire captains increased by 8 percent.

Council members voted unanimously in favor of the agreement.

"This is the first time the city and fire department have gone to a three-year contract and I'm happy with it," the mayor said. "No new benefits were included in the new package."

City Manager Gary Bloomquist agreed. "I'm so happy over this agreement that it's unreal," he said. "It's the result of good relationships between management and labor."

## Local briefs

R-5 2-13-86

### Henderson OKs firefighters' pact

A three-year contract with firefighters was ratified by the Henderson City Council Tuesday night, city officials said.

The new pact, which becomes effective July 1, was called "a plus for the city" by Mayor Lorna Kesterson.

The contract provides varying pay increases depending on job title during the first year, including a 3.4 percent cost-of-living increase.

During the second year, all fire department employees will receive a 5.5 percent increase. In the third year, firefighters and engineers will receive a 5 percent pay hike, while captains will receive an 8 percent raise, according to Janice Wiese, personnel director.

The pact, which was ratified by the firefighters before being considered by the council, includes no increases in benefits.

"Naturally, it's more than anybody would like to pay," Kesterson said. "But I think it's a good contract for both of us."

Kesterson said she was surprised the firefighters did not push for an increase in benefits, including insurance, clothing allowances and retirement pay.

"By the end of this contract they won't have had an increase in insurance for five years," she said.



# Henderson Library outgrows its stacks

By Jay D. Evensen  
Review-Journal

2-16-86

Janet Clark appears anxious when she looks at a few feet of empty space in the Henderson Library.

That space is the last available spot for a new book shelf. But hundreds of new books are purchased by the library each year and Clark, the library's director, does not know where to put them.

The library staff already has spent years of creative redecorating. More space was available after the bulky card catalogs were replaced with microfiche. Even the popular monthly artistic displays were replaced by books.

"Before, we had art exhibits each month by different Henderson artists," Clark said. "There are a lot of real talented artists here. But we needed the space for books."

"The shelves are packed full, and it gets really crowded in here when we have programs for kindergarten children."

Clark conducts about 450 programs each year for local students in the library's children's room. But she cannot do as many programs as she would like.

Clark and Henderson officials are looking with hope to a set of architectural drawings that rests atop one row of bookshelves. The drawings, by architect Dennis Rusk, are of a new library that would become part of a proposed civic complex if the state allots funding. The complex would include a multistory city hall, also designed by Rusk.

"We're just trying to get the city up to where it should have been by now," said Julie Wesson, chairman of the Henderson Library District Board. "Henderson has been overlooked for so long."

Since 1948, Henderson's library has been squeezed into what was one of the original two-bedroom houses in the city. The building was expanded to almost 6,000 square feet in the 1960s, filling up the lot. There are no designated parking spaces.

City officials say Henderson's pop-

ulation growth has left the library far behind. The city now has 37,000 residents, up from 24,000 in 1980.

City Manager Gary Bloomquist said, "I was stunned when I came here and saw that library. It can't be used as a research library and you can't call it a learning resource center."

Gary Johnson, director of the Henderson Chamber of Commerce, said mention of the library often is avoided when companies are being

wooed by the city.

"When they (businesses) get down to looking at the reasons their corporate comfort would be better served here vs. somewhere else, those things (libraries) are extremely important," he said.

"We point to things right now such as the community college and the convention center. A new library certainly would be right in there."

"I invite anybody to just take a look at the Henderson library. Just

Please see LIBRARY/8B

## Library

### From 3B

go inside. I think they (library workers) have been extremely creative. The only thing is you can just go so far. It's a real bandage job."

After years of struggling for funds, Henderson Library District officials are hopeful the state will be able to relieve their burden. But the help will not come easily.

The state is making \$10 million available for library projects. All the Henderson Library District wants is \$2.1 million of the money. However, the Clark County District will ask for \$7.7 million, and Washoe and Elko counties are expected also to apply for a portion.

"It would be fair to say that the preliminary estimates of the projects will probably exceed the \$10 million," said Joseph Anderson, state librarian.

Anderson will review the applicants and make recommendations to the Nevada Council on Libraries.

The council then will make final recommendations to the state Legislature's Interim Finance Committee after meeting in Las Vegas on Feb. 18. That committee will decide how to divide the money.

There are several requirements for the applications to be accepted, including matching money from another source. In Henderson, the city has donated land for the project and is using its value as matching funds.

Anderson said the Henderson proposal "looks like an excellent project of the appropriate size." But he said the final decision may be based on more than the basic requirements.

"At some point, a priority ranking will have to take place," Anderson said. "My personal feeling is the Henderson library is one of the most aidful libraries because of the gross inadequacy of the present facility."

In 1978, Henderson applied for a Fleischman grant that would have led to construction of a 35,000-square-foot building. The application was turned down. Now the city's library leaders are proposing a 21,000-

square-foot structure capable of holding 70,000 books.

According to a formula developed by the American Library Association, Henderson should have a library system with about 74,000 books. The current building houses about 34,000 volumes, Clark said.

Even after subtracting the population of Green Valley, an area of Henderson that is part of the Clark County Library District, the new facility is a modest proposal in relation to the city's needs.

"This new library, even the way it's planned now, is designed to handle a population of what we have today based on any standards," Bloomquist said.

He said he expects the proposed building will become a research center with a series of satellite branches throughout the city.

Bloomquist said he would recommend that the land no longer be made available if less than \$2.1 million is granted to the city.

"It just wouldn't accomplish what needs to be accomplished," he said.



## Local man questions delay in Greenway

HHN 2-20-86

A local man chided the Henderson City Council during the "citizens' concerns" portion of the agenda at their regular meeting at city hall Tuesday night.

Glenn Doering presented a 26-page packet to council and city staff, documenting activities since voters approved a \$3.9 million street improvement bond in 1982.

Doering was assured that most of the problems have been settled and construction should start by late summer or fall.

City officials are to meet tonight with the board of directors of the Black Mountain Country Club, through which the road extends.

The item was placed on the agenda for the next city council meeting on March 4.

Doering's specific questions inquired as to the current status of the Greenway Road project, when it can be expected to be completed, and if the four-day work-week has anything to do with the delays.

He also asked if city hall will be completed before the Greenway project.

Included in the packet he

provided council was a copy of explanations of the bond issues before voters in November, 1982.

Among those was funding for a new city hall, which Doering pointed out voters turned down.

Council has since approved building a new city hall, with

## Greater Buffalo nearing purchase agreement

HHN 2-20-86

by Scott Dickensheets

Although a formal announcement has yet to be made, it seems that Greater Buffalo Press, a large nationwide printing company, is on the verge of establishing a major plant here.

The company has been eyeing two adjacent lots near the GTE complex on Boulder Highway, and although no formal purchase agreement has been announced, it appears one is near.

"They're crossing the t's and dotting the i's on the purchase agreement," said Gary Johnson, director of the Henderson Chamber of Commerce. "They are finalizing the language."

The only dark cloud over the situation is the railroad spur recently donated to the state by Union Pacific.

It runs next to the proposed

Greater Buffalo property, and the company greatly needs railway access to ship in the 32,000 tons of paper they will use annually.

"The only question is who is going to be responsible for the track," Johnson said. "But I don't think it's catastrophic, I don't think it's insurmountable. Everyone has committed themselves to solving this problem."

He added that the company has already contacted CP National concerning gas usage, and will have engineering people out here next week ironing out utilities.

If the facility is indeed located here, it will employ around 200 people when fully operational, and will house at least \$25 million worth of equipment.

## Road alignment

construction expected to begin this summer.

"So here we are, 39 and a half months after the voters have approved a project," Doering remarked, with little action to be seen.

Delays noted in Doering's chronology included a desire by the city to separate sewage

effluent ponds from the street project, Bureau of Land Management approval and right-of-way.

City staff mentioned they had hoped to discuss the project at the next committee meeting, but agreed it would be appropriate to put it on the regular council agenda instead.

## City Hall plans considered

HHN

2-20-86

by Scott Dickensheets

The Henderson Planning Commission will consider the proposed new city hall building designed by one of its members at their Thursday night meeting at 7:30 p.m.

Commissioner Dennis Rusk is the architect of the six story building, which the commission will consider for an architectural review.

The building is slated to go into the Civic Center complex, with construction beginning in late August, according to current production schedules.

If schedules are met, the building will open August 1, 1987.

The commission will also hear a zone change request from American Nevada Corp.

The company is seeking to rezone around 50 acres south

of Lake Mead Drive and west of Gibson Road from civic zoning to ranch estates zoning, to conform with surrounding zone patterns.

Also on the agenda is a request for an overhead power line from Hyde-Vance and Associates, developers who plan to build a high quality mobile home park between Green Valley and Lake Mead Drive.



# City approves Washington lobbyist, two more

HHN 2-20-86

by Katherine E. Scott

The Henderson City Council agreed Tuesday to seek the services of the National Center for Municipal Development, located in Washington D.C.

City economic development director Ann Barron explained NCMD, founded by the National League of Cities, would help Henderson with legislative issues and with funding for projects.

She mentioned Barbara McCall, who will handle Henderson's needs, visited the city last week.

Specific projects she was interested in included Sky Harbor Airport, development on Boulder Highway, block grants, other funding and "innovative and alternative

money" for various projects.

City Councilman Charlotte Yakubik noted that with funding being cut the city needs someone to let them know what is available, and to "walk it through."

The contract will call for an annual fee of \$24,000 plus \$2,000 maximum for expenses. Payments will be made by the month, and the contract may be cancelled with 60 days notice.

In other business, a technicality in the Henderson Municipal Code allowed council to approve use permits for two bars proposed to open across the street from each other.

Problems arose because the two locations are within 1,500

feet of each other, which is prohibited by city law.

The planning commission recommended denial of a request by J.D. and Karin Huffer to relocate their "Wounded Thumb" tavern to 6301 Mountain Vista.

At their next meeting, they recommended approval of a Bruner-Stoddard application to open a new tavern at the Wounded thumb's previous location at 6250 Mountain Vista.

Council chose to hear the two issues together at Tuesday's meeting before making a decision.

At the meeting, city attorney Shauna Hughes explained a legal technicality

may allow both bars to operate even though they are located within 1500 feet of each other.

According to Hughes, there is a provision that if a tavern has held a previous license they may have another reissued within 15 months.

She explained that if the Huffers receive their licensing first, then the 1,500 foot rule would not apply to the former location.

Attorneys for both applicants agreed open competition would best decide which tavern will remain, if there is not enough business for both of them.

All of the items on the council's consent agenda were approved, except for a personnel

## BC, Henderson mull use

### Historic track becomes enigma

By ALAN LAYTHORPE 2-23-86  
SUN Staff Writer

An 11-mile stretch of railroad track, now the property of the state of Nevada, remains an enigma for Henderson and neighboring Boulder City.

What to do with it and-or is it worth doing anything about are two questions needing answers Henderson City Manager Gary Bloomquist said.

His Boulder City counterpart, George Forbes, is in the same predicament regarding the dormant track.

As a result both city bosses have agreed to a meeting shortly in an attempt to sort out the future of the track that only recently was donated by the Union Pacific Railroad to the state, which in turn has not made any move to find a use for it.

Bloomquist and Forbes jointly want to a plan put into operation once a state conducted feasibility study is complete.

Forbes explained that until the study is complete little will be done regarding the track, but he said that he would like to see the track franchised out to

a single entity interested in operating freight and possibly a tourist attraction on the line.

"That's my ultimate feeling as to the use of the rails," Forbes said. "I've met repeatedly with state officials on the matter and hope to have some answers before long."

He judged the track to still be in good shape in light of recent use to transport equipment to Hoover Dam and said that in April the state plans to run an engine to test its condition.

Forbes mentioned the success of tourist-restaurant-on-rails-type of businesses that have prospered in Iowa and Colorado and felt a similar train could succeed here.

Bloomquist has long supported retention of the track instead of it being abandoned, as once proposed by Union Pacific.

"We're glad it was preserved and eventually I see it serving the area to good use," Bloomquist said.

The track has a lengthy history, originally being laid to transport heavy equipment for the construction of the Hoover Dam, but with each passing year it saw both less use and deterioration.

## bars for Green Valley

change which was deferred two weeks and a change order for a waterline replacement, which was removed from the agenda.

Among the approvals were computer equipment for utility billing and limited improvement district projects and the appointment of city manager Gary Bloomquist to the legislative committee of the Nevada League of Cities.

Council denied a use permit requested by Debra A. Moxley to allow child care for up to 12 children in a Green Valley residential neighborhood.

A petition holding 27 names of neighbors against such use was presented to council.

There were no objections to a request from Dorothy L.

Morris for a waiver to complete a circular driveway at her Valley View neighborhood home. Council approved the request.

Brad Nelson, representing American Nevada Corporation, modified their request for reduction of street widths in a proposed Fox Ridge development.

Council unanimously approved the new request for a 45-foot width rather than the previously requested 38 and 46 foot widths.

Henderson Fire Chief Dale Starr told council the width was acceptable, but he did want to further discuss the turning radius in the cul-de-sacs.



## Public hearing to start council meeting Tuesday

by Katherine E. Scott

A public hearing is scheduled at the beginning of the Henderson City Council agenda for their regular meeting in council chambers at city hall Tuesday.

The hearing is scheduled to discuss the vacation of a portion of Burns Road that is no longer needed by the public for street purposes, according to the item on the council agenda.

The item states Burns Road has been realigned and constructed to connect into Sunset Road at a right angle, eliminating the need for the portion that connected it to Boulder Highway.

In other business, council is scheduled to approve an architectural review for the new city hall to be built at 240 Water Street.

The city planning commis-

sion approved the review at their Feb. 20 meeting. Planning commissioner Dennis Rusk, whose firm Archtec Inc. is handling the project, abstained from voting.

Also on the agenda Tuesday is discussion and possible action on the Greenway Road project. The item was placed

**See council page two**

on the regular meeting agenda rather than the committee meeting after a local resident questioned the status at the previous council meeting.

Included in the consent agenda are awards of bids microfilm camera, processor and workstation.

Council is also scheduled to authorize bidding for two canine patrol units and to enter into negotiations with an architect for fire stations one and three.

Other items on the consent agenda include dedication of a ten foot easement for flood control and renewal of an agreement with Nevada Rock and Sand to extract gravel.

According to the agenda,

the easement extends from Orleans Street to Naples Street half way between Cadiz Avenue and Dublin Avenue.

Council is also scheduled to authorize city staff to negotiate the sale of land recently purchased in settlement of a lawsuit.

Some 102 acres near Sunset road and Stephanie was bought from Preferred Equities last month. City finance director Steven Hanson told council the city would need to sell the land within two years.

In addition, council is scheduled to consider a priority list for capital improvement projects. Such projects include water, sewer, streets, street lighting and drainage.

## Yakubik, residents seek Townsite block zone change

by Scott Dickensheets

A drive to change the zoning of a Townsite area block has been organized by Paul Yakubik and will be considered by the Henderson Planning Commission in early March.

Yakubik spearheaded the zone change following his aborted attempt to duplex a house he owns on that block.

A loose association of the residents of Townsite block 17, which fronts Basic Road, between Lynn Lane and Tin Street have requested the action, but the legal notice for the planning commission's public hearing lists Yakubik as the contact.

He, however, said there are

more people involved.

"It's not just me," he said, "It's the other residents, too. I'd say a majority of them are in favor of it."

Yakubik recently attempted to obtain a zoning variance allowing him to duplex his house at 35 W. Basic, but withdrew the request before the city council could take final action.

The planning commission had voted to recommend denial.

During those proceedings, though, planning director Richard Heckendorf remarked that it would be more proper for Yakubik to seek a zone change rather than a variance.

Yakubik stated his intention to seek the zone change when he withdrew his variance application.

## Henderson sees very productive year

To put it very simply, 1986 is going to be a very good year for Henderson.

"We have over 100 projects underway in Henderson at the present time," City Manager Gary Bloomquist says. "And, many of them will be completed articles when we reach 1987."

There are some biggies for the locals to look forward to.

Number 1 quite possibly could be the massive city hall complex and plaza, currently on architect Dennis Rusk's drawing board.

In all likelihood, work will begin this year and, when finished, the complex will shelter all city offices under one roof compared to the tight, dingy building handling the chore today.

Hovering on the horizon is the huge Lake Mead shore resort being pieced together by Pacific Malibu Development. Their latest information claims to have financing all but wrapped up for the six-hotel, eight-golf course spectacular.

Other projects heading Henderson's way include such established businesses as Gold Bond Ice Cream Co., Hoyne Mirror Co. of Georgia, a possible new casino across from the recently annexed Railroad Pass Casino, the likely turning of the first spadeful of dirt for a new commercial shopping center off Boulder Highway, a Cattle Baron restaurant, Green Valley Athletic Club and two new senior full-care homes.

City officials also point proudly to coming 1986 features such as Market Street parking, Boulder Highway beautification, parks and recreation improvements, expanded city shopping areas, filling the new City Hall with tenants and continued success with the automated financial systems.

And the benefits from annexing Railroad Pass Casino, one of the area's most popular stops, should begin to be felt.

"There is no doubt in my mind we are in for a highly active, productive and satisfying year in 1986," Bloomquist says.

Other priorities, he adds, include the possible reopening of dormant Las Vegas Downs and more development at the Sky Harbor Airport.



# Gas pipeline may bisect

HAN 2-25-86

by Katherine E. Scott

Henderson officials met with federal and California representatives Wednesday before a public hearing was conducted in Las Vegas regarding a gas pipeline proposed to go across Southern Nevada.

The Federal Energy Regulatory Commission (FERC) and the California State Lands Commission have been developing an environmental impact statement regarding the proposed pipeline, and they met with city

staff at the city's request.

Public Works director Geoffrey Billingsley mentioned there are three projects being considered, each with a different route. Out of the three, he said only one will be chosen.

Billingsley felt from the interest that has been shown, the Kern River Natural Gas Pipeline Project is the most likely to be approved.

He also noted, "FERC indicated they would not start the process (of building) for at least 12 months."

Kern River environmental coordinator Michael Trammel mentioned in a telephone interview yesterday that FERC will accumulate the information gathered from a series of public scoping meetings to form an environmental impact statement.

Wednesday's meeting at the Clark County School District headquarters on Flamingo Road was the only one held in Nevada.

The others were scheduled in Barstow and Bakersfield, Calif., Albuquerque, N.M., Flagstaff, Ariz. and Heber City, Utah.

Trammel noted FERC may select one of the three projects, but also has the option not to choose any project at all.

He said they hope to hear by August regarding a draft environmental impact statement, which should be complete by the end of this year.

He said the Kern River route crosses Las Vegas Wash and then Tropicana Boulevard on the east side of Boulder Highway. The route then passes south of the Nevada Power

# Henderson

Plant in that area.

Billingsley noted the route through Henderson will generally follow along Stephanie Street. He said the city prefers it to actually follow along that road so it might not be in the way of future development.

Trammel mentioned his company has "been doing a lot of work to lessen the impact" on the local areas. He said that is one reason Kern River has located an office in Henderson.

He said they have attended meetings with 25 and 30 local

entities in the Las Vegas Valley to hear concerns.

He noted they used the information to route around areas when it was possible.

Anyone who would like more information about the gas pipelines may contact Robert K. Arvedlund, Room 7102, Environmental Evaluation Branch, OPPR, Federal Energy Regulatory Commission, Washington, D.C. 20426. He may be reached by telephone at (202) 357-9043.

# Planners approve city hall architecture

HAN 2-27-86

by Scott Dickensheets

The Henderson Planning Commission Thursday night unanimously approved an architectural review of the proposed new city hall building.

The building was designed by architect Dennis Rusk, who also sits on the planning commission. He refrained from voting on the item.

The six-story structure will be built in a horseshoe shape, wrapping around a large glass-walled atrium space.

A reflecting pool that will help cool the facility will be installed on land now covered by the convention center parking lot, while parking for the entire civic center complex will be centered in one huge interior lot.

Final approval of the architectural review will be considered by the Henderson City Council on March 4.

In other commission action, a zone change request by American Nevada Corp. was tabled at the meeting.

The company was seeking to rezone 50 acres south of Lake Mead Drive from civic zoning to ranch estates zoning.

Staff, however, recommended tabling the request pending results of a county-wide flood study that will determine whether any flood control measures, such as detention basins, are needed in the area. Study results are expected to be released in mid-March.

A similar zone change in that area was recently granted to developer Richard McDonald.

Commission approval was also given for a temporary overhead powerline route to the proposed Arroyo Grande Mobile Home Estates, to be located between Green Valley and Lake Mead Drive.



# City's lack of insurance could have immediate

HHN 2-25-76

by Scott Dickensheets

The reluctance of insurance carriers to underwrite municipal policies could have a number of negative ramifications in Henderson.

This local manifestation of a

nationwide problem threatens plans to bring a major printing company, Greater Buffalo Press, into Henderson, and might have more far-reaching consequences.

The company needs railway

access and is seeking use of the Henderson-Boulder City spur of the Union Pacific railroad.

That section of track was given to the state last year, and the question of who will maintain and operate it is one

of the key points in Greater Buffalo negotiations.

"We've been told," said city manager Gary Bloomquist, "That there is no way we (the city of Henderson) will be able to get liability insurance to

## and long-range effects

cover the railroad." This, he said, means the possible loss of an important industry

"We're not worried about the train running off the track, or anything like that," he said. "That's among the

least of our worries. But what if someone injures themselves walking across them?"

He pointed to a number of costly court judgements against cities based on similar seemingly-trivial incidents, that have made insurance companies leery of covering cities.

In order to deal with this and other insurance matters, the city is faced with the expensive and undesirable possibility of insuring itself.

"That's a high risk proposition for a smaller community," Bloomquist said.

Henderson's current carrier, according to David Lee, head of the city's business licensing department and point man in this insurance matter, has notified city officials that the premiums will increase anywhere from 50 to 1,000 percent.

The current underwriter for the city is Planet Insurance Co., and Cragen and Pike are the local agents.

Lee said the city should know by April whether it will have to take the self-insurance route.

Bloomquist said the city is still seeking another insurance carrier.

Estimates from city officials of the amount initially needed in a self-insurance fund run between \$250,000-\$400,000.

Bloomquist said he anticipates no reduction in city services nor an increase in taxes to fund self-insurance.

"We'll take the money we have budgeted to buy insurance, and put it into the fund," he said. "It would have to grow over time."

However, a multi-million dollar judgement against the city could be devastating, especially if there is only a couple hundred thousand in the fund.

"The rest would have to come from layoffs of personnel," Bloomquist said.

At the root of the problem is a recent spate of judgements that have cost the insurance industry millions of dollars; now they are spooked.

"There are very few insurance carriers writing municipal policies," Lee said, "and those that do have very high premiums and very high deductibles."

It is a nationwide problem that has already affected a number of local governments in Southern Nevada. Las Vegas, North Las Vegas and Clark County are all self-insured.



## Council to review departmental budgets in committee

Budgets within individual city departments will be reviewed at the committee meeting of the Henderson city council Tuesday night.

The committee meeting is scheduled to begin at 6 p.m. in council chambers at city hall, 243 Water Street.

Council will review General Fund department budgets, including those for the city council, city clerk, city manager, personnel, city attorney, finance, insurance and building expenses.

Also during the committee meeting, council will discuss

HAN 2-27-80  
an ordinance creating a limited improvement district on Sunset Road.

Total cost is expected to run \$4,642,370.84, with \$822,024.20 to be funded from assessments on property owners.

Council will also discuss an ordinance to increase the size of the commemorative beautification commission to seven. There are currently five members.

Final action on the LID and the beautification commission is listed on the agenda

for the regular council meeting, scheduled to follow the

committee meeting in the same location.

## Gold Bond on schedule

by Scott Dickensheets

Work on the new Gold Bond Ice Cream production facility is proceeding on schedule, according to Henderson Chamber of Commerce director Gary Johnson, and construction is underway.

"Everything's going great, it's on schedule," Johnson said.

He added that plans are in the

final stages to establish a 450-acre assessment district that would include Gold Bond and a number of surrounding properties.

"We're collecting the signed agreements," he said. "Then we'll run it through the Public Improvement Trust and get them to issue the bonds."

So far, he said, there's

HAN 2-27-80  
been no opposition to the assessment plan.

"There's been nothing negative. I keep looking over my shoulder, because when you attempt something big, you expect something negative. But I think the people involved see the overall benefit of the plan."

No tentative hiring schedule has been set up, according to

Gold Bond's main offices, though a plant manager has been hired. His name is Al Brunse. He is not a local.

"They need to begin production no later than August," Johnson said, guessing that some hiring would probably begin around April or May.

"They are going to import only around six people, so they are

going to have to start pulling in some of their key people from the local labor force," Johnson said. "They're going to have to have them in place and indoctrinated by the time they start general hiring."

The facility, which will produce ice cream novelty items, will employ around 300 people when fully operational.

## Sales tax hike forwarded for flood control fund

HAN 2-27-80  
Henderson voters as well as those in the rest of Clark County may be faced with a September ballot item asking their approval to raise sales taxes, depending on upcoming Clark County Commission actions.

In order to raise funding for county-wide flood control efforts the Clark County Flood Control District has recommended that sales taxes be increased from 5.75 percent to six percent.

They estimate this tactic would raise \$10 million an-

nually to fund the water control system.

An alternate funding plan, an increase in property taxes, was discarded because such taxes would have to be raised 13.3 cents per \$100 valuation to generate the same amount.

The county commission still has to hold public hearing on the proposal before determining if it will appear on the ballot. A final decision isn't expected until sometime in March.

The district is currently in the final stages of a massive flood control study, being conducted by James M. Montgomery Consulting Engineers of Las Vegas.

The study was funded when the 1985 state legislature created the Flood Control District and raised property taxes by two cents.

The study is scheduled to be completed in May.

When making the sales tax proposal to the county, district officials said that such a

move was desirable over a property tax increase for several reasons.

One is that tourists will help foot the bill by purchasing taxable goods.

Also, new residents would immediately begin contributing to the flood control effort.

Another attractive aspect of the proposal is that collecting the extra quarter-cent wouldn't add to the governments tax-collecting costs, officials said.



# Insurance

by Scott Dickensheets

Many state and city governments around the nation, including Henderson, are facing an insurance crisis as carriers become reluctant or unwilling to underwrite policies for them.

## dilemma maybe addressed nationally

HAN 2-27-86

Many factors have combined to cause this reluctance, and the result has been dramatic increases in premiums and deductible amounts, but with decreased coverage.

Many cities have opted to in-

sure themselves, setting up funds for that purpose. In most such instances, however, city officials agree that a large judgement against them could be disasterous.

Henderson is in an insurance

limbo now, according to Dave Lee, who handles insurance matters for the city.

He said that the city's current carrier, Planet Insurance Co., has agreed to look at the situation, and possibly write

the policy, but the rates will be higher.

"We know from previous correspondence that there will be at least a 50 percent increase," he said.

The other most viable option

is a self-insurance fund. Henderson currently has a fund set up to handle minor judgements.

Established last year with

**See insurance page two**

### Insurance from page one

\$20,000, there is currently around \$10,500 left in the fund. If the city decides on self-insurance, that fund would be greatly expanded.

This insurance problem has many tangled roots, including a trend towards generous court judgements and declining interest rates.

In recent years, trial lawyers have been going for, and obtaining massive judgements against local governments for negligence suits.

In Newport Beach, Calif., a man successfully sued the city for \$6 million after diving off a public beach and hitting a sandbar.

A local developer in Grayslake, Ill. won a whopping \$28 million settlement from the city after they denied him a sewer line.

These and many similar ac-

tions have spooked the insurance industry to the point where they are very cautious about municipal underwriting.

Coupled with this has been a downward movement in interest rates, which the insurance industry relies heavily upon for profits.

According to numerous sources, these factors have resulted in significant losses for the insurance industry, which reportedly posted a pre-tax loss of \$3.8 billion in 1984 and \$5.5 billion in 1985.

These figures, though, have been challenged by consumer advocate Ralph Nadar and J. Robert Hunter, former federal insurance administrator in the Ford and Carter administrations.

The two claim the statistics have been skewed to show loss

when there was none. They say the industry posted profits of \$1.7 billion in 1984 and \$6.6 billion in 1985, due to tax breaks, capital gains and investment income.

Other industry monitors say the industry gambled and lost a few years ago with heavy losses in high-interest investments, and that the increased premiums are an attempt to regain those losses.

Meanwhile, municipal officials and state officials are calling for a comprehensive federal program to control or regulate the insurance industry, as well as federal caps on court judgements.

Many states have already instituted such caps. Nevada has a \$50,000 limit on liability judgements against local governments, but that is not

recognized in federal courts, nor does it preclude multiple judgements arising from a single incident.

"We're anticipating two things," Lee said. "One is a federal action, giving some sort of protection to cities, and another is action on a state level."

Federal action would require gutting the 1945 McCarran-Ferguson Act that essentially left regulation of insurance matters to states, setting up no standards of excellence.

The House Commerce, Transportation and Tourism Subcommittee is currently deliberating the matter and the National Conference of State Legislatures reports that insurance issues are before every state legislature meeting this year.



# Blind man seeks friends for help across street

HAN 2-27-86

by Katherine E. Scott

Leon Paris and his seeing-eye dog have become a familiar sight around the Townsite neighborhood in the nearly five years they have been together.

In what seems to most people to be a comfortable daily routine, the legally blind man is regularly seen walking beside his black labrador.

But Paris relates problems that would hardly be considered by those unimpeded by such physical limitations.

Paris lives on the opposite side of Van Waganen Street from downtown Henderson. When he walks there he crosses at Ocean Avenue. It is most frightening to him at night time.

People "will not stop their vehicles. They will not stop," he emphasized. At nighttime, "We have almost been hit several times."

He said he received no response to his inquiries to Henderson's previous mayor and former city manager. More recently, Mayor Lorna Kesterston has been receptive, and he added city manager Gary Bloomquist discussed the situation with him.

He said Bloomquist told him it would not be feasible to put up a stop sign, red light or crosswalk at the intersection. He added the city manager told him people race their vehicles along

Van Wagenen in that area.

"In the daytime at least they can see us," Paris noted. Even then, or when friends help him cross Van Wagenen, "It's very frightening when you don't have your eyesight, to walk across the desert."

Paris is seeking new friends who could help him get to his meal each evening. He dines regularly at the downtown casinos.

"It can be anytime at night," he mentioned. He would like to have someone to pick him up, or even walk alongside. Any time, such as 7, 8 or 9 p.m., would be good for him.

"It's only about a mile and a half."

He does have friends who help, "But you can't expect them to do that every night."

He has been attempting to sell his home and move closer to the downtown area, but so far there have been no takers.

In the meantime, individuals who live in the area or who frequent the Eldorado Casino or Rainbow Club might be able to pick up Leon Paris once a week.

Service organizations might also consider a community service project for members to aid him during the week.

Anyone interested in helping out a neighbor, and making a new friend in the process, may call Paris at 565-6114.

## Four public library systems apply for

By Sean Whaley  
Review-Journal

2-27-85

Dividing up \$10 million in state bond money for library construction may not be as difficult as local and state library officials had anticipated.

Four requests totaling \$10,289,753 for the \$10 million available have been received by the state librarian, including \$7.7 million from the Las Vegas-Clark County Library District and \$2.1 million from the Henderson District Library.

The first review of the requests will be made in Las Vegas on Friday when the state Council on Libraries meets at UNLV's James R. Dickinson Library at 9 a.m.

Because all public library systems in the state were eligible to apply for

the funds, initial predictions were that the number and amount of requests would greatly exceed the available money.

Bonnie Buckley of the state librarian's office in Carson City said four requests for money have been submitted to the library council, an advisory body that is expected to make recommendations Friday. The final decision on which entities get how much money will be made by the state Legislature's Interim Finance Committee, possibly as soon as March.

The two non-local requests for funds came from the Washoe County Library, which is asking for \$100,000; and the Elko County Library, which is asking for \$360,000.

A fifth tentative request has been submitted by the Pershing County Library for an estimated \$50,000. This amount has not been included in the total request for funds, Buckley said.

The \$7.7 million requested by the Clark library district, if approved, would fund eight library projects on the drawing boards, including a \$9 million, 100,000-square-foot central library, two rural libraries in the Moapa Valley and Mount Charleston and new facilities at Green Valley, Sunrise and West Las Vegas. Expansion would take place at the Flamingo and Spring Valley branches as well.

The Clark district originally expected to apply for \$9.6 million of

## state funds

the \$10 million available money so other projects, including several rural libraries, could be constructed as well.

But a change in the local contribution factor, in conjunction with several expenses that could not be included as part of the local contribution, forced the district to reduce the request.

The Clark library district is the only library system in the state to have passed a local property tax increase for library construction. Voter approval resulted in \$15 million for local library construction.

If the Henderson library request is approved, it would permit the construction of a new 21,000-square-foot facility for the community.



# City will maintain track to lure

HHN 3-4-86

by Scott Dickensheets

The Henderson City Council tonight will consider an item that would pave the way for Greater Buffalo Press, a major printer of newspaper advertising inserts, to construct a plant here.

The item concerns a joint operating agreement between Henderson and Boulder City to maintain the section of railroad track between the two cities, according to Henderson City Manager Gary Bloomquist.

The track, previously owned and operated by Union Pacific, is now owned by the state. Both city councils must approve the agreement. Boulder City will

consider it March 11.

Greater Buffalo requires guaranteed railway access, and use of those tracks has been a key issue in the matter.

The Henderson-Boulder City agreement arose from a meeting held last week between officials of the two towns, the state, the Nevada Development Authority and the Henderson

Chamber of Commerce.

Also resolved at the meeting was the question of liability for the railway.

"The state will still own the track," Bloomquist said, "so they will still hold primary liability for the track. Union Pacific will hold liability when trains are running. Henderson is pretty far down the liability list."

There were earlier fears that Henderson's inability to obtain liability insurance for the track might hamstring the project.

The company is also looking at property along Boulder Highway, near the GTE complex, that have access to the rail lines.

According to Henderson Chamber of Commerce director Gary Johnson, they have

## printing firm

agreed with the property sellers on a price and terms.

Approval of the maintenance agreement would remove the main obstacle to bringing Greater Buffalo to Henderson, which would mean around 200 more jobs when the plant is operating at peak capacity.

Johnson said the railroad would require little maintenance.

"There is no high speed activity on those tracks," he said.

"And the climate here prevents freezing upheavals. The low humidity eliminates the rust problem that a lot of other tracks have."

Three contractors approved by Union Pacific will be approached to undertake maintenance responsibilities.

## Yakubik to seek zone change tonight

HHN 3-6-86

scenents of a Townsite block later Paul Yakubik will take t step in their attempt ge the zoning of their hen the Henderson Plan- ommission meets Thurs- ght at 7:30 p.m.

Block 17 Group is re- ng a change from R-1 family zoning to R-4 nent zoning for the block ng W. Basic Road between treet and Lynn Lane.

s attempt arises in part Yakubik's failed attempt

to get a zoning variance allow- ing him to duplex a house he owns on that block.

When he withdrew his vari- ance request from the city council in January, Yakubik stated his intention to seek the zoning change.

Also on the agenda are a use permit request and an archi- tectural review request from Kingdom Hall of the Jehovah's Witnesses, who wish to operate a church and conduct related activities at 601 Arrowhead

Trail in the Black Mountain neighborhood.

In another item, Dennis Augsburg is seeking a vari- ance to allow a 12-foot front set- back where 20-feet is required at 242 Nebraska Avenue.

A couple of other zone change requests will also be heard by the commission.

Randall T. Schaefer of R/S Development Company is re- questing a zone change from two family zoning to single family zoning on nearly 30

acres north of Warm Springs Road and west of Valle Verde Drive in Green Valley.

He is also asking for a ten- tative map review of Belcourt Estates, the development he plans to build there.

Western Holding Company, of Las Vegas, is asking for a change from rural residential to single family zoning on 30 acres east of Eastern Avenue and North of Wigwam Park- way in Green Valley.



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firm

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## New library gets \$1.9 million

HHN 3-4-86

by Scott Dickensheets

A new Henderson library moved a step closer to reality Friday as the state library board recommended that \$1.9 million be given to the city for the project.

The Nevada Council on Libraries made the recommendation after reviewing statewide requests for the \$10 million in available library funding.

The recommendations will be forwarded to the state legis-

lature's Interim Finance Committee, who will take final action on dispensing the money, possibly later this month.

Henderson originally requested \$2.1 million, but the recommended grants to both Henderson and Las Vegas were shaved in order to provide funding for Elko and Washoe county library projects.

The lost funding might affect some square footage in the new library, according

to project architect Dennis Rusk, but he said it posed no major problems.

"It's not what we hoped for," he said, "but it's not insurmountable either." He added that they would still be able to accomplish the proposed building.

"We need to go from the pre-design stage, where we are now, to the design development stage, and we'll make the adjustments then."

A number of Henderson residents attended the meeting, including Mayor Lorna Kesterson, and Henderson Community College campus director Herman Van Betten.

City manager Gary Bloomquist, praised the library council.

"I think they did an outstanding job," Bloomquist said, "and it would be difficult for us to complain, either about the process or the result."



# Council counters Greenway Road editorial

HAN 3-6-86

Dear Editor:

We have read your editorial of Feb. 27 and believe it, unfortunately, to be misleading.

A portion of the editorial is correct when it suggests that "realignment first bogged down with negotiations between the city and Black Mountain Golf Course and Country Club.

A second major delay occurred when water re-use ponds were discussed for possible location on the golf course."

Black Mountain is one of only two golf courses in Henderson, is heavily used, and is a major asset to the entire area. Preservation and protection of this major community resource should be good reason for assuring that good planning and design guarantee the minimal possible disruption.

The board and leadership of the country club have been absolutely outstanding in their cooperation and assistance towards allowing this project to go ahead.

We only wish that we could always have the privilege of working with people who, while protecting their membership interests, also relate and assist so well in solving community needs.

We do believe that your inference that city hall has become the council's number one priority and thereby relegated Greenway to some lower status is way off base.

Greenway involves engineering, property acquisitions and construction. The City Council does none of these. The city hall project requires significant staff time but not from the same people who are responsible for the design of Greenway.

As has been well publicized, the new City Hall is being designed by a private architect who is hiring all outside engineering personnel.

The suggestion that the city has taken too long to use its last bond issue is simply not correct. The bond issue for this project was not sold until 1983.

Authorities have recognized that projects do take time to begin and complete and that is why municipalities are allowed three years from date of sale to expend bond issue proceeds.

Your suggestion that bond issue funds should be used before other projects are contemplated would totally stifle this or any other government.

With this philosophy, we would not have been able to correct or obtain funding for the 1984 flood damage. Gold Bond Ice Cream would not be under construction. We would not be meeting with the state, NDA, Buffalo Press and the Union Pacific Railroad in order to bring a large, new industry into the city.

Water and sewer would not be going into the Gibson Road paving project in order to encourage the development of another large new tax-paying industry.

We would not be meeting with the State Library Council in order to attempt to obtain 21 percent of all statewide funding for a needed new Henderson library.

Right now paving is going on in an area of Water Street and Ocean Street. Following is a listing of 24 significant projects that were carried out in 1985.

Horizon slotted drain, Valley View water, Valley View paving, new street lighting, Tungsten water, Civic Center Complex paving, Black Mountain reuse waterline, Arrowhead Trail waterline, Section 24 street resurfacing, BMI pool demolition, roofing municipal buildings, Mahlon Brown bike path, city wide fog seal program, Sunset Road sewer line, C-1 Channel

pedestrian bridge, lower east side interceptor (phases I & II), Major Avenue resurfacing, Lead Street water main, waterline to Horizon, Green Valley Fire Station, Pittman Wash sewer, Pittman waterline, Pittman street improvements and Market Street water mains.

The suggestion is that for some reason we have been holding street bond money. People who live in this city have observed the Major Avenue resurfacing, the Horizon slotted drains, the Victory Road and Pacific Avenue area cul de sacs, and Linden Street improvements.

We are proud that we have been able to bring projects such as the downtown area pool, city hall and library to such a stage as where we are now negotiating with a good-sized hotel to be located on the civic center site.

We have reached this point without breaking community trust and attempting to reallocate voter approved bond funds to these projects.

We're pleased that Green Valley Fire Station has now opened with fire bond funds; all of which will be expended within the legal time frame.

We're pleased that we have spent street bond funds in many Henderson neighborhoods for many needed projects.

We will all be pleased when Greenway is completed properly with the integrity of the golf course having been preserved.

Sincerely,

Lorna Kesterson, Mayor

Carlton Lawrence, Councilman Ron Hubel, Councilman

Charlotte Yakubik, Councilwoman

Mike Harris, Councilman

Gary Bloomquist, City Manager



# Viewpoint

## Railway maintenance costs worthy investment for future

HNN 3-6-86

Henderson has taken another step toward increased public investment in economic development, this step however has a direct cost associated with it.

The city has agreed to maintain more than half of the old Union Pacific Railroad spur to ensure that a printing plant that could bring 200-300 jobs locates in Henderson.

Other possible exploitation of the track is being considered, but may be viewed as remote under realistic scrutiny.

Has the city overstepped the boundary of reasonable public inducements to attract new industries with an agreement to maintain a railway to a production facility?

We think not.

Because of the luck of the draw (or maybe the lack of the draw), Henderson missed by less than a year preventing Union Pacific from ever abandoning that portion of the spur that services the industrial properties south of the populated portion of Henderson.

City officials say that if such an industry as Greater Buffalo wanted to use the tracks for paper delivery before Union Pacific acquired permission to abandon the line, the city could have fought and possibly prevented abandonment.

However, that was not to be. First marketed as an industrial park site with rail access, continued lack of interest by prospective businesses in rail delivery or shipment put off city and Henderson Development Association officials from seeing rail as important to the industrial land's development.

No fuss was made by Henderson officials when Union Pacific announced plans to abandon the track, unlike Boulder City, where citizens and leaders saw the withdrawal of the rail spur as a mixed blessing.

Discussion was aired on both sides in Boulder City. Abandonment would mean removal of some traffic obstacles and other problems caused by the track but would also mean the loss of an historically important byway to the town created by Hoover Dam.

Meanwhile, little was said here, as some pressed for abandonment because it could lead to private exploitation of the track as a tourist amusement or historical train engine repository.

Use of a spur from the industrially zoned land had either been forgotten or neglected, the area simply wasn't seen as offering rail service.

Union Pacific receive permission to abandon in 1985 with little bother. Only Basic Management, Inc., industries inquired if abandonment would affect them. It would not.

Without an industry using the rail spur to the industrial park south of the city, Henderson may have had a very shaky case to oppose abandonment.

Whether done consciously or not, the city opted not to oppose withdrawal by Union Pacific, a move not wise in hindsight.

We all would like to go back to the past and do things differently but we know that's impossible.

Local officials cannot be blamed for losing sight of the importance of rail access to industrial land because for years no potential buyer wanted a train spur in the south industrial park.

Now that someone does want rail service and the mistake is complete, the city has recovered in the cheapest and best way possible, and refused to throw the baby (Greater Buffalo) out with the bath water (Union Pacific's abandonment of the railroad spur).

Greater Buffalo could prove to be a landmark industry for Henderson as other national printers have been rumored to be looking at our community for their facilities.

Other businesses and industries will certainly follow the lead of such a large private capital investment into our city.

For a small investment of maintenance costs for several miles of railroad, Henderson may reap great benefits.

## Council authorizes agreement to

HNN 3-6-86

by Katherine E. Scott

In an emergency item added to the city council agenda Tuesday night, councilmen voted to authorize staff to negotiate an agreement with Boulder City and the State of Nevada to maintain and operate a railroad spur through Henderson to Boulder City.

Final agreement will come back before city council for approval. The section of railroad track is owned by the state.

City Manager Gary Bloomquist and Chamber of Commerce executive director Gary Johnson told council that maintaining the section of track will affect more than the one plant which they hope to attract to the city.

They said it will enhance future development in the industrial area.

Johnson mentioned the interlocal agreement needed to be made since the state acquired the track last year. He noted, "Buffalo Press just pushed us forward into doing that."

In other business, council approved the architectural review of the new city hall following a few explanations from Archtec Inc. president Dennis Rusk.

"We're going to be relocating part of the parking lot on the Water Street level... as opposed to the plaza level," Rusk told council in response to questions.

He described parking for the convention center would be located on the south side of that building.

Regarding the reflecting pond, Rusk pointed out that "is also the cooling system for the city hall and for the new library." He estimated a 40 percent savings in consumption in the life of the two buildings.

Rusk mentioned the cost of building the system will be shared, with the library paying for the construction and the city paying for the equipment.

He noted the pond had to be as large as planned because it will need to provide cooling for a combined area of 60,000 square feet.

Also during the council meeting city solons gave staff approval to negotiate the sale of land recently purchased in

settlement of a lawsuit.

However, council voted against allowing for a broker fee to be paid as part of the sale. Councilman Carlton Lawrence, the most outspoken member about broker's fees, pointed out the city has been selling land for 30 years without such an arrangement.

In another agenda item involving the same land, council approved \$2.4 million short term loan with First Interstate Bank. The interest rate was set at 6.7 percent.

Also during the regular meeting, council filled one vacancy of a local board and reappointed five members of

## maintain track

another committee.

Len Remmert was appointed to fill an unexpired term on the Parks and Recreation Board.

On the Senior Citizens Advisory Committee, Majorie Christensen and JoAnn McEvers were reappointed until December 1986.

Frank Thompson, Judy Watson and M.F. Ames were reappointed until December 1987. Ames is chairman of the committee.

In a separate action, council increased the size of the commemorative beautification commission from five to seven members. No one was appointed at the time.



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# ew Henderson city hall complex designed to

Architect Jannis Rusk sees it as a "living, organic" structure rising majestically from the upper elevations of downtown Henderson, visible from the northernmost entrances to the Las Vegas Valley.

City leaders see it as means of revitalizing a sagging downtown economy and changing the image of the town that has been the butt of jokes in Clark County.

If nothing else, workers and resi-

dents in Henderson are hoping the new city hall will eliminate the need for a road map in getting from one department of city government to another.

Last week the City Council approved plans for construction of a six-story, 34,000-square-foot city hall on a lot directly across from the current building. The \$4 million project has almost unanimous support from city officials. The money will come

from the land fund, which has enough money to pay for the building in one lump sum. Construction could begin in August.

City employees appear to be the project's most enthusiastic proponents.

"We recently had to add an additional draftsman and we had to cut the (photocopying) room in half to make room," City Manager Gary Bloomquist said, emphasizing the

lack of space currently available. "It's a management nightmare."

Since the current City Hall, 243 Water St., was built in 1963, Henderson has grown to a point that its offices have spilled out of the building and into other offices spread around town.

Mayor Lorna Kesterson cannot hold a private conversation or meditate in quiet. She shares an office with her secretary. They are separat-

## change town's image

ed by a small partition.

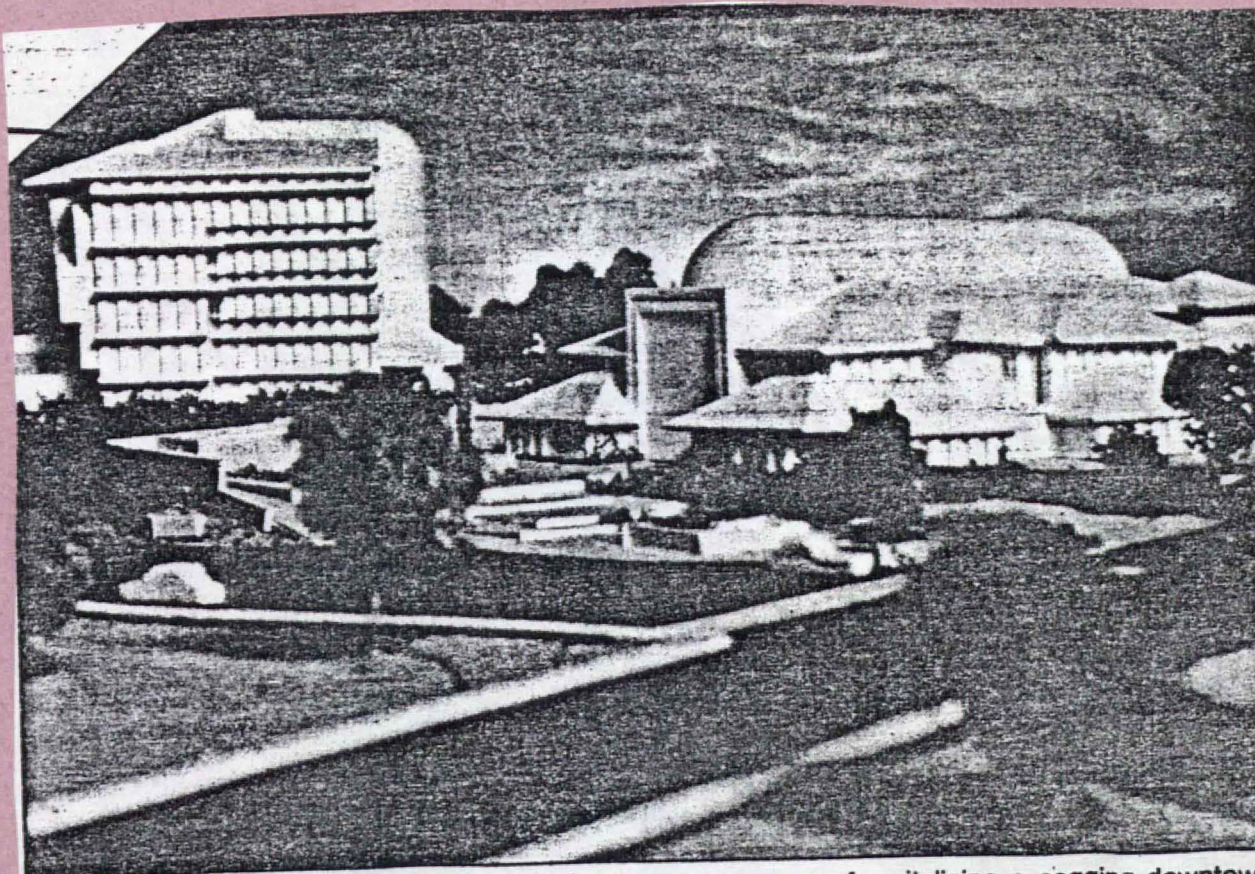
Two departments and five divisions are located in a temporary building located next to a recently paved parking lot at 225 Lead St. The building has been rearranged so many times to accommodate new employees and filing cabinets that workers frequently call it the "puzzle palace." The Parks and Recreation Department is in another building at 201 Lead St.

Residents and employees often must walk from one building to the next to take care of business.

"We coordinate our departments, but it's very costly to coordinate the way we have it set up now," Bloomquist said. "The city is going to grow. We expect to add somewhere around 10 to 12 employees a year."

Rusk hopes his drawings will eliminate all those problems. Each floor

Please see HENDERSON/2B



NEW CITY HALL - The new headquarters for the City of Henderson is viewed by leaders as

a means of revitalizing a sagging downtown economy and changing the town's image.

### From 1B

of the proposed building will house a level of city government, with departments most often needed by residents on the lower floors. The mayor's office, on the top floor, will feature a view of the entire city, including areas beyond Black Mountain.

At a recent carnival on the site of the proposed building, Rusk rode a Ferris wheel to see how far he could see.

"It works," he said. "I could even see the (Sky Harbor) airport."

But Rusk said the city hall and the adjacent library, which he also is designing, will be more than just places to work and read books.

"These buildings are designed for people rather than for mechanics," Rusk said. "We have a high accent on aesthetics."

Rebelling against what he considers to be buildings that look like boxes, Rusk's city hall design in-

cludes an atrium that extends to the sixth floor, topped with an insulated, glass vault. He studied the position of the sun at various times of the year to determine how to make the building energy efficient.

"This is the opportunity for me to have my first true expression of the type of architecture I've been studying and preaching about for almost 17 years," Rusk said.

Not all Henderson residents agree with his concepts. The Rev. Caesar Caviglia, pastor of St. Peter's Catholic Church and an influential community leader, said he thinks the atrium and the height of the building would be a waste of space.

"The building is going to be all consumed in hallways," Caviglia said. "He (Rusk) is experimenting on public monies."

Caviglia also criticized the vaulted ceiling as being an "air-conditioning nightmare."

Other city leaders, however, are

hoping the new civic complex, regardless of its design, will reverse a trend that has seen several downtown business close down in recent months.

"We're getting thrift stores and that type of thing in place of the old retail stores downtown," said Gary Johnson, executive director of the Henderson Chamber of Commerce. "Hopefully, the new city hall will change the complexion of businesses downtown."

Henderson has been plagued with sprawling growth that fills isolated pockets spread over more than 70 square miles.

"Every community needs a focal point," Johnson said. "We have a downtown but it is not a hard-core downtown."



## Gibson doubts Raggio will be supported on holding library money

HHN 3-13-86

A member of the state's Interim Finance Committee said Tuesday he will recommend that a larger-than-planned portion of the state library construction bond be held back for future applicants.

The comments were made by Sen. William J. Raggio, R-Washoe County, who said that all statewide libraries should have the chance to apply for funding.

Henderson is seeking a \$1.9

million chunk of the \$10 million available under the bond. There are reports Raggio will ask as much as \$5 million be held back, which would possibly mean a complication in the Henderson library funding.

Sen. James Gibson, chairman of the committee, said Wednesday morning he was unaware of

**See money page two**

### Raggio's comments.

"It would be hard for me to speculate on what he meant," Gibson said, "but we have the recommendations of the Nevada Council on Libraries, and I assume we'll follow those recommendations closely."

The council met Feb. 28 to review funding applications

and make recommendations.

He added the council had recommended \$450,000 be set aside, and said he didn't think Raggio would find much support for withholding as much as \$5 million.

The Interim Finance Committee meets March 24 to take action on the funding.

## Council to establish interest rate for disputed LID bonds

HHN 3-11-86

The Henderson City Council is scheduled to meet this morning in a recessed regular meeting to establish an interim interest rate for Limited Improvement District no. 821.

The resolution setting the interim interest rate at 9.25 percent is the only item of business on the agenda for the 9 a.m. meeting to be held in council chambers at city hall, 243 Water St.

According to the background supplied on the item, assessments were levied against property in the LID area in March 1985. Protests made by property owners halted the bond sale.

"We are now at the point," stated finance director Steven

Hanson in the background material, "where the first installment payment is due and we still do not know what our permanent financing interest rate will be."

Establishing an interim interest rate will allow the city to pay the Treasurer of Clark County a "notice of unpaid and deferred installments."

## Planners okay Yakubik zone change

HHN 3-11-86

by Scott Dickensheets

The Henderson Planning Commission Thursday night gave its approval to a Townsite Block rezoning effort led by Paul Yakubik.

Yakubik and residents of Townsite block 17, the section fronting W. Basic Road between Tin Street and Lynn Lane, are seeking to change the zoning from its current R-1 single family residential status to R-4 apartment density zoning.

The motion for approval received a 5-1 vote, with commissioner Chapman Wooten dissenting and commissioner Mary Roberts excused.

Four letters of protest were received by the board, includ-

ing one from Neil Twitchell, principal of Gordon McCaw Elementary School, which is behind block 17, and one from a Clark County School District official. Both urged that approval of the zone change be conditional upon a block wall being built between the property and the school. No such condition was added to the approval motion.

Yakubik stressed to the commission that approval would revert the block to the R-4 zoning it had prior to the 1969 adoption of a master zoning map that had inadvertently changed the zoning to R-1.

He also said that in the light of the construction of the new city hall complex across the

street from block 17, houses there could be converted to small office buildings with appropriate use permits under R-4 zoning.

The planning department staff recommended approval by ordinance, and urged that either the entire block be rezoned, or none of it.

This will appear before the Henderson City Council March 18 for final action.

In other commission activity, the planners approved a variance request in the applicant's absence.

Dennis Augsburger is seeking a variance to allow a reduction in the front yard setback for his property at 242 Nebraska. He wishes to build to within

12 feet of the sidewalk instead of the required 20 feet.

Augsburger was attending a UNLV Rebels basketball game, and left the decision to either table the motion or act upon it to the commission.

After little discussion, in which no hardship (a main factor in receiving a variance) was mentioned, the commission approved the motion.

Also approved was a use permit and an architectural review of a planned Jehovah's Witness Church at 601 Arrowhead Trail in the Black Mountain neighborhood.

Burl R. Linebarger, a representative of the Kingdom Hall of the Jehovah's Witnesses, told the commission that the

church would be erected in two days.

Planner Dennis Rusk, an architect, said that he has designed plans for Jehovah's Witness churches in the past.

"It takes me longer to draw a church than it takes them to build it," he said. "It blows me away."

Linebarger said the structure would be built on an April weekend, and would be a one-story stucco building.

Approval of the use permit hinges on city approval of a land transfer between the church and the city. The church traded their facility in Wells Park for this land, but the transfer has yet to be given the nod by the city council.



# Council may prepare for hotel in downtown

HHN 3-13-86

by Katherine E. Scott

If passed by the Henderson City Council at their regular meeting Tuesday, one item on the agenda may be the first

step for a major hotel to locate in the downtown area.

According to background information in the council's agenda packet, "interest has been shown by three separate firms in the construction of a hotel on the Civic Center site next to the Convention Center.

Staff is requesting authorization from council to enter into negotiations, either for sale or for long-term lease.

In other action at the meeting, scheduled to begin in council chambers at city hall at 7 p.m. Tuesday, council will discuss and vote to ap-

prove a 40-year contract with the Henderson District Public Library.

Approval of the lease for 4.064 acres on the northwest corner of Water Street and Basic Road will allow con-

struction to begin for the new public facility.

According to the lease before council, the library district will pay the city \$3,014.71 per year for the land.

Council is also scheduled to

take action on a land exchange with the Jehovah's Witnesses, plus consider a use permit and architectural review for the church planned at the new location.

Also during the meeting

## area

Tuesday night, council is scheduled to appoint members to three city boards. The agenda lists two vacancies on the

See council page two

## Council from page one

Commemorative Beautification Commission, and one vacancy on the Electrical Board.

In addition, council has been asked to disband the Citizens Advisory Committee for the Comprehensive Plan and form a new Citizens Advisory Committee.

Citizens to be appointed are listed as Sue Morris, Artie Cannon, Lee Carlson, Gary Johnson, Gary Fitzgerald, Maurice Toich, Leonard DeJoria, William Mason and Arthur Christy.

Business licenses recommended for approval on the council's consent agenda include a tavern license at 6301 Mountain Vista for J.D. and

Karin Huffer, a tavern license and package liquor license at 6250 Mountain Vista by J.V. Enterprises Inc. and a private

investigator and process server license for Donn G.D. Alitois, doing business as Central Bureau of Investigation.

## Building increase moderates in February

HHN 3-11-86

By Scott Dickensheets

Henderson building activity dipped somewhat in February, following a strong January showing, but the 1986 numbers are still swiftly outpacing last year's.

There were 284 building permits issued during February, with an estimated valuation of \$9.74 million. That value figure is down a bit from Janu-

ary's \$12.94 million, but it is high above the \$5.29 million figure for February 1985.

The drop between January and February figures occurred mostly in the *office, retail and commercial* category, which was more than \$3 million lower

in February.

The first two months of 1986 have seen 527 building permits issued, worth an estimated \$22.68 million.

The first two months of 1985 recorded only 302 permits worth around \$9.41 million.



# Avery lauded as top supervisor, named officer of the year

HHN 3-13-86  
by Katherine E. Scott

The Henderson Police Department's officer of the Year looks too young to boast the law enforcement background he does.

But Sgt. James J. "J.J." Avery has been on the local police force 17 years this summer. And last year, according to a letter of recommenda-



J.J. Avery

tion from patrol commander Lt. Ronald Delia, his shift "had the highest level of perceived satisfaction and esprit de corp, and the lowest incidence of officer complaints of any shift in the division."

Delia continued, "I attribute

this to (Avery's) abilities as a supervisor."

In a recent interview, the sergeant mentioned that when his shift is on duty, "we're responsible for everything that goes on in the town."

In addition, Avery said he is responsible for supervising and evaluating his "men," including Henderson's only woman police officer, and to handle citizen complaints.

One major part of his job, he said, is "concern for the men's well-being, and their safety." He involves himself in the officers' emotional as well as physical health.

"Stress is the big killer" in law enforcement and he tries to be aware of his men's feelings.

He believes in "positive discipline," finding the cause of a problem and dealing with that rather than meting out punishment.

As leader of the men on his shift, Avery must stand back and supervise while the officers take risks.

He recalled his frustration Jan. 17 when his men approached the apartment of a suspect known by police to be dangerous. The suspect, Duane

Robert Wheeler, threw an open-blade knife as officers entered.

Wheeler was shot by officer Benedict "Dick" Trettel in what was ruled by a coroner's jury to be justifiable homicide.

But Avery remarked recently, "that couldn't have affected me more if I had pulled the trigger myself."

Avery started on the Henderson police force in August 1969. He noted he served in patrol for three years, as traffic officer for four, and detective for two. He has been a

sergeant eight years.

He has high praise for Delia and Henderson police chief James Goff. He commented they instituted a complaints desk, set priorities for the dispatchers and organized directed control, among other accomplishments.

"They have taken a (limited) manpower and... they've stretched it so we can handle everything that's coming in."

Avery lives in the Highland Hills neighborhood, near his two daughters. "They live with their mothers," he mentioned, but visit him frequently.

## Interest rate set so LID payments can begin, city contemplates counter lawsuit

HHN 3-18-86

A trio of city leaders voted unanimously Tuesday morning to set an interim interest rate for a Limited Improvement District originally established nearly two years ago.

Opposition from property owners has halted sale of the bonds to finance the improvements.

Mayor Lorna Kesterson presided over the 9 a.m. recessed regular meeting of the Henderson City Council in a session so brief three staff members, only minutes late, missed the proceedings.

Councilmen Carlton Lawrence and Charlotte Yakubik were also present at the meeting.

City attorney Shauna Hughes told council, "we need to establish an interest rate" to charge property owners for

LID number 821 so the first payment can be made.

The item approved by council called for an interim interest rate of 9.25 percent.

Hughes mentioned the city did not feel it would be wise to sell bonds for the district while a court battle is underway.

She named Jeanne Olsen Burgwart and her son Peter Olsen as the property owners, adding another party had dropped out.

In an interview later Tuesday, Hughes said the pair felt the assessment on their property was too high so they filed with the courts in a timely manner.

According to city staff members, the assessments were levied on April 1, 1985 and the bonds were to be sold starting May 20. The city received no-

tice of the litigation on May 9.

Hughes said the city has discussed settlements with the property owners' attorney John Gorman but no agreement has been reached.

She said the city is considering a countersuit to recover costs in the delay of the sale of the bonds and for bond council fees, plus any other associated costs.

Public Works Department director Geoffrey Billingsley feels the case should be settled soon or the city should sue. He says the legal battle is "ultimately going to cost the people more money."

He described the LID as including Basic Road and Harris Street in one area, Tamarack Drive and Greenway Road in another, and Truffles Street, Mona Lane and Boris in a third.



# New planner appointed

HHN 3-18-86

The city of Henderson has hired Planning Department city planner William R. Smith, effective March 17.

Smith comes to Henderson from West Palm Beach, Florida, where he has served as deputy planning director for the past four and one-half years, supervising the Comprehensive Planning and Community Development Divisions of West Palm Beach.

Smith holds a Bachelor of Science Degree in Business Administration and a Masters Degree in Public Administration and has enjoyed a career in the public arena spanning more than 20 years.

He brings with him excellent credentials which will serve him well in this challenging position in our rapidly-growing city, local officials said in a March 6 news release.

He will work under the administrative direction of Planning Department director Rich Heckendorf in planning, directing and coordinating the activities and services of the division, including long-range and current city planning activi-

ties, general plan and zoning code maintenance, review of proposed developments and processing of permits, as well as assisting in the supervision and training of staff.

With the anticipated growth

of the city during the next few years, Smith is a very welcome addition to the Henderson Planning Department staff, and can expect to be a very busy man, city officials said.



William R. Smith

## Part of Boulder Highway to be repaved

3-14-86

Review-Journal Capital Bureau

CARSON CITY — Within a month, contractors will begin repaving a 7.6-mile section of Boulder Highway between Henderson and Las Vegas, the state Department of Transportation said Thursday.

Las Vegas Paving has been awarded a \$3.3 million contract to repave

Boulder Highway between Major Avenue in Henderson and Harmon Avenue in Las Vegas. Because Boulder Highway is heavily traveled, grinding and paving work will take place at night. At times, traffic will flow on only one lane.

Specific traffic control measures will be announced later this month.

Las Vegas Paving has been given 130 working days to complete the project.

Engineer Earl Miller will supervise the project for the Department of Transportation. The bid submitted by Las Vegas Paving was approved by the state Transportation Board.



# League of Cities Washington, D.C. meetings profitable, locals say

HHN 3-18-86

Three Henderson city officials who attended a week-long conference in Washington D.C. say they returned with valuable ideas and information.

City manager Gary Bloomquist and Councilmen Ron Hubel and Mike Harris attended the March 5-12 National League of Cities meetings in the nation's capitol.

"We were very busy," Harris said, "It took every bit of the seven days we were there."

Some of that time was spent with Federal Aviation Administration officials discussing Sky Harbor airport, discussions the three men say yielded im-

portant information.

"One thing we learned," Hubel said, "is that Sky Harbor doesn't have to have 'reliever airport' status to qualify for FAA funding."

Bloomquist added, "we've been operating under that assumption and working towards that. Now we don't have to go through that process."

They spoke with the FAA director of planning, who they said was familiar with Sky Harbor and urged the city to apply for grants to conduct an airport master plan study.

"This would be proper, professional planning," Hubel said, adding that the FAA would

fund around 90 percent of the needed improvements.

While in Washington, Bloomquist, Hubel and Harris also met with the federal economic development officials to discuss funding for Boulder Highways beautification efforts.

"We learned the criteria and requirements for that funding," Harris said.

"We also learned that basically, we'll have to wait until the next federal fiscal year before applying," Bloomquist said.

The three also spoke with the Nevada Congressional delegation and other N.L.C. representatives about another Henderson concern, the East Leg Freeway,

which has been threatened by the federal budget-cutting axe.

"(The Nevada congressmen) assured us it was still an area of extensive concern," Bloomquist said.

"What the federal government is doing," he continued, "is not releasing money held in trust funds."

"These funds are not off-budget funds, so they give the impression of a false lowering of the deficit." Off-budget funds are not tallied in the federal budget.

One thing that impressed Bloomquist, Harris and Hubel was the efficiency of the city's \$24,000-a-year Washington con-

sultant, Barbara McCall.

"She got us appointments with the right people, the key people for the issues we were interested in," Harris said. "and she knew her way around Washington."

"She probably saved us half a day in travel time. We got more business done that way."

"And," Hubel added, "we now have a staff person in Washington D.C., who can be there to support any issue we have."

"Things are very fluid in Washington right now," said Bloomquist, "There were two new pieces of legislation introduced into Congress while we



**PEOPLE OF THE YEAR**—Henderson Boys and Girls Club outgoing board of directors president Bill Dedmon (right) presents Henderson city manager Gary Bloomquist with the club's Man of the Year award, city grants administrator Ann Barron with the club's Woman of the Year award and board of directors treasurer Jean Wright with the Board Member of the Year award. Dedmon made the presentations at the club's annual installation banquet conducted recently.

HHN 3-20-86

were there, one that would extend general revenue sharing and one concerning municipals bonds.

"A lot of that came about because there were 3,500 National League of Cities delegates pounding on doors, asking for the same thing."

Reflecting on the experience, Bloomquist said it was gratifying to find support for Henderson's concerns.

"People said some very heartwarming things," he said. "It's good to know you have some support."

"What I learned there," Harris said, "will help me do a whole lot better job here."



## County plan could mean

### millions for city

HHN 3-20-86  
by Scott Dickensheets

Federal approval of a county economic development plan could mean millions of dollars for Henderson improvement projects.

The plan, drafted by a 41-member panel and adopted by the Clark County Commission Tuesday, could open new funding avenues if it's approved by the Economic Development Administration, an agency of the United States Department of Commerce, according to Ann Barron, Henderson economic development coordinator.

The plan pinpoints areas where improvement would help lure new industry to the area, and lists approximately \$38 million worth of Henderson street, sewer and water projects.

However, it gives no priority to any projects listed.

Included in the plan is a water system for the Sky Harbor airport area, Boulder Highway improvements and a number of sewer projects, Barron said.

She cautioned, though, that the money is far from being in the bag. "This is the first of many hard steps," she said.

"After EDA approves it, then we have to apply for the money, and each application will have to stand on its own merits. They won't fund any project not on the list.

She added Henderson would be competing with entities from other western states for a limited amount of regional funding.

Clark County became eligi-

See money page three

## Money from page one

ble for EDA assistance because its unemployment rate has been above the national average over a two-year period. The aim of this EDA program is to assist such areas.

Both Barron and Henderson Chamber of Commerce director Gary Johnson sat on the panel, and Barron served on the executive subcommit-

tee that developed the actual document.

## Council defers offsite improvements

HHN 3-25-86

by Katherine E. Scott

The Henderson City Council approved a deferment recommended for denial by city staff following discussion during their regular meeting in council chambers at city hall Tuesday night.

Councilman Carlton Lawrence was absent from the proceedings and Mayor Lorna Kesterson began the meeting with a moment of silence for the memory of his late wife, Marijane, who died Sunday.

A budget meeting scheduled last night was postponed until next week. A memorial service for Marijane and the Lawrence's late son Richard was held at 2 p.m. yesterday. Richard died from the same disease in December.

The deferment granted by council involved property located on the corner of Atlantic Ave. and Haynes Drive. The property, owned by L & B Investments, is planned for apartment units.

According to city staff, the state Department of Transpor-

tation requires the city to impose conditions to make offsite improvements along Haynes each time a new building permit is issued. Haynes is a frontage road under control of DOT.

John Leverett appearing for L & B Investments, said they were willing to join other property owners in an improvement district, but objected to "this piecemeal plan."

He pointed out most of the properties along Haynes Drive are homes. Council agreed most would not live to see the neighborhood change so much that the improvements would be made along the entire stretch.

The only businesses along the road, which did put in the offsite improvements, were a car wash and a doctor's office.

Council voted unanimously to defer the offsite improvements until an assessment district is formed, with the provision the deferment be reevaluated as other commercial developments move into the area.

In two other items pulled from the consent agenda for

discussion, council unanimously approved construction of a communications tower for the City of Henderson, and approved a tentative map review for MacDonald Ranch.

The tower was approved without the planning commission's recommendation it be painted "earth tones". The MacDonald Ranch, which the Mayor called "very impressive, energetic," was approved with amended conditions.

The project, to include three "villages," a couple of lakes and golf courses and three hilltop restaurants, is planned to wrap around the northern side of Black Mountain.

A tentative map review for Canyon Shadows was pulled from the agenda to be heard at the next city council meeting. All other items on the consent agenda were approved as recommended by staff.

A zone change requested by Alex Coroneos and a use permit for the property by Coroneos and Don Cook were both approved by Council.



## Greater Buffalo continues interest in Henderson site

Greater Buffalo Press is continuing its interest in Henderson as a location for a new printing plant.

According to Henderson Chamber of Commerce director Gary Johnson, the firm has had their engineers in the area, firming up specifics on utility

requirements and quantities.

"Things are moving forward," he said Wednesday.

He added he has sent queries to four different railroad maintenance companies, seeking information on maintaining the Henderson-Boulder City sec-

tion of track the two cities have agreed to jointly operate.

Three of the companies—J.A. Placek Construction, Pacific Railroad Constructors and

Sharp and Fellows Construction—are located in California and were recommended to Johnson by Union Pacific officials.

The fourth company is a

Reno-based outfit called William Railroad Constructors, and he said they have done a lot of work on northern Nevada railways.

## Club from page one

it offers help to deter juvenile delinquency.

A large attendance and support are imperative toward the goal of raising the necessary revenues to continue the operations of the club and to generate the interest through programs and services that bring the kids in off the street, sponsors say.

From 5 to 6 p.m. the club will host an open bar, then no host cocktails will be available throughout the evening along with free hors d'oeuvres.

The silent auction will close at 7:45 p.m. and the live auction will begin at 8 p.m. Master Card and Visa will be accepted.

The club van will be on stand by for those individuals desiring to be transported home after the auction.

Greater Buffalo has expressed a need for significant railroad access for the proposed plant, and will reportedly receive at least one shipment per day.

## Council passes Yakubik zone change

The Henderson City Council Tuesday night approved a zone change sought by Paul Yakubik and residents of Townsite block seventeen.

The action changed the area fronting W. Basic Road bet-

ween Tin Street and Lynn Lane from an R-1 single family residential district to an R-4 apartment district.

The item was approved as part of the consent agenda and generated no discussion.

HNN 3-20-86

## Henderson budget in 'good position'

A projected \$12.7 million general fund budget should take care of Henderson's critical needs during the next fiscal year even though expected revenues will fall short, the city's finance director said Thursday.

"I feel right now ... that Henderson is in a real good position," said Steve Hanson. "There will be a lot of cities that suffer severe financial problems sooner than Henderson."

The budget projections include only \$12.1 million in revenues, but the difference will be absorbed by \$1.9 million left over from this year's budget, Hanson said. The ending

fund balance should continue to dwindle during the next two years to about \$400,000 or \$500,000, "then turn around and pick up after that," he said.

A City Council committee meeting was held Wednesday night to discuss the budget. Meetings also have been scheduled for 6 p.m. Tuesday and Thursday at City Hall.

The new budget will include three new employees, in addition to 20 positions recently authorized by the City Council, and a \$225,000 transfer to the self-insurance fund. Henderson officials believe rising premium

rates may force the city to insure its own employees.

Last year, city officials complained that the state's revenue projections did not take Henderson's fast growth rate into account. But the state's projections for money earned through the supplemental sales tax this year was higher than expected, Hanson said.

"I'm comfortable with their figures," he said. "Of course, there's no guarantee we will get all that money."

R-J 3-21-86



# Council shuffles to approve tavern license in

HAN 3-20-86

by Katherine E. Scott

In a 3-2 vote, the Henderson City Council approved a tavern license for one bar and then unanimously approved a tavern and package liquor license for a competitor.

The action during council's regular meeting Tuesday night at city hall may conclude an ongoing battle involving the two establishments that plan to open across the street from

each other near the Green Valley neighborhood.

Following lengthy discussion from city staff and an attorney for the Wounded Thumb, Councilmen Carlton Lawrence, Michael Harris and Charlotte Yakubik voted to approve the license subject to several conditions, including approval from city departments excluding police.

Henderson police chief James

Goff and HPD lieutenant D.E. "Kip" Botkin, who participated in a background check on Wounded Thumb owners J.D. and Karin Huffer, spoke against issuing a license for the tavern.

They discussed in detail "misrepresentations" they say Huffer included in his financial statement.

Much time was also spent discussing the status of Huffer's bankruptcy actions and

whether future earnings would be encumbered.

The Huffers intend to reopen the Wounded Thumb at 6301 Mountain Vista, across the street from their previous location.

They ran into problems when their former landlord at 6250 Mountain Vista wanted to rent the former bar location to another business.

According to the city's

1500-foot law, two taverns cannot open within that distance from each other.

However, at a previous council meeting city attorney Shauna Hughes revealed the new tenants at the 6250 address could maintain the pre-

approved first, the Wounded Thumb would not have been able to open at the 6301 location.

Should the Wounded Thumb not open within 60 days, council may approve extensions renewable every 60 days up to a year.

In other business, council authorized city staff to negotiate for the sale or long-term lease of land on the Civic Center site for the construction of a hotel.

Council also approved a lease of city land to the Henderson District Public Library to construct their new building.

Action was tabled on the Citizens Advisory Committee.

Council had a list of nine names to appoint, but wanted time to add others to the committee.

Among items approved by council in the consent agenda was award of a \$209,722.32 contract to Las Vegas Paving for resurfacing of streets in the Valley View neighborhood.

Streets to be involved in the project include Ash, Beech, Cedar, Dogwood, Elm, Fir, Continental, part of Ivy, part of Mojave and about half of Constitution.

## split vote

vious tavern license if the Huffers opened their establishment first.

However, if the other bar opened or had their license.

See council page 12

# Yakubik flap precipitates policy change

HAN 3-25-86

A recent building department policy change appears to be linked to last year's attempt by Paul Yakubik to duplex a house he owns at 35 W. Basic

The Henderson Building Department will no longer issue owner-builder permits to parties unless the structure in question is their primary residence or is intended to be so, according to city attorney Shauna Hughes.

The change seems to have its roots in the late 1985 attempt

by Yakubik to duplex the house at 35 W. Basic.

There were allegations made by now-departed building and safety inspector Ron Maynock that Yakubik was doing the work without a proper contractor's license.

City policy at the time, however, did not prohibit issuance of the permit for interior remodeling of a rental property by the owner, according to Hughes.

Maynock wrote a letter to the state contractor's board,

dated August 29, one day after Yakubik obtained his permit, questioning them on a number of hypothetical situations, some of which resembled Yakubik's.

The board's reply, dated Sept. 28, 1985, was that without an "E" contractor's license, the permit should not be issued in any of the situations.

Hughes said she could not be sure that Maynock wrote the letter in reaction to Yakubik's permit, but said that given the chronology, "an educated guess

could be made."

Based on the state board's reply, she said that the informal policy followed in issuing building permits has been modified.

Frank Cornett, a state contractor's board official, said that an inspector from his office had brought the matter of Yakubik's improper permit to Hughes' attention for possible prosecution, but Hughes denied that anything was ever submitted to her office by the board.



# Developer proposes ambitious project

HHN  
3-25-86

by Scott Dickensheets

Local developer Richard C. MacDonald unveiled an ambitious master plan for his proposed six square mile development south of Lake Mead Drive at Thursday night's Henderson Planning Commission meeting.

The project, tentatively known as MacDonald Ranch, would cover 3,210 acres and contain three separate village enclaves, two golf courses, four hilltop restaurants, a small lake and a film and television soundstage complex.

According to the master plan he presented to the commission did not deal with specifics of street layout, utility patterns or zoning uses, MacDonald described in detail what he hopes to do.

Village A, he said, would be a walled retirement community, with its own golf course. Village B would be an upscale, high income development, higher into the hills, with a panoramic view of the Las Vegas Valley. It too would have a golf course. Village C

See project page two

# City contemplates self-insurance fund

by Katherine E. Scott

During a series of budget meetings, the Henderson City Council has decided to set aside \$290,000 for insurance purposes, which may result in a self-insurance fund, according to city staff.

Two more budget meetings have been scheduled, tonight and Thursday at 6 p.m. in city hall.

City finance director Ste-

ven Hanson remarked council "will probably schedule an additional two meetings once we see where we're at on Thursday."

Hanson revealed council has reviewed some general fund departments but have not made any substantial changes.

The most significant action taken by council, he said, is a "self-insurance fund in anticipation of losing our liabil-

ity insurance."

City manager Gary Bloomquist explained, "if we can buy insurance, we will buy insurance." If the city decides to self-insure it will be "not necessarily because we want to, but because we have to."

City governments around the country have been fighting increasingly difficult requirements from insurance carriers.

The Henderson City Council

discussed a self-insurance fund last year but opted to continue with a private insurance company.

Bloomquist noted that the \$290,000 set aside by council will either pay the insurance premium when the time comes, or become a self-insurance fund.

See insurance page two

## Insurance from page one

Hanson mentioned council is still concerned that a large lawsuit could adversely affect the city if they were to self-insure. However, he noted no large claims have been paid by the city this year.

He said that in addition to the \$250,00 premium the city must pay a \$10,000 deductible on any claims paid by the insurance company. The city has not had to pay such a deduc-

table yet this year, he said. "But you never know what tomorrow's going to bring."

He explained that if the agreement regarding the former Union Pacific railroad tracks goes through as proposed, the state of Nevada will retain ownership while Henderson and Boulder City share the responsibility to

maintain the tracks.

Therefore, he says the state would be liable for any claims made regarding the tracks.

The public is invited to attend the budget meetings in the conference room at city hall.

The conference room is located next to the city manager's office.

## Project from page one

would be a standard residential housing development.

Sprinkled among the villages would be four hilltop restaurants and a number of commercial areas, and embedded in Village C would be the 22,000 square foot film studio complex.

City planner Bill Smith, in a memo to planning director Richard Heckendorf, said the project could have a tremendous economic impact

on the city, but also outlined deficiencies in the master plan, including a lack of zoning proposals and land use policy issues that made it difficult to thoroughly analyze the project.

The commission voted to approve the master plan, with the condition that MacDonald further refine the plan regarding residential densities, street layout, park and school locations, utility re-

quirements and possible development problems.

Henderson's Comprehensive Plan recognizes the area where MacDonald Ranch would be situated as a "limited service" area of minimal emphasis to the city. There are presently no utilities in the area, though city officials have recently been discussing the possibility of running utility services out to Sky Harbor Airport, in order to open that area up to industrial development.



# ✓ Planners approve city tower, split swap meet

HAN 3-25-86

by Scott Dickensheets

The Henderson Planning Commission Thursday night approved a use permit requested by the city of Henderson to allow construction of a communication tower in the Foot-hills neighborhood.

According to city officials, the tower will mean improved communications capabilities for city personnel, and Henderson police lieutenant Tommy Thompson told the

commission that placement of the tower on the proposed location, near the intersection of Magic Way and Geneva Avenue, would allow for best possible transmission.

Planning staff recommended approval of the item, with the condition that the structure be painted an earth tone.

Thompson, however, said tower materials would be dipped in a galvanizing substance, and planning director Richard

Heckendorf said paint does not readily cling to the zinc galvanizing coat.

Nonetheless, the item was approved with that condition intact.

Thompson offered one possible solution when he jokingly said that if any problems arose, "we'll glue sagebrush to the rascal if we have to."

The Henderson City Council will take final action on this item April 1.

In other commission action,

the planners produced a split vote on a zone change request that would be the first step in establishing a swap meet in the Pittman area.

With three commissioners absent, the remaining four considered a zone change requested by Alex Coroneos of Henderson, who is seeking to change approximately 20 acres near the intersection of Boulder Highway and Burns Road from mobile home residence

zoning to industrial zoning.

Planning staff, however, felt that industrial uses allowed under the application were inappropriate for the entrance to Henderson, and recommended instead that the zoning be changed to general commercial.

Coroneos objected, saying he wanted only the industrial zoning.

A motion was made to accept the proposed switch to industrial zoning, but the

# ✓ Council may raise ambulance fees

HAN 3-27-86

The Henderson City Council meets tonight at 6:30 p.m. as a committee to propose final action on four bills, including one which would increase the

city's ambulance fees.

The first item of business at the committee meeting in council chambers at city hall is an ordinance to establish a new title in the Henderson Municipal Code involving ambulance fees.

Basic pick up within city limits will be raised from \$75 to \$100, while pick up service outside city limits will increase from \$100 to \$125.

A charge of \$2 per mile outside city limits is not scheduled for an increase. Medical supplies will continue to be itemized as to cost, and Medicare billing will continue to be adjusted after payment is received.

Council is also scheduled to recommend final action on three changes in the city's zoning maps during the committee meeting.

Final action on all four recommendations will be taken at the regular council meeting immediately following the committee meeting.

## vote

commissioners split the vote, and acting chairman Chapman Wooten decided the commission would send the item forward to city council without a specific recommendation.

The planners also voted denial of a connected request for a use permit to allow the swap meet on the property, since the split vote meant that there was no existing or proposed zoning that would allow for the use permit.

Two of the zone changes involve commercial developments. A civic district south of West Lake Mead Drive in the Black Mountain foothills is recommended for change to ranch estates district.

In addition, a two-family residence district near Warm Springs Road and Valle Verde is recommended for change to a one-family residence district.

The other zone change will change the homes on the south side of Basic Road between Tin Street and Lynn Lane from one-family residence district to apartment residence district.



# Council to consider antenna tower

HHN 3-27-86  
by Katherine E. Scott

A 120-foot antenna tower to improve police and other emergency communications in the City of Henderson is set to be approved for placement by the Henderson City Council at their regular meeting Tuesday.

Council will meet in council chambers at city hall at 243 Water Street beginning at 7 p.m. The meeting will follow the council's committee meeting scheduled to start at 6:30 p.m.

Henderson Police Lieutenant Tom W. Thompson plans to pull the antenna item from the consent agenda for discussion, as he disagrees with the Planning commission's recommendation that the tower be painted in earth tones.

"It would be a repeat (job) over and over and over," Thompson mentioned yesterday. "The paint won't stick to galvanized finish."

Thompson discussed that problem at the planning commission meeting March 20, but the commission, with three members absent, voted unanimously for the sole condition of approval to be the painting of the tower.

Along with the tower, the city plans to construct a 10-by-10-foot block building with an attached five-by-five-foot emergency generator room.

The tower, which without paint would be a flat gray color, will be located in the southeast corner of Henderson.

In other items on the consent agenda for the council meetings, three have been recommended for denial.

Unless those are removed from the consent agenda for further discussion after the

**See tower page two**

## Tower from page one

vote, a vote in favor of the consent agenda would result in denial of the requests.

The first is an application for a money management business license from Crae Hancock.

According to information supplied to council, the services Hancock proposes must be licensed by the state's Financial Institutions Division.

He had not made such an application as of March 13, according to a letter from the division's deputy administrator.

The division advised the city in February that if Hancock is licensed by Henderson they would seek a restraining order from the state's Attorney General office.

The other two denial recommendations involve a deferment of off-site improvements and water service outside the city of Henderson.

According to information in

the council packet, L and B Investment bought road frontage as part of conditions placed on their purchase of their property eight years ago. They now intend to build on the land.

Background cited by staff states, "A written request by Nevada Department of Transportation for the city to require offsites along Boulder Highway has prompted the condition on their architectural review."

The letter from DOT states, "we do recommend that full offsites be required . . . however, it is the city of Henderson . . . which must first require these improvements at the time a building permit is issued."

The letter further notes that after such requirements have been called for by the city then DOT will issue a permit to allow construction of the off-sites.

The other denial is for a request to supply water to a

watchman's trailer on Athol. Background supplied to council states the city has historically denied service for such applications.

Should the application be granted, staff has recommended connection fees and rates be twice the normal amount.

Other items on the consent agenda recommended for approval include an application for a package liquor license for the Quick Stop Market at 2134 Boulder Highway for new owners Bruce and Janice Hughes, and payment of oversizing costs for the Gibson Road Interceptor Sewer.

Also on the agenda are authorization to go to bid and award bids for several city projects.

Those include demolition of two buildings for the new city hall, and purchase of two ca-

nine patrol vehicles for the police department.

A petition for vacation of a portion of Middlegate Road is recommended for acceptance with a public hearing to be set May 6.

Three tentative maps, a final map and a master plan review are also in the consent agenda.

A request from Alex Coronos for a zone change from mobile home park residence district to industrial district in the Pittman neighborhood came to council without recommendation from the planning commission, which voted 2-2 on the issue at the March 20 meeting.

Council will discuss the request under the new business portion of their agenda. In addition, council will consider a request for a use permit for a swap meet at the same location.



# City receives \$1.9 million in library bond money

HHN 3-27-86

by Scott Dickensheets

The state's Interim Finance Committee Monday decided to follow the recommended distribution of state library monies, meaning Henderson will receive \$1.9 million towards construction of a new library.

The committee met in Carson City to finalize distribution of the \$10 million in statewide library bond funds, and followed recommendations made by the Nevada Council on Libraries,

who met in late February to review applications.

Henderson city manager Gary Bloomquist said he was "extremely glad" the money was allotted.

"Now we'll be able to build the new city hall and the library together," he said. "There will be substantial dollar savings there."

Bloomquist said the next step is for the state to sell the bonds, and added the state indicated they might be sold in July. However, he hopes a way can be found to speed up the process.

"We're ready to go out with structural estimates," he said. "Our space estimates are 99 percent complete."

Bond sales might be effected by recent proposals in Congress that threatened the tax-exempt status of municipal bonds, depressing the bond market.

The Senate Finance Committee, however, decided Monday that any change in the tax status of municipal bonds wouldn't become effective until 1987.

Bloomquist said this ought to perk up the municipal bond market so the library bonds can be sold.

He added that the Henderson City Council will consider at their next meeting authorizing demolition on the proposed city hall complex site. That, he said, should begin in May.

The committee also approved \$7.2 million for the Las Vegas Clark County Library District, \$360 thousand for Elko County library and \$99 thousand for Washoe County.

After library council recommendations had been made,

Washoe County Senator William J. Raggio asked that \$2.3 million be set aside for future

applicants, but that was rejected by the legislature's money committee.

12A LAS VEGAS SUN  
Thursday, March 27, 1986

## City decides on insurance expenditures

By ALAN LAYTHORPE  
SUN Staff Writer

HENDERSON — City officials may decide Thursday night whether to set aside \$290,000 for city insurance needs.

The problem, according to city officials is the skyrocketing costs of buying insurance for the city.

"We'd buy insurance if we could," City Manager Gary Bloomquist explained. "But if we have to go it alone then the city will self-insure, though not necessarily because we want it that way."

One of the major problems faced by city governments around the country has been the soaring costs of insurance and increased difficulty in such from insurance carriers.

A year ago the city council discussed a self-insurance fund while still attempting to secure insurance from private concerns.

Bloomquist explained that the money being set aside by the council could be used for two purposes.

"It could pay for an insurance premium when the occasion arrives, if not for that a self-insurance fund."

A major concern for the city is that a large lawsuit could hurt a self-insured city.

Henderson has been free of any large claim in the past year.

Finance Director Steve Hanson said that besides a \$250,000 premium the major carriers are asking, it would include a \$10,000 deductible on any claims paid by the insurance company.



# City considers rate

HHN 4-3-86

by Scott Dickensheets

City officials are mulling a possible increase in water and sewer rates in order to fund possible growth and upgrade existing systems, according to various Henderson officials.

"We're looking at two scenarios," said Geoffrey Billingsley, Henderson Public Works Department director. "The first involves no capital spending, and holding rates at their current levels. The second involves small increases, just

## increase for water, sewer improvements

enough to cover debt repayment on possible bonds."

City manager Gary Bloomquist also said the increase was necessary, mostly to upgrade systems in established residential areas that have experienced new growth.

"This tends to tax the existing system," he said, adding improvements couldn't "realistically be done," without the increases.

City Finance Department director Steve Hanson said Wednesday that both the sewer

and water funds have some working capital, but not enough to fund any significant improvements or developments.

"There would be money available in the funds," he said, "but only enough for small projects."

Billingsley said the increase would be done with specific projects in mind.

"We're talking about a small increase," he said, "in the neighborhood of five to 10 percent, depending on the size of the bonds."

Though Billingsley declined to list any specific projects effected by the increase, he said revenue generated would be used for installing or improving water mains and pumping stations and transmission mains, while the sewer increase would fund interceptor sewer mains, he added.

"It all depends on the mood of the council," he said, "and whether they want to support the kind of growth we've been having, or not. I suspect they will, but they will also have to support an increase in the (water and sewer rates)."

If the increases are approved, the water fund will have the financial capacity to issue \$5 million in bonds, and the sewer fund could issue \$7.2 million, according to a March 26 memo from Hanson.

Hanson's memo suggests a five percent increase in water rates and a six percent increase in sewer rates.

"What it comes down to," he said later, "is no rate increase, no bonds, no projects."

Bloomquist said that in the long run, the projects funded by the increase "will be good for everyone."

Bloomquist added that public opinion on the proposal could be expressed at the April 15 public hearing on this and other budget items.

## Self-insurance seems certain

HHN 4-1-86

by Scott Dickensheets

Self insurance now seems a certainty for Henderson, another casualty of the grim nationwide municipal insurance picture.

"As of midnight tonight,

we're self-insured," city manager Gary Bloomquist said Monday morning, adding that any self-insurance action must

**See insurance page two**

## Insurance from page one

be approved by the Henderson City Council council.

According to purchasing and business licensing director David Lee, who handles many of the city's insurance matters, self-insurance seems unavoidable because of higher premium demands from the city's current insurance carrier, Planet Insurance.

"The new premiums have gone up 336 percent," Lee said, "and we'd get \$9 million less coverage."

According to Lee, Henderson paid \$107,000 for \$10 million

in coverage last year. The new figures, he said, are \$359,000 in yearly premiums for about \$1 million in coverage.

In order to deal with self-insurance, the city will establish a fund composed of \$170,000 earmarked for this year's premium payments, as well as \$290,000 slated for insurance matters next year.

"We'll still probably be looking for fragmented coverage," Lee said. This means the city will seek coverage for specific personnel or equipment.

Even that market, however, doesn't look promising, accord-

ing to Lee.

He said police-professional liability coverage might be possible, "but coverage for public officials and for the city's fleet of autos doesn't look good."

Municipal governments around the country have recently been plagued by rising insurance premiums.

Governmental help may be on the way, though, with President Reagan's recent call for action on the insurance problem and the constant lobbying of nationwide municipal organizations.



# City welcomes

The City of Henderson recently announced the appoint-

## new superintendent of Building, Safety Division

HHN 4-1-86  
ment of Joe C. Titus as superintendent of the Planning

Department's Building and Safety Division effective March 31.

Titus comes to Henderson from Tifton, Georgia, where he has served as the chief building official since 1971.

Titus is a native Georgian and sports the accent to prove it.

He comes to Henderson with a strong background in his field, having studied at the University of Georgia with a major emphasis in building code, building, plumbing, electrical, life safety codes, and interpretation and enforcement, and also having completed two years at the Lowndes County School of Business Administration in Valdosta, Georgia.

He is a member of the American Society of Building and Construction Inspectors, International Association of Electrical Inspectors, South-

ern Building Code Congress, National Fire Protection Association, Georgia Building Officials Association and the Council of American Building Officials.

He has served as deputy state fire marshal in Georgia, and is a certified building official through the Council of American Building Officials.

Titus brings with him the kind of expertise and experience critically needed by the city during this period of dramatic growth, officials said.

He will work under the administrative direction of Planning Department director Rich Heckendorf and can expect to be immediately caught up in the challenge and responsibility of being the chief building official in the fastest growing community in the fastest growing state in the country, local officials said.



Joe Titus

## New Henderson building official on the job

R-J 4-1-86  
A building official from a small Georgia city has been hired to head the Henderson Building and Safety Department, officials said Monday.

Joe Titus, who spent 15 years on the Tifton, Ga., city staff, began work Monday. He replaced Ron Maynock, who resigned under pressure in December.

Personnel Director Janice Wiese refused to give Titus' exact salary, saying only it will range between \$31,512 and \$38,304.

Maynock, who earned \$36,000 a year, left after City Manager Gary Bloomquist suspended him for one

day without pay for allegedly leaving his office unattended.

Maynock and Bloomquist also had disagreed over whether the husband of a city councilman should be allowed to convert a house into a duplex in violation of zoning laws. Maynock claimed Bloomquist had ordered preferential treatment for other prominent Henderson residents, but Bloomquist denied the charge.

David Bourbeau, who served as acting director of the Building and Safety Department after Maynock left, has resigned to become an in-

spector in Boulder City, an official said.

Henderson officials also have hired William Smith to be the city planner. The former planning director in West Palm Beach, Fla., Smith will direct all planning activities.



# City mulls property

by Scott Dickensheets

A property tax increase has been suggested during city budget meetings as a method of adding revenue to Henderson's debt service fund.

The debt service fund makes principal and interest payments on bond issues.

The proposed increase would raise the levy from the current rate of 34 cents per \$100 valua-

tion to 42 cents per \$100. For a house valued at \$80,000, it would mean an increase of \$20.91 in property taxes.

According to a memo from city finance director Steve Han-

## tax increase to bolster bonding fund

HAN 4-1-86

son to the Henderson City Council, this would raise \$1,705,587 for the 1986-1987 fiscal year.

During the same fiscal year, the debt service fund will experience total expenditures of

\$1,453,367.

Hanson said the increase is necessary to allow for irregular cash flow situations and to provide a cushion for future bond issues.

"Also," he said, "buyers of future bonds also look at the fund as an indication of the city's fiscal policy."

The fund currently pays interest and principal on nine

bonds, and the total outstanding bond-connected debt at July 1 will be over \$12 million.

City councilmember Charlotte Yakubik said she is checking back over the years to determine whether voters were promised during previous bond elections that passage of the bonds would not require a tax increase.

"If so," she said, "I think they should stand by what they told the people. In that case, I don't think it should even be discussed."

Mayor Lorna Kesterson said she too is looking back to see what voters were promised.

"I think the people have spoken before against tax increases. I would be very reluctant to do it."

According to Hanson's memorandum, bond indebtedness has historically been funded in part by transfers from the system development fund.

City councilman Ron Hubel said Monday he believes it would be cheaper for the city and residents if the property tax increase was adopted.

"My feeling is that the increase would be cheaper than to subsidize the debt with system development money and have to come back at the voters in November with another bond to pay for projects that have to be done anyway. Bonds are very expensive."

Nothing, though, has yet been set in stone. There will also be a public hearing on the budget April 15.

Thursday, April 10, 1986

## Official says 'it's a go' for Greater Buffalo

HAN 4-10-86

by Scott Dickensheets

Though no formal announcement has yet been made, it appears that Greater Buffalo Press has decided to locate a major printing plant here.

"I spoke with them last week," said Gary Johnson, director of the Henderson Chamber of Commerce, "and it's a go. They can't see any obstacles that would hold them up."

Greater Buffalo has been considering a Henderson location for their new plant for some months now. If constructed here, it would house more than \$20 million in equipment and employ around 200 people.

They have been negotiating for two plots of land near the GTE complex on Boulder Highway, and Johnson said they are near to closing escrow.

Ann Barron, Henderson economic development director,

said a Greater Buffalo company official will be arriving in town in the coming weeks to make an undisclosed announcement.

In a related item, Johnson said he's received a letter from Union Pacific Railroad, indicating that their recent inspection of the Henderson-Boulder City rail line shows it to be in excellent condition.

That section of track is crucial to Greater Buffalo's operation, since they will rail in tons of the paper their business uses, and access to the track was one of the company's major concerns.

Henderson and Boulder City have been negotiating with the state, who owns that section of the line, to enter into a joint operating agreement to maintain the rails.

Johnson said he has been contacting railroad maintenance companies to discuss track upkeep.

## City requests Yakubik materials from state contractor's board

HAN 4-3-86

City attorney Shauna Hughes said Tuesday she is requesting a formal presentation of material from the state contractor's board concerning Paul Yakubik's renovation of 35 W. Basic.

"I'm writing a letter to (contractor's board official) Frank Cornett," she said, "telling them if they have a case, present it, and it will be handled as any other case."

Her comments were in response to earlier comments by Cornett, who said in March that the results of the board's investigation into Yakubik's

allegedly improper conduct concerning 35 W. Basic were presented to Hughes, who declined prosecution.

Hughes said no formal presentation was made to her office.

Cornett Tuesday said, after reviewing his file on the matter, that an *informal* presentation was made by board inspector Bob Macke.

Macke said Tuesday he was told the matter "lacked prosecutable appeal," though Hughes said that concerned another matter only peripherally involving Yakubik.



# Mayor's memo



HTN 4-10-86

by Lorna Kesterson

Next Tuesday, April 15, besides being federal income tax day, will be an important day in the life of the city.

There will be a public hearing on the city's budget, and it will be significant because discussions will center around a property tax, and possible raises in water and sewer fees.

On an \$80,000 house, the tax increase would be \$20. The increase in sewer and water fees would be minimal. It's your turn to have a say.

Being on a "fixed income" myself, I understand the problems of our residents. But before everyone just says "no," we'd like to be able to explain the issues. The public hearing will be held at 7 p.m.

\*\*\*

A week or so ago I was invited to speak to the academically talented students at Burkholder Junior High School by teacher Doris Reed.

Mrs. Reed and I go back a long time and I enjoyed being with her for a time. My talk was cut short by questions from the students and that's the way I like to give a talk.

Their interest in the city shows that our young people will be prepared to take over when their time comes. I was very impressed.

\*\*\*

One of our greatest and most frequent complaints in the Mayor's office concerns dirty yards, old cars parked in yards or on the street, and other such complaints that we wouldn't have if everyone took pride in their homes.

A few weeks ago Bob and I were returning home from Carson City and we came down Highway 395 through California. We reached a little town called Independence.

The sign said there were about 1,000 people there but because we could see a large number of houses on side streets we thought it must be much larger. We drove down every street in the town, and of all the homes there we only saw one that could use some improvement, and it wasn't all that bad.

There were no old beat-up cars parked in yards, there were shrubs and trees that were cared for, the lawns looked good, and although there were no mansions in the community, you could tell a general pride.

We wondered how you get ot this point where everyone has pride in how his home looks.

During April we hope to have a clean-up time. Councilman

Charlotte Yakubik has been working with the clean communities group so she knows more about what is going on than I do, but I would encourage us all to try to look better. Let's present a proud look to those around us.

\*\*\*

Last week I had visitors from Empalme, Sonora, Mexico, representing Presidencia Municipal Heriberto Lizarraga Zatarain, who wants to make Henderson a sister city to that community.

We are looking into what the legalities are in having a sister city, and we are very interested. I did find out that my Spanish is too rusty to even help in such emergencies.

\*\*\*

We were saddened at the sudden death of Councilman Carlton Lawrence's wife last week.

I'm sure he wishes to express his thanks for all those expressions of sympathy he received. The council misses his witticisms at the many meetings we have been holding to discuss the budget.

\*\*\*

Henderson is very lucky to be getting two new libraries under the state bonding legislation.

One library will be located in Green Valley and the other will be at the new city hall site. According to plans drawn by architect Dennis Rusk, there should be adequate parking for everyone.

I have always felt customers at the library have been curtailed because of the parking at the present location. In spite of the problems, the library staff has always done a good job and we are proud of them.

## Chamber supports quarter-cent tax increase for flood control

HTN 4-17-86

The Henderson Chamber of Commerce recently endorsed and supported the increase of a quarter-of-a-cent to be added to sales tax for flood control purposes in Clark County.

In a resolution dated April 3 and signed by Chamber president Betty Scott, the Chamber notes Henderson and other areas of Clark County have had a number of flood related disasters over the past years.

The resolution states "the future growth and development of Henderson and Clark County is in need of a flood control plan that will insure the safety and security of its citizens.

A ballot for the quarter-cent tax increase will be placed before voters on September 2.

The increase would bring sales taxes to an even six percent from five and three-quarters percent.



# Council approves quarter-cent tax increase for September ballot

HHN 4-10-86  
by Katherine E. Scott

With two members tardy, the Henderson City Council voted to approve two items on the agenda of their regular recessed meeting Tuesday, then tabled the other items until the rest of the council arrived.

Mayor pro-tem Carlton Lawrence presided over decisions in-

cluding a waiver for Moose Lodge and authorization for city staff to negotiate for a building originally intended to bring a new business to the community.

A resolution supporting a tax increase and another requesting amendment of the Clark County 208 water quality management plan were

tabled until Mayor Lorna Kesterson and Councilman Michael Harris arrived.

Both resolutions passed unanimously. The tax increase, which will be placed on ballots for the Sept. 2 election, would raise sales taxes a quarter-cent for County-wide flood control.

Mayor pro-tem Lawrence

remarked, "that would enable us to have about \$10 million a year."

City public works director Geoffrey Billingsley agreed and added that response to a poll was overwhelmingly in favor of the increase in sales tax over the alternative of an increase in property taxes.

Developer Al Collins and Henderson Public Improvement Trust attorney Kent Dawson appeared to discuss the facilities on Gibson Road for which city staff was requesting to negotiate.

Greeted with news the local newspaper had described the transaction as a "bail out"

See council page two

## Council from page one

for his business, Collins responded, "I thought what I was doing was offering you a low-cost item to save you money."

City manager Gary Bloomquist informed council Collins was among numerous landowners in the area who received notice the city was seeking five acres of land for training facilities.

He said Collins was involved in bringing Hoyne Mirror Company to Henderson and "initially to bring them in he had to build a temporary facility."

Changes in the corporate structure of Hoyne Mirror Company will cause a four-to-six-month delay in their setting up business in Henderson, Bloomquist noted.

Collins explained, "because of the time lag we're able to build the big facility" Hoyne Mirror Company needs. The smaller facility, which he had intended to offer to sell the city when the company vacated it, is no longer needed for temporary quarters.

The new building will be some 150,000 square feet, Collins said. The first building, 30,000 square feet, is large enough to house a fire station, a fire training facility and possibly part of the city vehicle shop, according to city staff.

Collins pointed out the cost of constructing the building he is offering the city is lowered by the use of materials from a plant he owns in Las Vegas which shut down last year.

He also remarked it would be a "big plus" in recruiting companies to Henderson to have "a fire station in this location next to the industrial park."

The city is in the process of

relocating all four fire stations. So far only the Green Valley fire station has received new facilities.

Bloomquist told council, "It makes sense to me if it saves us money." Council voted to allow staff to negotiate for the building and land.

Council also approved a waiver for the Moose Lodge to serve alcohol at their horse-shoe pitching tournament at O'Callaghan Park Sunday.

## Henderson gets highest national financial reporting award

HHN 4-17-86  
The City of Henderson recently received the nation's highest award for financial reporting.

Mayor Lorna Kesterson lauded city financial director Steven Hanson at the regular meeting of the Henderson City Council Tuesday night.

According to a press release

from the Government Finance Officers Association of the United States and Canada, the city and its finance director received a certificate of achievement for excellence in financial reporting.

The release states the certificate, for the city's comprehensive annual financial

report, "is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment represents a significant accomplishment."

At Tuesday's council meeting, Hanson remarked the award came "mostly as a result of the efforts of my staff, in particular Thom Powell."

The release states the financial report was judged by "an impartial panel to meet the high standards of the program" which included demonstration of a "spirit of full disclosure" to clearly communicate its financial story.

The Government Finance Officers Association is a non-profit professional association serving some 9,500 government finance professionals.

The association produces a variety of technical publications in various fields of governmental finance. They provide training, and conduct an annual conference attended by some 4,500 public finance professionals.



# Flood control support, Collins bail-out before

HN 4-8-86

by Katherine E. Scott

The Henderson City Council is slated tonight to support approval of an increase in sales tax to fund county-wide flood control.

The agenda item for the recessed regular meeting calls for council's approval of a quarter-cent increase in sales tax to be placed on a ballot before voters in September.

The meeting is scheduled to begin at 6 p.m. tonight in council chambers at city hall, 243 Water Street.

The council's resolution states, "the citizens of the city of Henderson and their neighbors in the surrounding communities of Clark County have been severely impacted over the years by flooding incidents which have resulted in loss of life and millions of dollars in property damage."

The resolution notes that

approval of the quarter-cent tax will be sought from Clark County voters at a district-wide election Sept. 2.

In other business at the recessed regular meeting, council is asked to approve staff to enter into negotiations to buy a building originally intended for the Hoyne Mirror Company.

According to Henderson city manager Gary Bloom-

quist, Al Collins built the facility on Gibson Road to help entice the mirror company to the city. However, the company has delayed plans to come to the community for several months.

Bloomquist added Collins, aware the city was looking for five acres in that area on which to build a fire station and training facility, offered to sell the building and its five acres to the city.

"My figures show it would cost a lot less than it would to build," Bloomquist remarked. He noted an independent appraisal will be obtained before any purchase is made.

He said the 30,000 square foot building sits on about five acres of land near Sunset Road. Aside from housing a fire station and training facility, Bloomquist said the building would also be used as a shop

for city vehicles.

Bloomquist feels the purchase could be beneficial to the city since the structure is already built, may cost less than the city was prepared to pay, and is "exactly where we wanted to relocate."

The other two items on the agenda for the meeting tonight involve a waiver to permit the Henderson Moose Lodge to serve alcohol at their horseshoe pitching tourna-

## council

ment, and a request to the Clark County Commission to amend the water quality management plan.

The Moose Lodge has scheduled its horseshoe pitching tournament at O'Callaghan Park Sunday from 9 a.m. to 6 p.m.

Following the recessed regular meeting, council will continue an on-going working session to review the city's budget.

## Growth rate makes Henderson 'financially healthy'

HN 4-29-86

by Katherine E. Scott

"My opinion is," remarked Henderson finance director Steven Hanson, "we are one of the financially healthiest cities in the state of Nevada."

He continued, "The primary reason is because of the growth" the city has experienced in recent years.

Hanson said the city planning department estimates the population in Henderson to be 39,315 by July 1.

That number is up nearly 2,000 residents from the 37,500 said to be living here last year.

"Total assessed valuation of all property in the city is \$405 million," Hanson remarked. The assessed valuation, representing less than the true value, is the sum from which property taxes are determined, he explained.

"That (sum) represents a real value of \$1 billion, 157 million," he explained.

According to city manager Gary Bloomquist, as of April 16 there were 9,422 single family homes in Henderson.

By the end of March, he noted 327 additional single family residence permits had been issued since the beginning of the year.

"This represents a growth rate of 14 percent in single family residential construction alone," Bloomquist stated.

The city manager compared local growth in the first two months of the year to that of Clark County.

"In January and February of this year Clark County issued \$20 million in single family residence permits," he noted, "while Henderson issued \$16 million during that same time period."



# 1986 building activity outpaces last year despite recent dip

HAN 4-8-86

by Scott Dickensheets

Despite a slight dip in building revenues in March, this year's valuation numbers are quickly outpacing last year's.

March saw 245 building permits issued, compared to 284 for the previous month, with \$7.99 million in valuation, compared to \$9.74 million the previous month, a drop of \$1.75 million.

However, total valuation for 1986 to date is \$30.68 million, compared to \$15.77 million at this point last year.

The biggest surges this year,

in comparison with last year, have occurred in single family and multi-family residences, as well as industrial and commer-

cial building.

In March, though, 39 fewer single family unit building permits were issued, accompanied

by a \$2.39 million valuation decrease.

There were minimal gains in other areas to help offset that

drop, and bring the difference between total monthly valuations for February and March to \$1.75 million.

## City receives 'surprising' response to study queries

HAN 4-17-86  
by Scott Dickensheets

The high response to city queries to airport contractors interested in preparing a Sky Harbor airport master plan has surprised Henderson officials.

Both city manager Gary Bloomquist and economic development director Ann Barron expressed pleasant surprise at the volume of interest shown.

"We've had 12 or 14 firms show interest," she said. Most of them are out of state companies, from Utah, Arizona and California.

She said that there are no local airport contracting firms, though she added that several local groups indicated their intention to team up with professional airport people.

The city recently sent out solicitations to qualified contractors listed by the Federal Aviation Administration.

"We've had unbelievable in-

## Study from page one

terest," Barron said. She added that she has been showing a number of representatives around the airport and the city.

"This week we'll have three to five out of state groups come look at us," she said.

The master plan will address airport layout and runway placement, as well as environmental impact issues, surrounding land uses and financial concerns.

"It's a comprehensive study," said Barron. "It will take a look at the present and future needs of the airport and the valley, as well as industrial development around the airport."

Bloomquist added that the community is also a factor in the master plan development.

The Federal Aviation Administration might fund a large portion of the study, Bloomquist and Barron said.

"The FAA has strongly indicated that they would be willing to fund it out of this year's fiscal budget," Bloomquist said.

Barron said that Henderson has yet to apply for the funding.

"We won't submit the application until the final consultant is selected," she said.

The rest of April will be spent

rounding out the list of potential contractors, and final bids will be accepted during May, according to Barron.

"We want to have our application in by the end of May," she said. "That's an ambitious schedule."

Development of the airport is important, she said, to assist growth in the city.

"We have a lot of inquiries about the airport," she said, "many companies are interested in locating near an airport, and there's not much space left around the other one."

Sky Harbor Airport is owned by Arby Alper. The city owns a small amount of property in the area.

See study page two



## Optimistic Henderson leaders see 100,000 population by 2000

4-14-86

By ALAN LAYTHORPE  
SUN Staff Writer

HENDERSON — Could 100,000 people be living in the city of Henderson by the year 2000?

Mayor Lorna Kesterson thinks so and feels the city can handle it comfortably.

And City Manager Gary Bloomquist predicts at its present growth rate it will happen.

Chamber of Commerce executive director Gary Johnson sees strong possibilities of 100,000 becoming a reality and likes it.

Today, Henderson's official head count is 37,046 and has direct aim on the state's No. 4 city, North Las Vegas, where 45,920 reside according to the last county count to July 1, 1985.

As of that census date Las Vegas was listed at 193,052, followed by Reno at 115,464, Sparks 49,162, North Las Vegas, Henderson and Boulder City at 11,425.

Since 1981 Henderson has grown by an additional 12,000-plus as NLV added some 3,200 new citizens.

"We hope to pass up North Las Vegas by 1990 and then by the most conservative of estimates seem headed for the 100,000 mark by century's end," Bloomquist said.

That would put the Southern Nevada city in third place among large metropolitan areas in the state with only



SUNphoto by TONY BLEI

Bustling Water Street has remained the commercial and financial center of Henderson

Las Vegas and Reno listed as having more residents.

Kesterson notes it will be interesting living in the city when it reaches such a landmark.

"We've been a small city for so many

years and now it is growing up all around us."

The mayor sees no traffic problems for the future "providing the traffic systems are built right."

"Some of the old streets at that time

might get a bit congested," Kesterson says, "but with the Expressway certain to be finished by then travel should be fairly easy."

She sees much of the expansion continuing. (See EXPRESSWAY, Page 2B)

### Expressway key Henderson factor

(Continued from Page 1B)

ning in the Green Valley area, foothills and on the shores of Lake Mead if the planned lakes project proves viable.

But onward and upward towards the century mark seems well achievable city officials feel unless a total about face takes place and Bloomquist has ideas on such a happening.

"Hardly likely I'd say," the city manager explains. "We're marketing the city very effectively and feel that figures we have discussed are really minimum estimates."

He explained housing starts are soaring and requests for more building are constantly on the city council agendas.

According to the latest figures total valuation for building starts reached \$30.68 million to date compared to \$15.77 million for a similar period a year ago.

Bloomquist said the city is looking for a population increase of at least 10,000 in the next six years according to the latest projections.

"We may never catch up with Reno in the foreseeable future and Sparks may grow as fast we are," Bloomquist said. "But this is a boom area and great things are in store for us."

Chamber exec Johnson also looked optimistically at such rapid growth possibilities.

"As a correctly planned community the rising growth should not pose any special problems," Johnson said.

Since the annexation of the Railroad Pass Casino area Henderson has stretched its city limits and today as Kesterson says, "we're just a few feet away from Boulder City," itself growing at a steady, if unspectacular rate.

County census figures April, 1980: 1. Las Vegas 164,674; 2. North Las Vegas 42,739; 3. Henderson 24,363; 6. Boulder City 9,590 and 7. Mesquite 941.

County census figures to July, 1985 (estimated): 1. Las Vegas 193,052; 2. North Las Vegas 45,920; 3. Henderson 37,046; 4. Boulder City 11,425 and 5. Mesquite 1,286.



# Public budget hearings to begin council

HHN 4-15-86

by Katherine E. Scott

The Henderson City Council will hold a pair of public hearings tonight regarding the revenue sharing budget and the city's budget for the fiscal year beginning July 1.

The budget hearings are scheduled to begin the council's regular meeting at city hall tonight starting at 7 p.m.

The revenue sharing budget contains estimated total expenditures total \$216,494.

The city budget contains a number of funds, including 14 governmental type and five proprietary funds. Two other funds involve property taxes totaling \$1,842,887.

The budget, prepared by the city as prescribed by the Nevada Tax Commission, has copies on file in the city clerk's office for public inspection during regular city hall business hours, Monday through Thursday from 7:30 a.m. to 5:30 p.m.

Fourteen governmental-type funds have estimated expenditures of \$26,966,168, while five proprietary funds have estimated expenses of \$9,096,929.

Among items included in the council's consent agenda are a master plan for Sky Harbor Airport and donation of the Pittman Community Center.

According to the information supplied with the agenda, the city of Henderson "is eligible to receive funds from the FAA for master planning of the Sky Harbor Airport."

It notes that the airport's owner, Arby Alper, has agreed to pay the share not covered by the Federal Aviation Administration.

The information sheet notes a contract must be negotiated with a selected consultant, which will be subject to funding approval from the FAA.

The Pittman Community Center has been under a 99-year lease with the Pittman Woman's Club since January 1981, according to information supplied with the agenda. The city has used the building at 1640 Price Street for recreation programs, offices for the housing rehabilitation program and community meetings and library services.

"The Pittman Woman's Club would now like to donate the building," the information states, "rather than continue with the lease because of the burdensome paperwork required each year."

In other business, council has been asked to reconsider a previous denial of an application for a money management business.

The application by Crae Hancock was denied by council at their April 1 meeting according to the recommendation of staff. City business license manager David Lee pointed out the applicant needed to be licensed by the state before he could be licensed by the city.

The agenda item notes the issue is back before council

## meeting tonight

because Hancock had not received a copy of the agenda in time to appear at the previous meeting.

Aside from Hancock's lack of a state license, an investigation by the Henderson Police Department resulted in a recommendation for denial of his license.

Among recommendations of the planning commission under the consent agenda are revocation of a home occupation permit and denial for a zone change on Merlayne Drive.

The planning commission investigated complaints regarding a home business operated by C.J. Meyers at 31 Nevada Way before recommending revocation of the permit, according to information supplied to council.

Among violations of the home occupation permit were outdoor storage, construction of makeshift sheds, and nuisances to neighbors. There were seven people appearing in protest of the permit and a petition signed by 10 neighbors was presented in favor of the permit.

Another planning commission recommendation was made for a denial for a request from Kiefaber Family Limited Partnership for a zone change on the north side of Merlayne Drive between Merze and Bearden Avenues.

According to information supplied by the planning commission, "staff believes that Merlayne Drive serves as a natural zoning boundary between single family and multiple districts."



# Freeway funding questions don't worry

HHN 4-24-86

Despite Monday's announcement by the state Department of Transportation that it would expend only enough funds to build the East Leg Freeway to Russell Road, some officials re-

mained confident that it will reach Henderson.

According to Garth Dull, acting NDOT director, continuing uncertainty in Congress concerning federal highway legislation

makes it impossible to issue enough bonds to complete the freeway all the way to Lake Mead Drive. Also, President Reagan has asked Congress not to release some federal highway

funds to states.

"We don't want to go any farther than (Russell) with the current fiscal year's program," Dull said Tuesday. "Whatever bill passes in Congress, we'll

have enough for Russell."

Dull explained that current highway legislation expires October 1, and there is no clear indication as to what form future bills will take.

## ✓ No public response to budget meetings

HHN 4-17-86

by Katherine E. Scott

The Henderson City Council closed one public hearing and recessed another during their regular meeting Tuesday night after no comments were offered by citizens.

However, city finance director Steven Hanson responded to a letter from the Nevada Taxpayer's Association.

He said among the points made by the association were an increase of 113 percent for services and supplies for the city manager's office and 79 percent for the city clerk's office.

Hanson explained the increase in the city manager's office was due to reallocation of other office budgets. The

city clerk's office added a microfilming process, including equipment and a new staff member.

He said a letter to the association has been drafted and will be mailed shortly.

Hanson said that among the changes in the budget were cancellation of a tax increase, a transfer to the debt service

fund from the systems development fund and an individual budget for the Limited Improvement District revolving fund.

The tax increase, which had been included in the tentative city budget, was reduced to

**See budget page two**

## officials.

He added that the state was counting on \$18 million it would be eligible for under the current Surface Transportation Act.

"Under the current act," Dull said, "states that completed their interstate system were eligible for money to use for their primary system, which amounted to \$18 million dollars."

Any upcoming highway bill may not allow for that kind of return, he said. In that case it would be necessary to cut back the freeway bond issues.

He said, though, that he was optimistic that the East Leg would eventually be completed to Henderson.

"We're hoping to have some reauthorization from Congress before October 1," he said.

Henderson Chamber of Commerce director Gary Johnson Tuesday said he too is optimistic about the freeway's future.

"At worst case, it will get to Russell Road," he said, "and that's worst case. It's not overly critical at this time, nothing to lose sleep over. The funds will probably survive."

Johnson added that a number of other states have much more to lose than Nevada.

"Some of the other guys will get hurt worse than us," he said. "If it was just us, Nevada, all by ourselves, then I would be a lot more worried."

## ✓ Budget from page one

the original amount due to the council's 1978 commitment not to raise taxes to support a bond issue.

Hanson said the transfer of some \$300,000 to the debt service fund from the systems development fund is "to keep the reserve in the debt service fund at an adequate level" so that if bonds are passed in the future the fund has money to back it up.

He said treating the LID revolving fund as a special revenue fund is "somewhat of a formality." The main dif-

ference would be that an individual budget must be made for the account.

Hanson told council the state of Nevada did not return figures to the city on time, and asked that the public hearing be recessed. The hearing was recessed to the council's recessed regular meeting at city hall on April 22.

No comments were offered regarding the city's revenue sharing budget, which Hanson said would be incorporated into the city budget.



# Council votes not to increase

by Katherine E. Scott

HHN 4-17-86

The Henderson City Council voted Tuesday not to raise property taxes as originally planned in the city's tentative budget.

The action was made to keep a 1978 commitment to the public not to raise taxes for payment of a bond issue. However, information supplied to council points out the action could result in higher interest rates on future bonds.

City finance director Steven Hanson remarked owners of an \$80,000 home will save \$21 per year, or \$1.75 per month.

In other business during the regular meeting in council chambers Tuesday night council approved a tentative map review for Canyon Shadows Subdivision. There was some discussion regarding parks in the area.

Lloyd Phillips of Cedar City, Utah spoke for developers and

## property taxes

agreed to negotiate to either donate a parcel of land within the subdivision or to donate cash for further development of another park in the area.

Council noted the subdivision, to be located southwest of

See council page two

### Council from page one

the National Guard Armory, would have access to O'Callaghan Park, which could use funds for more equipment.

In other action during the meeting, council tabled a request for a money management business license for Crae Hancock. The applicant asked to defer the request until he received proper licensing from the State of Nevada.

All of the items on the council's consent agenda were approved except for a denial for a zone change and a revocation of a home occupation permit.

A request from Kiefaber Family Ltd. Partnership for a zone change on Merlayne Drive between Merze and Bearden Avenues was removed indefinitely at the request of the partnership.

The change from a single-family residence district to an apartment district had been recommended for denial. City staff felt Merlayne Drive acts as a natural boundary for multiple family dwellings.

Action on a home use permit held by C.J. Myers of 31 Nevada Way was postponed 45 days to give the family time to rectify violations. Council members and staff clarified the major problem was outdoor storage and storage sheds.

The Meyers' next-door neighbor appeared to speak on behalf of the family. It was agreed the only problem was the unsightliness of the property and that storage would be made at another location.

In other business, council approved the sale of a lot in the Mission Hills neighborhood to the adjoining property owner. The lot had been deemed too small for individual use in the neighborhood and was to be sold for \$3,550.

Council also approved two resolutions to start the process for sale of bonds for the Sunset Road Limited Improvement District. A third resolution authorized temporary funding from the LID revolving account for the project.

Another resolution passed by council separated the water and sewer funds from each other. City Public Works director Geoffrey Billingsley told council the action will help the city see which account is self-supporting.

He said the action may result in "bringing the rates into line."

Council also passed a resolution supporting an effort of the city of Las Vegas, clarifying they were doing so "for economic reasons only."

The resolution supports the Las Vegas Convention and Visitors Authority's efforts to have Las Vegas considered as a site for the 1988 Republican National Convention.

As a result of a complaint from a citizen under the citizens' concerns portion of the agenda, city staff agreed to write a letter to the district engineer's office in Las Vegas.

Vaughn Crane repeated a complaint he brought to council several months ago regarding a traffic problem at Palo Verde and Boulder Highway. He described how vehicles attempting to turn left onto Boulder Highway from Palo Verde line up five or six cars across in the median, which blocks the way for those wanting to turn onto Palo Verde from Boulder Highway.

Council agreed the situation was a problem and suggested he contact the district engineer's office. Staff agreed to write a letter in support of the request to paint lines for the traffic.

Councilman Ron Hubel said he had received several phone calls from people complaining about dumping in the desert, particularly in the Mission Hills neighborhood.

A problem he cited was that offenders have to be caught in the act by a city employee. He said citizens have wondered why, when they have license plate numbers or have copied the names of businesses from the vehicles, the city can do nothing.

Hubel suggested the "city can take that information from the people and certainly write 'Ace Concrete' a letter."

He said the letter should contain the information that the vehicle was seen dumping materials, and then notify the person of the laws and the penalties.

He said such action might slow down the dumping that has been going on in the area, and asked that a policy be set to respond immediately to try to catch perpetrators in the act, and to write letters as he suggested.



# Cattle Baron says it may break ground

HHN 4-15-86  
by Scott Dickensheets

Within 30 days ground may be broken for the proposed Cattle Baron Casino, according to Marjorie Bishop, a Cattle Baron executive assistant.

She said that design modifications were being made in the casino's plans, including the addition of a five story, 150-room hotel.

"We're still waiting for additional financing, since we've

decided to go ahead with the hotel, but within 30 days, we'll be breaking ground and beginning," she said.

Rosemary McIntyre, of the state gaming control board's tax and licensing division, said Tuesday that to her knowledge, the Cattle Baron has not applied for a gaming license.

"As far as an application, I haven't seen anything," she said. She went on to explain that there is a time limit connected

to receiving a gaming license.

"You have to activate your license by the end of the quarter following the quarter in which you are approved," she said. "I don't know about the Cattle Baron, but they may just be waiting to apply until they feel they can meet that time limit."

Clara Monscvitz, a secretary in the Henderson Building Division, said that building permits for the Cattle Baron have recently been completed and are

waiting to be pulled by the contractor.

The contractor is Paul Faulkner of Ainsworth and Faulkner Contractors. He said he is merely waiting for the modified designs to begin construction.

Though the project's architect, John Burke of Gary Guy Wilson's office, declined to discuss the changes, Bishop outlined some of them.

"We've had the architect draw

## Railroad crossings axed from state work plan

HHN 4-29-86  
A project to construct a crossing of the Union Pacific railroad tracks on Pecos Road has been removed from this year's highway work program due to a lack of funds, according to a transportation department official.

Ron Hill of the Nevada Department of Transportation, in Carson City, said Monday that the \$216,000 item had been deleted from the plan due to "insufficient federal obligation authority."

What this means, he explained, is that the NDOT spent more than they had the authority to spend.

He said the item had been put on the 1987 fiscal year budget.

Also removed from this year's plan, according to an April 21 NDOT release, is an improvement in the grade crossing on Gibson Road.

It was cut because local funding is unavailable.

According to Henderson Public Works Department director Geoffrey Billingsley, NDOT has indicated to him that the Pecos Road crossing might fall victim to the Gramm-Rudman axe.

"What they're saying, essentially, is that if Gramm-Rudman goes through, this might be one of the projects that would get cut."

He said the crossing is important to the city, to provide access to developments taking place south of that point.

"There are a number of developments taking place there or pending," he said. "One developer has said if the crossing is put in, he will pay for a two-lane paved road into the developments. Obviously this would make a dandy access for emergency vehicles like police, fire or ambulance. That's our main concern."

## within 30 days

the hotel right onto the casino," she said. "We cut the showroom from 300 seats to 150 seats, in order to put the hotel reception area there." She added that cuts had been made in the bingo area as well as the race book, along with an enlargement of the sports book.

Bishop said the majority of the financing is in place, but "we need to get the rest of it."

According to architect Burke, the casino will be a two story,

55,000 square foot building done in a late 19th century Victorian style, and will house a gourmet steak house and a coffee shop.

Bishop elaborated on that, saying the Cattle Baron would have 12 blackjack tables, two craps tables, 400 slot machines and a bar upstairs and one downstairs.

"We're still up in the air about meeting rooms, how many and the number of seats," she said.



# Council approves firefighter training agreement

HN 4-24-86

by Katherine E. Scott

The Henderson City Council unanimously approved a cooperative agreement with the city of Las Vegas for the training of recruit firefighters during a recessed regular meeting Tuesday night at city hall.

The agreement includes the use of captain-level Henderson firefighters for training during the nine-week period. Five new recruits will participate in the training beginning next week.

"Right now it's done on on-the-job training," Fire Department training officer Bob Blankenship told council. He explained that included a text and workbook, with monthly tests by the recruit's commander.

He said that program takes three-and-a-half years to complete.

Blankenship also mentioned the training new recruits will get under the cooperative agreement will include live fire, hazardous incidences and emergency medical technician.

He also informed council only two of the recruits will be removed from their shifts for the training. Hiring was delayed for the other three to offset some of the financial impact to the

city, he said.

To compensate for the two who will be removed from their shifts, he said vacations have been limited during the time period. However, he did expect the city to incur some overtime expenses.

In other action, the council unanimously approved the city budget for fiscal year 1986-1987 after closing a public hearing which was closed with no comments.

Before voting on the budget, Councilman Carlton Lawrence stated for the record subjects he would have discussed had he been able to attend all of the budget sessions. The councilman suffered the sudden death of his wife, Marijane, in the midst of the budget meetings.

Lawrence, who vocally opposed retaining the city's four-day work-week during last year's budget meetings said he would have brought up the return to the five-day week.

In addition, he mentioned he would have wanted to discuss implementing the city's management audit recommendations.

Mayor Lorna Kesterson asked the city clerk to include the management audit on the next

City Council agenda, May 6.

Two bills were referred to the council as a committee before

action during the next regular meeting. One involves regulation of electronic stun devices

and the other deals with telephone solicitations.

Also during the meeting, Councilman Ron Hubel asked for the city's beautification committee to bring a recommendation to council next month regarding Major Avenue.

Hubel said he had discussed

**See council page two**

## Council from page one

the 30-year-old problem with Basic Management Inc. manager Glenn Taylor regarding the road between Center Street and the railroad tracks west of Boulder Highway.

"They didn't want any greenery nor... a sealant over the median," Hubel remarked, adding they agreed to putting colored rocks in the center of the roads. Public works director explained BMI owns the land, for which the city has a use permit for traffic purposes only.

Hubel also suggested sealing and repainting curbs where

"We have to get some curbing on the bottom half or we destroy the new asphalt," he remarked. they exist along Major Avenue.

Councilman Charlotte Yakubik, who is on the beautification committee, mentioned the main problem with such projects is with funding.

Hubel responded he had ideas for that, but wanted to get a project in front of the council.

Councilman Michael Harris discussed the importance of putting curbs in where the avenue was recently resurfaced.



Bonds, special projects to be funded

# City will catch up in spending this year

By Katherine E. Scott

HHN 4-29-86

The City of Henderson plans to spend nearly \$11 million more than it expects to bring in next year, the financial director explained in discussing the recently-passed city budget.

"That's primarily because we will be expending a large amount of bond proceed and other money that was issued in prior years," finance director Steven Hanson remarked during an interview last week.

The Henderson City Council unanimously approved the fiscal year 1986-87 budget during their April 22 recessed regular meeting.

"Total citywide revenues are budgeted at \$25,046,406," Hanson noted, with expenditures estimated at \$36,271,206.

Some \$4 million is budgeted from the bond proceed fund, he said, primarily for streets. Other bond monies will go toward flood control and relocation of the city's fire stations, he added.

There are about \$6 million in other improvements to be made according to the budget, Hanson continued.

"Most of that is the city hall, four-and-a-half million," he mentioned. He pointed out the city will pay cash for the city hall, which is expected to be completed by August 1987.

In addition, he noted \$650,000 is to be spent in replacing the police department's communications system, which is also used by the fire department and other city functions.

Another \$700,000 is slated for a new city shop. Hanson expressed concern for that fund, describing the city's fleet to contain "a lot of old and high-mileage vehicles."

The finance director noted that in the city's largest fund, the general fund, "we're spending approx-

imately \$696,000 more than we anticipate in revenues."

He does feel comfortable with that, however, because "I think we'll exceed those (estimates)" of incoming funds.

He explained the city expects to spend \$12,786,000 out of the general fund while only bringing \$12,090,000 into it.

The money going into the fund comes from property taxes, court fines, licenses and fees, etc., he listed. "The

biggest fees we have are building fees."

He expects the city will bring in more money than planned, especially because "building is increasing so fast."

Also, Hanson pointed out the general fund "will be starting out the year with \$1,988,000" in the budget.

In addition, Hanson expects Congress to pass a Federal Revenue Sharing Plan. If the city does receive funds from that, he said it will be money for which the city did not budget.

Three of five bond issues must go to voters

## Council mulls cheaper vs.

by Katherine E. Scott

HHN 5-1-86

The Henderson City Council will act on five bond issues at their regular meeting Tuesday, including two which may not go before voters on a ballot in

September. According to the agenda item submitted by city financial director Steven Hanson, "the council may, at their option, issue 'revenue supported' general obligation bonds for water and sewer without an election" under the Nevada Revised Statutes.

The alternative, he stated, is to place the question of water and sewer bonds on the September ballot for voter approval.

Either way, according to Hanson, both water and sewer rates would be increased unless

successfully opposed by Henderson residents.

The other three bond issues, which will be placed on the ballot if approved by council Tuesday, are for fire protection, street improvements and beautification of Boulder Highway.

Hanson explained the state of Nevada is set to issue some \$80 million in revenue supported bonds this summer, and Henderson may attach its water and sewer bonds to that rather than hold an election.

If council selects to go that

## publicly-approved bond issues

way, Hanson noted, "the state as a whole has a better bond rating than each of the individual cities."

Among other benefits, it would result in lower interest rates for the bonds, he said.

The water bonds would be issued in the amount of \$5 million, Hanson mentioned. He noted council will decide Tuesday whether the sewer bonds would be issued for \$5 million or \$7.2 million.

He said if council approves the revenue supported bonds,

rates would increase July 1 and again on July 1, 1987. Water rates would go up five percent and sewer would increase six percent.

Should council select to put the issue before voters with the other three bonds, Hanson said the rates would probably go up in November or December.

However, rates probably would not go up if voters did not pass the bond issue, or if residents successfully opposed the revenue supported bonds, he said.

Hanson noted the increase is needed not only for water and sewer improvements, but because "our operating expenses are gradually eating up the revenue."

The three bonds that will appear on the ballots in September total \$4.5 million. The largest is \$3 million for street improvements, followed by \$1 million for Boulder Highway beautification. The final \$500,000 is for fire protection bonds.



# Railroad Pass to add hotel

by Scott Dickensheets

A 120-room hotel addition has been slated for the Railroad Pass Casino, according to Diana Conn, Railroad Pass public relations official.

The Henderson Planning Commission will review the architectural plans of the five-story addition on May 8.

According to Conn, if everything holds to schedule,

HHN 5-1-86  
construction will begin June 1. Grand opening is scheduled for October 1.

No cost estimates were available, Conn said, nor did she release the names of the ar-

chitects or general contractors.

"To my knowledge," she said, "no contract has been signed."

Paul Faulkner of Ainsworth and Faulkner Construction Co., who are representing Railroad

Pass in the preliminary stages of getting the hotel built, said that although the plans have yet

See Pass page two



## Pass from page one

to be finalized, his company would be the general contractor.

"Nothing's definite yet," he said, "but we will be doing some building out there. Yeah, we're the general contractor."

Conn said this hotel addition was in mind when Railroad

Pass officials requested that the property be annexed by the city last year.

"It's always been our hope to build this hotel-casino in Henderson," she said, "and we think it will add to Henderson's growth."

## North Las Vegas officials use Henderson as learning tool

HHN 5-8-86  
Officials from the City of North Las Vegas recently journeyed to Henderson to get a first-hand look at the type of development North Las Vegas expects to occur in the northern portions of the city.

According to city councilman Brent Hardy, "we

thought it would be beneficial to tour the Green Valley area as a group to view and discuss the components and impact of master-planned mixed-use developments."

Hardy explained that North Las Vegas is in the process of updating the city's master

plan and undertaking several public works projects that will enhance development within the city.

"We're doing our homework to make sure we're well prepared to expeditiously encourage balanced, quality growth for our city."



# Council to hear City Hall update, management audit report

by Katherine E. Scott  
The Henderson City Council is slated to hear a review and update on the architectural status of the new city hall during their regular meeting Tuesday. Council meets in council chambers at 7 p.m. following a committee meeting starting at 6 p.m. Tuesday. The public is invited to attend both meetings at city hall at 243 Water Street. Dennis Rusk of Archtec Inc.

will discuss aspects of the new city hall, to be built across the street from its present location beginning this summer.

Subjects listed on the agenda item include facilities planning, project estimates and coordination with the library.

A new building for the Henderson District Public Library is to be built adjacent to the new city hall site.

Archtec Inc. is handling both projects, and plans to build a

common cooling tower to save on costs for both the library district and the city.

Also during the council meeting, Henderson city manager Gary Bloomquist is slated to give a 45-minute update on the management audit completed last year.

Some recommendations have been put in place and others have yet to be completed.

The council meeting is scheduled to begin with a public

hearing regarding vacation of a portion of Middlegate Road.

Other items on the agenda include awarding of a bid for demolition on the site of the new city hall, and a contract for architectural services for relocation of fire stations one and three.

Art Goldstrum Enterprises is to be awarded a \$10,500 contract to begin preparations for construction at the city hall site.

Architect Harry Campbell is

slated to receive a contract to design two fire stations at \$15,800 each. He is also to be reimbursed for some expenses, according to the agenda item.

## Downtown parking

Another item on the agenda for Tuesday's meeting is a change in the limits of the two-hour parking areas in downtown Henderson.

Henderson public works director Geoffrey Billingsley had requested council "extend the two hour parking on Market Street (from Navy Street to Army Street to include in front of the First Interstate Bank and in front of the post office."

Billingsley noted the two businesses need revolving parking available for their customers.

In addition, he stated "the Eldorado and the Rainbow Club (casinos) would like us to remove the two hour area on Army Street between Water Street and Texas Avenue and allow unlimited parking."

Planning commission recommendations include approval of

use permits for a tavern in the Green Valley Plaza, an upholstery shop at 875 South Boulder Highway and a paint spray booth and auto body shop at 1540 North Boulder Highway.

The planning commission has also recommended acceptance of more than an acre of land for relocation of city fire station number one.

The land, 1.142 acres on the southeast corner of Lake Mead Drive and Burkholder Boulevard, has been offered to the city by American Legion BMI Post No. 40.

In addition, the planning commission has recommended acceptance of a grant of easement totalling 40 acres for construction of the city communications system antenna site. The recommendation includes a roadway leading easterly from Magic Way.

In other business on the council's agenda is authorization to go to bid on a water system telemetry for the communications system.

## Action postponed on telemarketing law

The Henderson City Council postponed any decisions on a new law controlling telephone solicitations during a committee meeting Tuesday night in city hall.

City attorney Shauna Hughes explained her office had been contacted by a local company who raised questions as to whether the law would affect them.

She asked that action be continued to the next committee

meeting to give staff time to add a section clarifying what kind of businesses would be regulated by the law.

Hughes mentioned she had received several phone calls from business representatives who say they would appear to speak on the issue.

She asked for comments from the audience, noting suggestions

See law page nine

## Law from page eight

might be incorporated before the next meeting.

The only comment came from City Councilman Charlotte Yakubik, who asked about charity solicitations.

Hughes explained telephone solicitations to Henderson phone numbers are not permitted to be made from within the city of Henderson.

Other ordinances discussed in committee were recommended for approval during the regular meeting. They were passed into law later that night during the regular council meeting.

Included was a law making it illegal for anyone other than a police officer to use an electronic stun device (stun gun) for any purpose other than self-defense.

The law also makes it illegal for children or ex-felons to possess a stun gun.

## Bond issue would raise water, sewer rates

Henderson's water and sewer rates may rise without a vote of the public if the City Council decides tonight it wants to be included in a statewide bond issue.

The rate increase will be used to fund \$5 million each in water and sewer bonds to meet the needs of the city's growth, Steve Hanson, city finance director, said Monday.

If the council decides to include the issue in a general election in September, the city would miss the statewide bond issue and may lose out on low interest rates, he said.

The bond issue would raise water rates by 5 percent and sewer rates by 6 percent. Both changes would be effective July 1 if the council approves the increase. In addition, an identical rate hike would be effective July 1, 1987.

The average water bill in Henderson would be raised about 92 cents each year, and the average sewer bill would increase by about 50 cents each year, Hanson said.

State law requires that voters approve the sale of general obligation bonds unless the city can pledge

enough revenues from the project to cover the costs.

If the council approves the rate increase, a public hearing will be held. The public could overrule the decision by presenting a petition signed by at least 5 percent of the voters.

The council also will consider putting on the ballot \$3 million in street improvement bonds, \$1 million in Boulder Highway improvement bonds and \$500,000 in bonds for construction of new fire stations.



# Council changes two-hour parking

HHN 5-8-86

by Katherine E. Scott

Apparently prepared to deny a request to change two areas of two-hour parking downtown, the Henderson City Council approved the recommendation made by city staff during their regular meeting Tuesday night.

Council members hesitated to make changes, calling the situation confusing and wondering whether it would open the way for more changes if businesses did not like the parking situations near them.

However, the main issue was whether to open up spaces on Market Street in front of the post office and First Interstate Bank to short-term parking.

Currently, council was told, employees of nearby businesses and patrons of the two casinos downtown park in the spaces which have no time limit.

After lengthy discussion, council passed the motion to extend the two-hour limit from Navy Street to Army Street.

In addition, council removed the time limit from Army Street on the opposite side of Water Street to allow parking for casino customers.

In other business, council briefly discussed bond issues before postponing any decisions for a week. A recessed regular meeting was set for Tuesday to discuss the bonds and other matters.

Several decisions were to be made by council, including the method of obtaining water and sewer bonds.

Time limits are coming up both for attaching to state bonds and for putting them on the September ballot.

Three other bond issues, for flood control, Boulder Highway beautification and the fire department, will appear on the ballot if approved by council next week.

Henderson city manager Gary Bloomquist noted the federal government has put severe restrictions on the sales of bonds starting Jan. 1.

He said that pushes the need

for the bonds to be sold before the end of this year.

Council chose to wait a week to consider the options.

Also during the council meeting all recommendations on the consent agenda were approved without comment.

Included were actions to begin preparations for two new fire stations, replace and relocate overhead utility lines, and begin demolition for the site of the new city hall.

Council also authorized bidding for a water system tele-

mentary as part of the city-wide communications system being installed. The cost, according to the agenda item, is not to exceed \$90,000.

Council also passed several ordinances, including one limiting the use of "stun guns."

Electric stun devices may be used only for self defence according to the new law, and may not be possessed by children or ex-felons.

A report on the city's management audit was postponed to another meeting.

# Road construction makes commuting difficult

HHN 5-8-86

by Katherine E. Scott

Travelers along the two major roads between Henderson and Las Vegas will need to take precautions as construction continues for six months to a year.

Work on Boulder Highway, financed by the State Highway Department, began last month and is scheduled to continue until the fall, according to district engineer Eugene Weight.

Construction on Sunset Road began Monday, according to Henderson Public Works director Geoffrey Billingsley. He said work is scheduled to continue for a year.

He expects traffic will be detoured from one side of the highway to the other as work is done on either side.

The Henderson City Council awarded the Sunset Road con-

tract to Wells Cargo of Las Vegas. Clark County street and highway bond fund money finances the largest portion, \$2,877,719.61.

The remaining \$167,249 is financed from the city's flood control bond, street lighting bond and water utility funds.

Motorists along Boulder Highway have experienced difficulties with the traffic signals in the early weeks of construction there. The contractor is Las Vegas Paving.

City traffic engineer Kenneth Curry related the detectors for the traffic signals were torn up by the construction, causing lights to turn red in all directions.

He said the lights have since been put on "permanent recall"

See highways page three

## Highways from page one

where the signals will automatically switch on a regular basis whether vehicles are present or not.

Curry mentioned the difference between the two projects is that the work on Boulder Highway is to repair the road surface while that on Sunset Road is a total replacement.

He described the top layer of asphalt is being removed from Boulder Highway and will be replaced with about five more inches of asphalt.

That is less expensive and

takes less time than a full-scale replacement job such as Sunset Road.

When completed, Sunset Road from Boulder Highway to Green Valley Parkway will have medians, curbs and gutters and street lighting.

Billingsley said the first step in reconstructing Sunset Road is putting in a drainage system.

The contract called for exposing an underground drainage system supposed to have been built about 20 years ago, he said, to see if it could be useful

for the project.

Yet, he said after workers began digging for it, they could not find it and have begun to wonder if it ever existed.

He added they will probably have to install such a system rather than build onto an already existing one.

Henderson police have asked

motorists to be cautious when travelling on roads while they are under construction.



City manager says board is promoting Laughlin interests

# City opposes CRC project as detrimental

HHN 5-6-86  
by Katherine E. Scott

A hydroelectrical project proposed for the Las Vegas Wash by the Colorado River Commission would deny the City of Henderson tax revenues, jobs and recreational opportunities, as well as place additional burdens on the city, according to papers sent to the Federal Energy Regulatory Commission last week.

The "protest and motion to intervene" submitted by city manager Gary Bloomquist May 1 calls the CRC's plan a "complex and costly project" for a plant that would not produce enough energy to justify its costs.

The document accuses the CRC of using "the FERC to thwart the Lake at Las Vegas resort development and thereby promote other resort developments, particularly those on the Colorado River at Laughlin, Nevada."

It states the city fears that if the CRC is successful in preventing development of the resort project "the CRC will simply abandon its uneconomical Las Vegas Wash project."

The protest and motion, addressed to FERC Secretary Kenneth F. Plumb in Washington, D.C., asks the commission to dismiss the CRC application in favor of a small conduit hydroelectric facility proposal previously submitted by Pacific Malibu Development Corporation, developers of The Lake at Las Vegas.

The document notes both projects are entirely within city limits. Included is a copy of a resolution passed by the Hender-

son City Council Aug. 6, 1984.

Bloomquist describes the resolution "strongly supports PMDC's Lake at Las Vegas resort development." He continues in his statement, "Henderson similarly supports the small conduit hydroelectric facility that PMDC proposes . . ."

On the other hand, Bloomquist's statement notes "CRC completely failed to consult with Henderson (and) thereby denied Henderson an opportunity to direct CRC's attention to the serious economic, technical and environmental questions that surround CRC's project."

The document states, "the resort complex, which will include hotels, residences, golf courses and a marina as well as PMDC's proposed hydroelectric facility, will increase Henderson's tax revenues by 15 to 20 percent."

In comparison, "CRC's project would be tax-exempt, (therefore) no off-setting tax revenues would be realized from CRC's project."

The motion notes approval of the CRC proposal would prevent development of the Lake at Las Vegas complex. Yet, it states the resort would "provide hundreds of new jobs, both during construction and after operations commence," plus "provide recreational facilities to Henderson residents at no cost to the city."

An additional bonus of the resort project, according to Bloomquist's motion, is that "the Lake at Las Vegas will, final-

## to public interest

ly, solve the serious erosion problems that have been occurring in the Las Vegas Wash."

Bloomquist then states a concern that "CRC's project will be vulnerable to the floods that occur periodically in the Las Vegas Wash." He suggests that could "impose an additional burden on Henderson's taxpayers by requiring them to provide emergency assistance in the event of Las Vegas Wash erosion or flash flooding."

The document states part of the CRC project, the penstock, would be located along the perimeter of the wash and the powerhouse would be constructed in the wash itself.

"Since flood waters will continue to flow through the wash unimpeded by CRC's diversion dam, erosion will still occur along the sides of the wash," it states.

The motion points out the CRC has not shown whether continued erosion could destroy the penstocks, nor that the powerhouse could "withstand the effect of severe flash flooding on the Las Vegas Wash."

The Colorado River Commission office in Las Vegas said comment could be made only by CRC director Jack Stonehocker. He was said to be out of town until Friday.

Phone messages left for Stonehocker had not been returned by press time yesterday. His office was unable to supply a number where he could be reached for comment.



# Colorado River Commission boss counters Bloomquist, city

by Katherine E. Scott  
Colorado River Commission director Jack Stonehocker during a telephone interview Wednesday denied allegations made by the city of Henderson to the Federal Energy Regulatory Commission.

Stonehocker, reached at the Hyatt Wilshire hotel in Los Angeles, had not seen the protest and motion to intervene submitted last week by Hen-

HAN 5-8-86  
derson city manager Gary Bloomquist. He mentioned his office in Las Vegas had received a copy.

The director denied the CRC's proposed hydroelectric project would not produce enough energy to justify its costs, nor that placement of the penstock and powerhouse would endanger the project.

Stonehocker said the city was in error "in their assump-

tion it's going to be vulnerable" to erosion and flash floods.

Bloomquist had stated the CRC supplied no information that erosion will not threaten the penstock or that the powerhouse could withstand the periodic, severe flash floods.

Stonehocker admitted the CRC had not communicated with the city of Henderson about the project, which is located entirely within Henderson city limits.

However, he noted the city was notified as was "everyone else" about public hearings regarding the project.

Bloomquist remarked yesterday the city "certainly would have been there" if they had known. He said the city looks at everything that af-

fects the project.

He said the first the city knew of the hearing was when they received notice from FERC that they had received a motion to intervene from the city of Las Vegas in favor of the CRC project.

Stonehocker noted the hydroelectric project is still in the planning stages and the CRC has made "no concerted effort to coordinate yet."

He felt the contention that the CRC was hoping to prevent development of a resort project to promote other developments in Laughlin was "not really worthy of a response."

He remarked it is "no secret that we're opposed to the Lake at Las Vegas project," adding the CRC had passed such a

resolution.

He also commented the CRC was in favor of developments in Laughlin, to which he said the CRC had sold land or holds leases.

Regarding the impact to the city's financial status and development, Stonehocker responded he "won't speak to economic issues because that's not our primary responsibility."

The city's motion complains the CRC's project would deny Henderson of tax revenues, jobs and recreational opportunities by preventing development of the resort project.

It states the Lake at Las Vegas project would "increase Henderson's tax revenues by 15 to 20 percent."

Stonehocker maintained the

## allegations

CRC's job is to "preserve the natural resources to accommodate the most people possible in the valley."

He said development of the Lake at Las Vegas project could be deemed "unreasonable use" in the future.

"We have more water than we're using, and that's true, right now," he said of the waters that flow annually into the sea. However, he spoke of responsibility to future generations.

Stonehocker said the CRC opposes the evaporation that would come off of the one-by-two-mile lake planned for the resort. He said the CRC has rejected figures by resort developers that show less evaporation.

## Proposed state road plan to benefit city

HAN 5-6-86  
by Scott Dickensheets

Construction of the East Leg Freeway to Lake Mead Drive is one of the items on the state Department of Transportation's proposed fiscal year 1987 work plan.

That project, tabbed at \$31 million, takes up the lion's share of the \$65.4 million proposed plan, which will be presented to local officials Thursday at the Clark County Regional Transportation meeting in North Las Vegas.

Fiscal year 1987 runs from July 1, 1986 to June 30, 1987.

The plan does not detail time frames for the projects, but most of them are expected to begin during that time, according to the release.

A number of other items on the plan will affect Henderson, including \$216,000 allotted for construction of a crossing over the Union Pacific railroad on Pecos Road.

That crossing is considered important by city officials because it will help open up the areas south of it for development.

Other minor projects will also affect the city, including

the sealing of more than eight miles of Boulder Highway from Boulder City to Major Avenue and sealing more than four miles of Lake Mead Drive from Pueblo Boulevard to the Lake Mead Recreation Area.

A number of frontage roads along Boulder Highway and state route 146 are also scheduled for sealing under the proposed work plan.

The plan will go before the state Transportation Board for approval in June, but is subject to modification throughout the year, according to the release.



# Collins' pledge may avoid library,

HAN 5-8-86

by Katherine E. Scott  
Developer Al Collins stepped in during discussion at the Henderson City Council meeting Tuesday night with an offer that may prevent a delay in building the new city hall or the need to bring major changes in

construction of that building and the new library.  
Henderson District Public Library director Janet Clark said the board of directors is looking into whether they can accept Collins' offer to pay the interest on a short-term loan to

prevent delay in construction.  
Clark said yesterday she had been in touch with the state library board, and that she and local board members plan to meet with Collins next week to discuss his offer.  
Both the new city hall and

the library are to be built across the street from the present city hall by Archtec Inc. Company president Dennis Rusk reiterated to council that building a single cooling tower for the two structures would save hundreds of thousands of dollars

## city hall delays

in construction fees and cooling costs.  
However, city councilman Ronald Hubel balked at a delay in the schedule that would set construction back 30 to 60 days.  
"We're under some very serious time constraints as a city,"

Hubel remarked, citing an urgent need for the space to be provided by the new facility.  
The problem revolved around funding for the new Henderson

See bonds page two

## Bonds from page one

District Public Library building. Plans called for the library to finance the building of the cooling tower while the city pays for the mechanics.  
Clark explained to council that while the state board has approved the funding, actually getting the money will be delayed because the bonds will not be issued until July.

City staff pointed out it could take several weeks before the money is actually received from bonds. They noted that by state law, the money must be available at the time the bids are made.

Clark mentioned the library was unable to get a short-term loan to cover the expenses

because they have no funds to pay the interest. Bond money is not permitted to be used to pay interest on loans.

Council members were discussing separating the cooling towers in spite of the costs when Collins stepped forward and queried about the financing.

After considerable discussion, Collins volunteered "to donate three months interest for the money that needs to be advanced for the library project."

Rusk mentioned after the meeting that the donation if accepted will allow the project "to go to bid when the bonds are sold rather than 90 to 120 days after the sale of the bonds.

## Planners to consider hotel addition, industrial park

HAN 5-6-86

The Henderson Planning Commission will consider an architectural review of a planned hotel addition to Railroad Pass Casino when it meets Thursday at 7:30 p.m. at City Hall.

The 120-room, five story addition is slated for an October 1 grand opening, with work scheduled to begin June 1.

Another item before the board will be a zone change request to allow development of an industrial park southwest of West Lake Mead Drive and Van Wagenen Street.

The request comes from Henderson Industrial Park, a

Nevada limited partnership. They are seeking to change nine acres from rural residential and industrial zoning to industrial park and industrial zoning.

Oceanside Properties of 466 Water St., is requesting a variance to allow a 10-foot setback instead of the required 20 feet at 339 Tin St., in a limited multi-residence district.

Also on the agenda is a use permit request that would allow Tobar Co.-Sunrise Rental to store rental equipment more than six feet tall at 333 Sunset Road.



Protesters can petition for bond election

# No dissent heard,

H4N 5-15-86

by Katherine E. Scott

Water and sewer rates will likely increase July 1 as a result of action taken at the recessed regular meeting of the Henderson City Council Tuesday night.

Council voted 4-1 to request the state of Nevada include water bonds and sewer bonds for Henderson when they issue revenue supported bonds this summer.

The other three bond issues

## council approves 'no election' bonds

were approved unanimously for placement on the September ballot.

Attorney Ed Palmer of Sherman and Howard bond council, who represented the city in preparing the bond resolutions,

explained the difference between general obligation bonds and revenue supported bonds. He was assisted by Carol Glenn-Kiang of Prudential-Bache.

The pair detailed the benefits

of "double-barrell" bonding, obtaining general obligation bonds through revenue supported bonds.

Palmer told council that state law requires bond issues to go before voters in an election if the project cannot be funded by its own revenues.

Therefore, he said the street

improvement, fire protection and Boulder Highway beautification bonds by law must be placed on ballots for voter approval because none of them will bring in money. The resultant general obligation bonds,

See bonds page two

if approved, would be paid for by an increase in property tax.

However, he explained that since water and sewer bonds can be paid for through increased fees for the services, council can pass an ordinance for revenue supported bonds. Should revenues not be enough to cover costs property taxes could be increased.

### Public voice

Councilmembers were particularly concerned with giving Henderson residents a voice in the imposition of the bonds. Mayor Lorna Kesterson, the lone dissenter in the vote, emphasized after the meeting that the work on the water and sewer lines does need to be done.

The mayor said what she objected to was separating the two bond issues from the other three. Before adjourning the meeting, she explained she knew council passed the issue "the way it should be done," but that she felt citizens should be able to vote on the issue.

Other councilmembers expressed the same concern before voting on the matter and were satisfied that the procedure for revenue supported

bonds does allow the public a chance to disapprove of the action and have the issue placed before voters.

Palmer told council the procedures require publication of the intent and a 30-day time period for citizens to object.

He explained residents may circulate a petition, and if signatures number five percent of the number of registered voters at the last general election the bond issue would have to appear on the next ballot.

According to the Clark County Election Department, there were 12,167 registered voters for the 1984 general election. Therefore such a petition would require 609 signatures.

The major problem expressed by city staff and the two advisors was time constraints. The Clark County Bond Commission has 33 days to approve the bonds before council can authorize publication of the legal notice. The deadlines for placing any issue on the ballots are July 7 for the September election and July 21 for the November election.

City manager Gary Bloomquist expressed a fear that congressional action could prevent sale of bonds after

Jan. 1 He pointed out the deadline could make it difficult to sell the bonds in time even if they were approved at the November election.

### Benefits

After discussing the options council determined it would be in the best interest of the city to obtain the revenue supported bonds rather than go to an election.

The major difference to residents, assuming the bonds re-

ceived voter approval, is that the money will be obtained from an increase in water and sewer fees rather than an increase in property taxes.

Glenn-Kiang recommended the water and sewer issues go through the bond bank as a "simpler, quicker way." She pointed out the current low interest rates and noted they could increase at any time.

In addition, she explained the state is a "safer" risk and therefore eligible for lower

interest rates than the city could obtain.

Of the nearly dozen residents present for the meeting, three approached council with comments.

Gary Johnson, director of the Henderson Chamber of Commerce, said that as a resident it didn't matter whether he paid through taxes or fees. He expressed water and sewer were "key investments" and the city should "seize the opportunity to save money.

Richard McDonald told council that "everyone wants to be guaranteed when they turn the tap on that water comes out." He added that as a consumer he would prefer to pay for the bonds through use rather than through property taxes.

Ted Black remarked that even half a percent interest "is a lot of money" and asked council to go the "double-barrell" method.

No one spoke against the revenue supported bonds.



# Bond issues again before council

HHN  
5-13-86

by Katherine E. Scott

Five bond issues designed to raise funds for projects within the city of Henderson are scheduled to be discussed by the Henderson City Council at their recessed regular meeting tonight at city hall.

The items concerning the bonds were continued from last week to give council more time to consider the options.

The meeting begins at 7 p.m. following a 6 p.m. committee meeting.

According to city staff, three of the bonds, if approved by council, will be placed on ballots in September for voter approval.

The other two, for sanitary sewer and water improvement bonds may be attached to revenue supported bonds to be issued by the state of Nevada this summer.

A decision on whether to move forward with the less expensive yet voter-bypassed state bonds is expected tonight.

Either way, the city expects water and sewer rates to increase by the end of this year and then again next year.

Finance director Steven Hanson told council last week the average water bill would go up 85 cents the first year and \$1.22 the second, while sewer rates would increase 53 cents the first year and 93

See bonds page two

## Bonds from page one

cents the second.

The three bonds that will be on the September ballot if passed by council are \$500,000 for fire protection, \$3 million for street improvements and \$1 million for beautification of Boulder Highway.

Tonight's city council meeting will begin with a public hearing on Limited Improvement District 834.

Three routine items are on the consent agenda, including a job and salary description

for fleet manager for the city.

There are eight items on the agenda for the council's meeting as a committee prior to the recessed regular meeting. None is scheduled for final action tonight.

Action was postponed from the May 6 committee meeting regarding a bill to control businesses which solicit over the telephone. City attorney Shauna Hughes told council she wanted to add a descrip-

tion of what kinds of businesses are to be covered by the new telemarketing law.

Other ordinance revisions include water rates and regulations; sewer rates and regulations; sewer user charges; water and sewer fee rates and charges; electrical ordinances; survey monumentation and industrial waste control and treatment program.

The public is invited to attend either or both meetings tonight at city hall.

## Henderson bond sale OK'd

A bond sale that likely would result in higher water and sewer rates has been approved by the Henderson City Council.

The decision means Henderson voters will not be given a vote on the sale. But three other bond issues, including \$3 million for street repairs, \$3 million for Boulder Highway beautification and \$500,000 for new fire stations, will be on the general ballot in September, according to decisions made at a meeting Tuesday.

The sewer and water bonds were approved without a public vote because city leaders wanted to join an upcoming statewide bond issue. The council will vote on the rate increase after a 30-day waiting period, City Manager Gary Bloomquist said.

The increase would be used to repay \$10 million in water and sewer bonds for improvements to keep pace with the city's growth. Sewer rates are expected to rise by 6 percent, while water rates should rise 5 percent, officials said.

State law requires that voters approve the sale of general obligation bonds unless the city can pledge enough revenues from the project to cover the costs.

About 20 people attended the public meeting, but none spoke against the bond sale, Bloomquist said.

With the expected increase, the average water bill in Henderson would rise about 92 cents per month, and the average sewer bill would increase by about 50 cents per month, officials said. Similar

increases would be effective in 1987.

The council agreed to raise the amount requested for Boulder Highway beautification bonds to \$3 million from \$1 million. The increase was supported by the Henderson Chamber of Commerce, which has long supported a plan to plant trees and landscape the roadside along the highway.

"We asked what that (\$1 million) will buy if we're unable to secure other funding," said Gary Johnson, executive director of the chamber. "The answer was not very much. We couldn't even fund the irrigation system."

Johnson said about 500 people returned questionnaires distributed recently. He said 96 percent were in favor of a bond issue.

R-J 5-15-86



## Boulder Highway beautification popular idea for Expo patrons

HHN 5-20-86

by Katherine E. Scott

**Editor's note:** Following is first in a series of articles exploring the plan to beautify Boulder Highway from Sunset Road to Horizon Drive. The Henderson City Council recently approved a resolution to put financing of the project before voters in September.

Does the beautification effort of the Boulder Highway meet with your approval?

The Henderson Chamber of Commerce asked that question of visitors to the past three "Expo" exhibition fairs each October. All but 16 of the 370 people who responded supported the idea.

Now the project has become more than a plan. Henderson voters will decide a \$3 million bond issue in September on whether to help finance the project.

Many of those answering the Chamber's informal survey took advantage of a spot left for remarks. More than 50 people stressed how badly the project is needed, or that it is long overdue. Many others urged, "Go for it!"

A number of those responding cited particular concerns about the project. They worried about flooding, maintenance and safety. Others offered helpful suggestions regarding the details.

The survey asked two other questions, whether such a project

would bring favorable attention to Henderson from residents and visitors, and whether a bond election should be held.

All but 16 of those who answered the survey agreed the project would improve Henderson's image. Eleven were unsure, but the only people who did not agree were the five who voted against all three questions.

The project calls for a combination of greenery and community activity along Boulder Highway. Five "community nodes" for recreation or play are designed for the areas of Horizon Drive, Major Avenue, Basic Road, Lake Mead Drive and north of Water Street.

Those would be connected by a walking-jogging trail winding among the newly planted greenery. The plants themselves will be low-maintenance and require a minimum of water.

How will the project be funded? Who will be responsible when it is completed? How will the project affect or be affected by flooding?

Answers will be forthcoming in future issues of the *Henderson Home News*. If you have any comments or questions call Katherine Scott at the *Henderson Home News*, 564-1881. Let us know if you're for or against the Boulder Highway beautification project.

- To be continued -

### Bloomquist wants increased council salaries

## Railroad Pass hotel set for approval

HHN 5-20-86

by Katherine E. Scott

A five-story hotel addition to the Railroad Pass casino will be one step closer to completion tonight if the Henderson City Council approves the architectural review as recommended by the Planning Commission.

Other items on tonight's agenda of the city council, which starts in council chambers at city hall at 7 p.m., includes the sale of a Green Valley home that used to serve as the area's fire station.

The addition to Bob Verchota's Railroad Pass comes to council with recommendations from the Planning Commission.

Those include compliance with the city's sign ordinance and no overnight camping in non-self-contained vehicles.

The house and hotel are

among items recommended to council for approval on the consent agenda. The consent agenda is read as one item with individual items allowed to be withdrawn for comments.

Only two items on the consent agenda are recommended for denial by the commission.

One is a request from National Heritage Corporation of Nevada for a variance to allow a home on a corner lot to be set 10 feet from the sidewalk instead of 12.5 feet.

The only problem cited in the planners' recommendation was a lack of hardship proven by the residents.

The other item denied by the planning commission is a request from Henderson Industrial Park for a zone change near West Lake Mead Drive

and Van Wagenen Street.

The request asked that a rural residential and industrial district area be reverted to an industrial park and industrial district to pave the way for an industrial park on nine acres of land.

If approved as recommended, three other items on the consent agenda will bring the improved city-wide communications system closer to completion.

The list includes award of a bid for building with a fence, telephone and power service.

Other phases of the system will proceed with authorization to purchase a dictaphone and the start of phase 1B of the communications system upgrade by Woodsome and Associates.

Items under unfinished business include sale of a house at 3101 Highview Drive in Green

Valley. The home was used as a fire station until a new facility was recently built.

Henderson city manager Gary Bloomquist is scheduled to speak about the status of the management audit conducted last year. Among aspects he may discuss are the four-day work week and utility funding.

Several items under new business will be read into the minutes and then referred to committee for recommendation.

Among those this week are salary raises for the city council and the municipal judge. Council received a pay raise effective last July.

The requests came from Bloomquist, who says the Henderson City Council receives the lowest salaries for a council in the state.



# Beautification project detailed

HN 5-22-86

by Katherine E. Scott

**Editor's note:** Following is second in a series of articles exploring the plan to beautify Boulder Highway from Sunset Road to Horizon Drive. The Henderson City Council recently approved a resolution to put financing for the project before voters in September.

Within just a few years the city of Henderson will have changed drastically from its image today.

City government will be housed in a single, multi-story city hall. The community will be served by a library immense compared to the current cramped facility.

Sky Harbor Airport may be expanded and improved to better serve the city's business interests.

Road conditions will also have improved. Traffic will be eased on Sunset Road and Boulder Highway, due both to current road improvement projects and the opening of the freeway connecting Henderson to Las Vegas.

And, if the Boulder Highway beautification project sponsored by the Henderson Chamber of Commerce goes through, citizens could have recreational facilities in an atmosphere designed to bring newcomers to the city.

"There's been several attempts (over the years) with doing something along the highway," Chamber director Gary Johnson mentioned in an interview this week. He added the Chamber started nurturing the idea a few years ago.

A study financed by the Economic Development Association and the city of Henderson was conducted by JMA Architecture and Engineering in Las Vegas.

The executive summary, completed in September, includes detailed concept studies, cost estimates and funding strategies.

The Henderson City Council has already given support to the project by helping to fund the study, installing pipe sleeves along Boulder Highway and placing a bond issue on

the next election ballot.

Henderson city manager Gary Bloomquist also pointed out city staff, notably economic development director Ann Barron, have worked with the project. Also, "Public Works has been involved extensively."

## Project details

The beautification plan for Boulder Highway calls for landscaping from Sunset Road to Horizon Drive, a distance of nearly five miles.

The depth of landscaping, from one side of Boulder Highway to the other, varies between 200 feet and 400 feet. The narrowest section runs through the Pittman neighborhood.

The foliage to be used will depend on the location and its purpose, according to Craig Galati of JMA.

He noted a portion of the project, ending at Horizon Drive, has been recommended for development some time in the future.

Some greenery will be used to maintain visibility, with low ground cover and high canopy trees, Galati described.

He said those trees might include eucalyptus, red gum, desert gum and aleppo pine.

Visual screening, such as along the industrial plants, would include pampas grass, Arizona cypress trees, olive trees, fan palms and stone pines, he said.

Flowers may be included in some of the "community nodes." Due to the desire of low maintenance, grass will only be planted in the community nodes and in the flood control channels.

Five such nodes are planned, near the intersections of Boulder Highway and Water Street, Lake Mead Drive, Basic Road, Major Avenue and Horizon Drive.

They will be connected by a walking-jogging trail from Horizon Drive to Pabco Road.



Proponents of the beautification project believe the image it would project would enhance the public's attitude about the city.

The introduction of the study's executive summary notes, "Boulder Highway as the visual centerpiece of Henderson will no longer be seen as a necessary evil to be transgressed on a traveler's path to Las Vegas...but will become a pleasant visual experience inviting the traveler to stop and participate in the community of Henderson."

It also states, "The Boulder Highway redevelopment project will create a landscaped environment reflecting the community pride and favorable business attitude of Henderson."

#### Flood control

Galati mentioned one of the purposes of the redevelopment is to improve flood control.

"We've widened the channels (in the plans) on each side of the highway," he remarked, which would result in slowing down the floodwaters. Culverts will take the water under the roads.

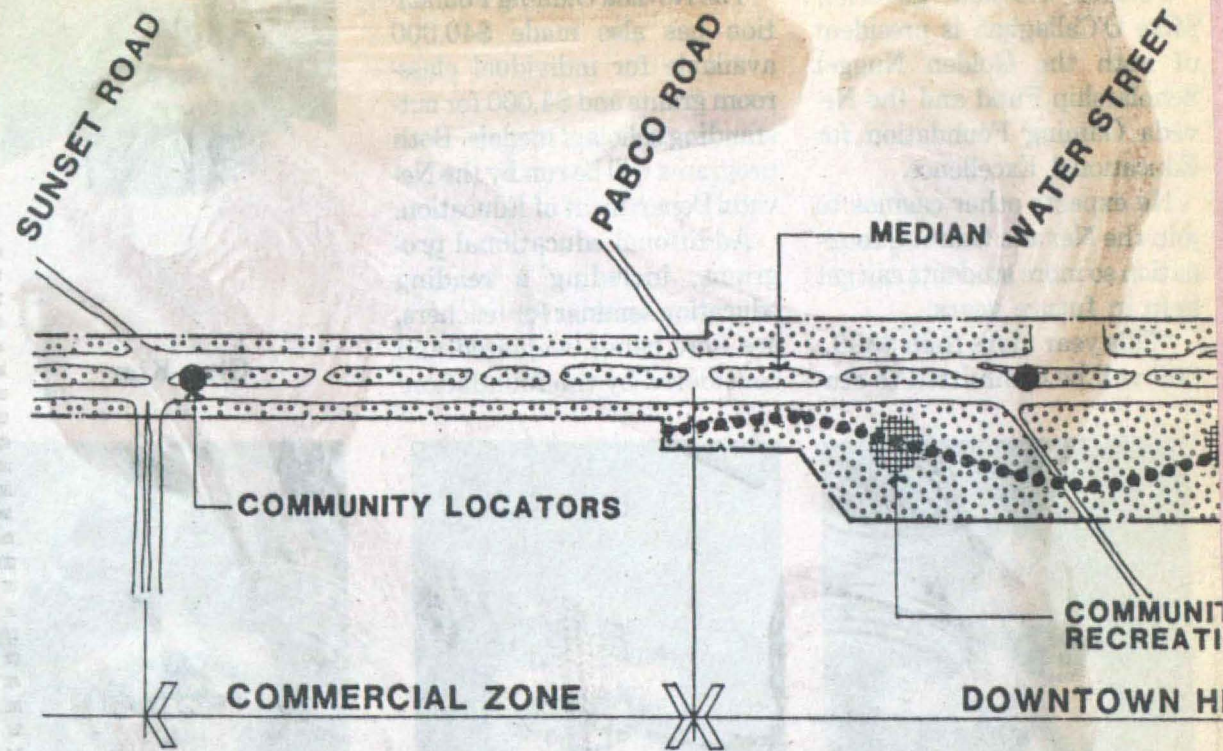
The channels will have grass he said, not just because it looks nice but because it prevents erosion.

However, due to the desire for low maintenance, probably the only other areas to have grass planted will be the community nodes.

Plans call for watering the plants through re-use of water from the city's sewage treatment plant. That system, plus use of plants that require a minimum of water, is intended to help keep costs down.

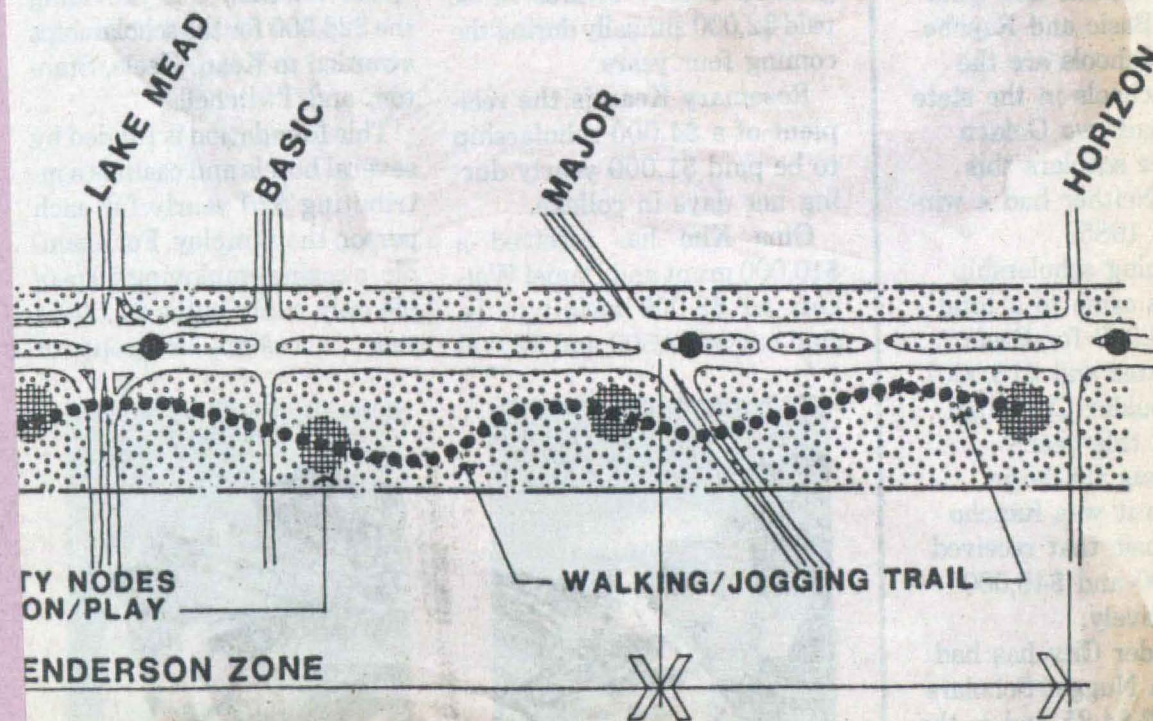
- To be continued -

The *Henderson Home News* would like to know how you feel about the redevelopment of Boulder Highway. Call Katherine Scott at 564-1881 with questions or comments. Let us know if you're for or against the Boulder Highway beautification project.



## BOULDER HIGHWAY BEAUTIFICATION HENDERSON CHAMBER OF COMMERCE

### BOULDER HIGHWAY BEAUTIFICATION PROJECT



#### PROJECT DATA

The Boulder Highway Beautification Project will provide six million feet of low maintenance landscaped greenways from Sunset Road to Horizon Drive.

Within the greenways jogging/bicycle trails, relaxation and recreation areas are envisioned. Signage programs and flood control improvements will all act to create a community showpiece for the City of Henderson.

TION



# One Man's VIEW

5-86  
by Mike O'Callaghan

Last weekend in Chicago this writer saw William "The Refrigerator" Perry and he looks like he swallowed a refrigerator since the Super Bowl. Either that or he believes his ads about Big Macs and has become his own best customer.

The Bears told Perry he must show up at training camp weighing 300 pounds or less. If he comes in weighing over 300 pounds, he will pay a fine of \$6,000.

Training camp starts in two weeks and if Perry weighs less than 320 pounds, it will be a miracle.

The Henderson City Council had better get busy and educate the public about the necessity of voting for street improvement, Boulder Highway improvements and fire protection bonds. These bonds costing \$6.5 million will be presented to the voters for approval at the primary election on Sept. 2

There is a good chance all three bond issues will fail unless some effort is put into producing a favorable vote. Many citizens are irked because they were not allowed to vote on the water and sewer rate increases to

## One Man's View from page 1

support two revenue bond issues. These increases were approved by Henderson City Council action. A couple of people have told me they will vote no in September to get the attention of the council.

Granted, it would have been much better in our system of government to allow the people the opportunity to vote on all five bond issues. Any increases in fees or taxes should be directly approved by the people in small cities whenever possible and or practical. There is, however, a legitimate argument that the sooner the bonds are sold the better interest rate the city will receive on them. Of course, the counter argument is that the same bonds, with proper planning, could have been voted on in a special election earlier this year or during city elections last year. The key words are proper planning.

The council members have made it clear they believe that the people elected them to make decisions such as

increasing sewer and water rates to pay for revenue bonds. This is also a good argument and is acceptable to many people. But are there enough who resent such unilateral action to now defeat the other bond issues facing the public in September?

Like I said, the Henderson City Council has a big selling job to do between now and September 2.

## Increase in rates, taxes detailed

HHN 5-15-86  
Property taxes would increase some \$42 per year on an average \$80,000 home if voters approve three general obligation bond issues in September, according to city finance director Steven Hanson.

Hanson gave the figures to the Henderson City Council during their recessed regular meeting Tuesday night at city hall.

He also detailed the costs to water and sewer users if revenue supported bonds are sold this summer.

Council approved the water and sewer bond to be attached to the state of Nevada bond bank in order to save costs. The Clark County Bond Commission has 33 days to approve or disapprove of the method.

Local citizens also have the opportunity to request the issue be put before voters by collecting 609 signatures on a petition.

The three bond issues that council approved for the September ballot are \$3 million each for street improvements and

### Property taxes would jump an average \$42, utilities would increase \$3.55 a month over a two year period

beautification of Boulder Highway and \$500,000 for fire protection bonds.

Council originally intended the bond for Boulder Highway to raise \$1 million, but increased the amount after hearing from Chamber of Commerce representatives.

Henderson city manager Gary Bloomquist noted that for each \$1 million in general obligation bonds, property taxes would increase "slightly less than \$7 a year."

He added this increase is expected to last 15 years.

Hanson also detailed to council the change in water and sewer rates once the revenue supported bonds are issued.

Council approved \$5 million for water bonds and \$4 million for sewer bonds. Rates would go up July 1 this year and again July 1, 1987.

Hanson said the water rate would increase 4.64 percent the first year and 6.39 percent the second.

On an average 17,500 gallon use for single family homes, he said the cost would go up 85 cents the first year from \$18.33 to \$19.18 and \$1.22 the second year to \$20.40.

Sewer rates for the average home would go up 5.42 percent the first year and 9.26 percent the second. The cost would go up 53 cents the first year, from \$9.73 to \$10.26. The second year the rate would increase 95 cents up to \$11.21.

See One Man's View  
page 2



# Council accept high bid, votes for delay in city hall construction

by Katherine E. Scott

In spite of a low bid some \$17,000 more than the city's estimated high, the Henderson City Council authorized a contract Tuesday for construction of a transmitter building with power.

"Unfortunately," Henderson police lieutenant Tom W. Thompson remarked to council during their regular meeting at city hall, "it's imperative that we build that building. Everything hinges on that building being built."

In response to council's request for an update on how well the budget for the city's new communications tower is being met, Thompson mentioned there were no other problems keeping with budget to this point.

He added some parts of the project have cost less than estimated, such as dictaphone equipment and accessories authorized for purchase by council Tuesday night. Rather than the estimated \$25,000 purchase price, the equipment will cost \$17,405.80.

The transmitter building was authorized for \$52,381 rather than the estimated high bid of \$35,000.

In other business, council voted 4-1 in favor of the concept of the joint library-city hall reflecting pool and mechanical system.

Councilman Charlotte Yakubik voted against the concept, saying she was against

the delay in waiting for library bonds to be sold.

Yakubik favored building a separate cooling tower for city hall in spite of the possible savings of "hundreds of thousands of dollars" noted by staff.

The councilman remarked there was no savings in tearing down the new parking lot for the reflecting pool and having to build a new parking lot elsewhere.

Henderson city manager Gary Bloomquist estimated a six-week to two-month delay in building city hall if council waits for the library to receive their funds.

He said if the delay went beyond January, causing more than a three-to-four-month delay, the item would be brought back before council.

Council went against a planning commission recommendation for denial of a variance to allow a house in a National Heritage subdivision to come within 10 feet of the sidewalk.

Because the property is a corner lot, ordinances call for a 12.5-foot setback rather than five feet.

The planning commission felt the owners had shown no hardship, but council disagreed. The unit was one of three models available in the subdivision, and council felt denial of the variance would deny the owners a privilege given to others in the same project.

In another planning commis-

sion recommendation for denial, council heard comments from the property owners and from an area resident before voting to accept the commission's counter-proposal.

Henderson Industrial Park requested a zone change in the area southwest of Lake Mead Drive and Van Wagenen Street from rural residence to industrial zone, with a strip along Lake Mead Drive zoned industrial park.

Dan Kaiserman noted a previous resolution of intent for his property had expired and he was seeking the same zoning as then. Some half a dozen residents who live near the site were present, but only one spoke to council.

Council voted unanimously to approve a rezoning to industrial park. Kaiserman suggested council consider adding a third industrial zone to the ordinances, less restric-

tive than industrial park but with more restrictions than a flat out industrial zone which allows any type of business.

Prior to other business at the meeting there were no public comments during a public hearing regarding the regional flood control plan.

Virginia Bax of the flood control board gave a slide presentation outlining the history of flooding in the Las Vegas Valley and discussed the two volumes of the five-volume plan which must be approved by July 1.

She noted the other two volumes she had with her had one more year for official approval.

"It's a conceptual document," Bax stressed, describing it as a master plan meant to guide the development.

The public hearing was recessed until the next city council meeting, scheduled for June 3 at 7 p.m.

## East Leg Freeway open to Flamingo

The latest addition to the East Leg Freeway was opened Friday morning at the north-bound on-ramp at Flamingo Road.

The freeway intersects Flamingo Road between Mountain Vista and Sandhill.

The new three mile segment between Charleston and Flamingo opened two months ahead of schedule, and an estimated 60,000 vehicles will travel it daily, including many Hendersonites who work throughout Las Vegas.

The next step in the freeway, a link from Flamingo Road to Tropicana Avenue, is expected to open in August.

The Tropicana Road-to-Russell Road segment is slated to go to bid in June, according to a Nevada Department of Transportation schedule book.

A tentative bid date for the Russell Road-to-Lake Mead Drive segment is in January 1987, but a NDOT spokesman emphasized that the date is tentative.

State Transportation Board chairman, Governor Richard Bryan and other members of the board, Attorney General Brian McKay and State Controller Darrell Daines, were present Friday at ceremonies opening the new leg of the freeway.

"The three-mile addition will help ease congestion and allow traffic in the area to move more efficiently, a real time and energy saver," Bryan said during the ceremony.

"The East Leg Freeway, which has been the DOT's top priority, will assure a modern system to handle transportation needs of Nevada's most populated and heavily traveled area," Bryan added.



# Bond money would fund project's first phase

HHQ 5-27-86

**Editor's note:** Following is third in a series of articles exploring the plan to beautify Boulder Highway from Sunset Road to Horizon Drive. The Henderson City Council recently approved a resolution to put financing for the project before voters in September.

by Katherine E. Scott

If voters pass the bond issue in September, \$3 million will become available to fund construction of the Boulder Highway beautification project. That would be almost enough to fund the first phase of the project, from Sunset Road to Lake Mead Drive.

The entire project is estimated to cost nearly \$7 million. The major portion, running through Pittman to Lake Mead Drive, would cost some \$3,776,669, according to the executive summary of the beautification study completed last year.

Phase two, from Lake Mead Drive to Major Avenue, is estimated to cost \$1,519,572. The third phase, from Major Avenue to Horizon Drive, would run \$1,695,217.

Raising funds by issuing general obligation bonds was one suggestion made by the study, which was conducted by JMA Architecture and Engineering. Other options include federal grants and funding by the city.

The study also identified the possibility of gaining revenues from gaming and room taxes.

When the bond issue came before council May 13, for decision to be placed on the ballots, the original request was for

**See Boulder Highway page eight**

# Probe of Henderson man eyed

5-28-86

By Jay D. Evensen  
Review-Journal

The husband of a Henderson city councilman may be investigated for allegedly remodeling a house without a proper contractor's license and for converting it into a duplex in violation of zoning laws, a state official said Tuesday.

Officials at the State Contractors Board recently turned over a report to Henderson City Attorney Shauna Hughes containing information about alleged violations committed by Paul Yakubik, husband of councilman Charlotte Yakubik.

The report contained evidence "that we believe is enough to instigate an investigation," investigator Bob Macke said.

Whether there will be an investigation depends on Hughes. The contractors board merely submits information to the entities that have jurisdiction, Macke said.

Hughes declined to comment on the matter or the contents of the report. The alleged violations are misdemeanors punishable by a fine of up to \$500.

Yakubik began remodeling the house, a 44-year-old, wood-frame structure at 35 W. Basic Road, last summer, according to records. An inspector ordered the work stopped in August because necessary permits had not been obtained.

Yakubik then obtained a permit, which was revoked Nov. 15 by Building and Safety Director Ron Maynock because of alleged licensing and zoning violations. It was reinstated through an order by City Manager Gary Bloomquist. The order reportedly indirectly led to Maynock's resignation in December.

The house was remodeled into a duplex despite the area being zoned for single-family houses, city inspectors said. Yakubik then asked the city council for a variance to

allow the duplex. He aborted the attempt before the council could make a decision and then was successful in rezoning the entire neighborhood two months later.

The house has been the center of controversy since March 1985 when city work crews cleaned the property, which at that time was listed for sale by a real estate company owned by Yakubik.

The cost of the city's cleanup work was to be paid by the building's owner, a widow who no longer lived there, city officials said at the time. However, the debts later were reduced by more than \$3,000 and the building was bought by Yakubik, according to records.

Yakubik has said he received no financial gain by the city cleaning the property and that he had not intended to buy the house when the city decided to reduce the price of the work. City officials said the debt was lowered because a shed had been removed illegally.

# Boulder Highway from page one

a \$1 million bond issue.

Gary Johnson, director of the Henderson Chamber of Commerce, and Father Caesar Caviglia, chairman of the beautification committee, asked council to increase the amount to \$3 million.

Johnson mentioned a current attempt in Washington to obtain federal funds for the project and said the \$1 million bond issue could jeopardize the amount that could be obtained. He said congressmen might wonder if the project is worth much effort if the city is only willing to support a fraction of the cost.

Caviglia pointed out that \$1 million would be able to fund very little of the project. After completing the infrastructure little would be left over for activities that would be visible to the people.

After questioning how much extra money it would cost taxpayers if \$3 million in bonds were sold, council voted unanimously to put the \$3 million bond issue on the September ballots.

City manager Gary Bloomquist explained each \$1 million in bonds issued would cause an increase in property tax of slightly less than \$7 per year. The \$3 million bond would cost some \$21 annually, or about \$1.75 per month.

## City support

Also during the discussion at the May 13 council meeting, Johnson commended council's "bold action" in authorizing some \$160,000 to put pipe sleeves under Boulder Highway.

Johnson pointed out the move saved about a quarter of a million dollars since the Boulder Highway is currently being repaved.

Had the city not financed laying the sleeves in before the paving, the project would have had to include boring a hole at a substantial cost. The sleeves will eventually house pipes used in the irrigation system for the project.

"We put the pipes sleeves in because we were relatively sure that project was going to go," Bloomquist mentioned in a recent interview.

He noted the city has been involved in all stages of the project and helped finance the beautification study. City economic development director Ann Barron has helped with finding grant money, and "Public Works has been involved extensively."

Bloomquist said he feels the improvement to the city's image will bring people from outside Henderson. "It attracts people to come there to do business," he remarked.

He said they will also use the image "in our continuing efforts to bring a major department store chain to Henderson.

Bloomquist added the Henderson Parks and Recreation Department will most likely be responsible for maintaining the grounds once the project is completed. Therefore, "the design is going to have to be as low maintenance as possible."



## Other money may be available for beautification

HHN 5-29-86

Editor's note: Following is fourth in a series of articles exploring the plan to beautify Boulder Highway from Sunset Road to Horizon Drive. The Henderson City Council recently approved a resolution to put financing for the project before voters in September.

by Katherine E. Scott

Aside from the \$3 million in funds which may be voted for in a bond election this September, other sources are available to help fund the project to beautify the Boulder Highway.

The study completed last year by JMA Architecture and Engineering includes a section on funding strategies. Those include federal and state grants, federal guaranteed loans, local taxing options, formation of special improvement districts and internal (city) funding.

The study suggests federal grants and guaranteed loans are available for certain portions of the project. Those include recreation; transportation; economic revitalization; irrigation, drainage and flood control; highway right-of-way beautification and neighborhood revitalization.

The study also suggests gaming and room taxes to help fund building of the project as well as maintenance costs.

The city's parks and recreation department will most likely be responsible for maintaining the grounds. Henderson city manager Gary Bloomquist mentioned in a recent interview that another person might be hired for the position.

Endowments are listed as another possibility to raise funds. "The endowment may be funded through a private grant or through assessments of various kinds," the study states. Such endowments may be funded over several years.

### Storm drainage

The study notes that "while storm drainage may be most efficiently addressed on the regional level, city drainage activities will provide local benefits."

Plans call for three-foot deep drainage channels along Boulder Highway.

Also, the study states the project would provide a "valuable

means" for disposing of effluent from the wastewater treatment plant. Unlike other such plants in the county, Henderson's does not release treated water into Lake Mead.

Plans for the Boulder Highway beautification project call for the foliage to be watered by the effluent.

The study points out the land on which the project is intended is owned by the Bureau of Land Management and is utilized by the Nevada Department of Transportation through a lease agreement.

In order to pursue the project, the City of Henderson would have to develop some kind of an agreement with the BLM.

In the past two weeks the Henderson Home News received nearly a dozen phone calls regarding the project. Seven callers were in favor of beautifying Boulder Highway while four were against it.

One woman pointed out previous attempts to enhance the appearance of the roadway were let go to die. She noted the picnic area at Boulder Highway and Basic Road is used mostly for people in car pools to meet and leave their vehicles.

Three others felt the money could be better spent elsewhere. One suggested desert landscaping instead. A man suggested the city's alleyways should be cleaned up and the excess funds be used to beef up the police force.

One of those in favor of the project also suggested use of desert plants. Another man in favor of the beautification also worried about the use of the picnic area for car poolers. He suggested some site be designated as a "park and ride" area.

Others felt the project would do a lot for the community and is long overdue.

One said it would show that Henderson is not just an industrial town. He added it is ideally located due to the access to Lake Mead.

He added the atmosphere would appeal to two groups, recreational tourists, and senior citizens. "Snowbirds" who come to southern Nevada during the winter months and tourists heading for the lake in the summer would bring "new money into town to spend."



# New building doubles previously

HHN 5-13-86

by Scott Dickensheets

Building activity boomed in Henderson during April, when 422 building permits were issued, at a total estimated value exceeding \$27 million, setting a new one-month record.

According to Henderson Planning Department director Richard Heckendorf, April's

\$27.15 million in estimated valuation more than doubled any previous one-month total.

Single family residential housing accounted for most of the increase, with 251 permits issued, at an estimated value of \$16.86 million. Multi-family

units accounted for another \$9.56 million.

The \$27.15 million racked up in April outdistances by itself the \$25.51 million total for the first four months of 1985.

It also raced far ahead of

March's \$7.99 million.

Both Heckendorf and city manager Gary Bloomquist said that the vast majority of the building increases are taking place in Green Valley, though no specific ratios were available.

Bloomquist, on the strength

# Memorial donations possible funding alternative for beautification

HHN 5-27-86

by Katherine E. Scott

An alternative not considered in the Boulder Highway beautification study for funding the project has been suggested by some Henderson residents.

A few people have suggested memorial donations for portions of the project. Henderson Chamber of Commerce director Gary Johnson feels the idea may be a real possibility.

Among suggestions of those solicited by the Chamber of Commerce and the *Henderson Home News* were to have individuals purchase trees in memory of friends

and relatives.

Johnson agreed it would not be too difficult to keep track of the plant life. He noted there will be a chart identifying the location of all greenery for irrigation purposes.

The Chamber director also felt it is possible for local service clubs to sponsor certain sections of the project.

Another funding suggestion came from Henderson City Councilman Michael Harris, who manages a business in the Pittman neighborhood. He asked during the May 13 council meeting whether companies along the route could help pay

for improvements in their area.

Father Caesar Caviglia, chairman of the beautification committee, answered an assessment district among the businessmen along the route is possible. He said it was "not a must do or ought to do (method), but would like to do."

Caviglia added such action would give leverage to the congressional delegation seeking federal grant funds.

The cost estimates included in the executive summary of the beautification study com-

**See memorials page eight**

# established record

of the first two months of 1986, calculated an unofficial residential growth rate of 14 percent if the numbers hold steady.

This growth, he said, will ultimately be beneficial to the city, giving it greater revenue,

and a wider population base for bond issues.

"Also," he said, "the average value of the homes is \$68,000, which is very high. It indicates that the people are coming in here with large amounts of disposable income."

## Memorials from page one

pleted last year break down different aspects of each phase, but combine irrigation systems and landscaping in their pricing. However, deducting the costs of individual trees is expected to amount to a large part of the total.

In addition, other parts of the project could conceivably be paid for by private interests. Signs, seating areas, playground equipment, picnic shade covers and other parts of the project just for the portion between Sunset Road and Lake Mead Drive would cost nearly \$50,000.

Those costs run between \$3,500 for a community locator sign at Sunset Road and Boulder Highway and \$12,000 for picnic shade structures in a "community node" at Lake Mead Drive and Boulder Highway.

Included is \$7,500 for a Vita Course and other improvements, and \$8,000 for seating and playground equipment.



# City receives Yakubik info from state board

HHN 5-22-86  
The State Contractor's Board has delivered a packet of information concerning developer Paul Yakubik to Henderson city attorney Shauna Hughes, who said Monday her office has not yet decided upon the appropriate action.

The information concerns alleged improper improvements Yakubik might have made on his property at 35 W. Basic Road last year.

Hughes declined to reveal the nature of the information.

An official announcement, however, might be made in the

coming weeks, she said.  
The issue stems from Yakubik's aborted attempt to obtain a zoning variance allowing him to duplex the house on the

Basic Road property.  
Allegations were made by certain quarters, including former building and safety superintendant Ron Maynock,

that Yakubik had performed a number of improvements on

**See Yakubik page three**

## Yakubik from page one

the property without possessing the proper contractor's license and against the then-current zoning.

State Contractor's Board investigator Bob Macke looked into the matter, but never presented a formal complaint to Hughes, though some informal conversations with Hughes took place that Macke has said led him to believe the city was unwilling to prosecute the case. Hughes has said she made no such remarks.

Early this year she asked for a formal presentation of material from the board if indeed

they had sufficient cause to believe prosecution was warranted.

Hughes said she received the information earlier this month but is still pondering her options.

# 1987 councilmen will receive \$11,500 a year

HHN 6-5-86  
by Katherine E. Scott  
Councilmembers voted into office next year will receive a pay increase to \$11,500 while the salary for municipal court judge will go up to \$35,000, following action taken at the Henderson City Council

meeting Tuesday night.  
The increase for the judge's position was approved unanimously while council voted 4 to 1 to increase their own salaries. By law, the raises cannot take effect until the current terms of office have expired.

Council offered no comments regarding the pay increases during the meeting, although they discussed the issues in detail during a committee meeting held prior to the regular meeting.

"I've never voted for a raise for council in the 11 years I've been on council," Mayor Lorna Kesterson remarked during the committee meeting, before noting she would vote for this raise. Councilman Charlotte Yakubik was the lone dissenter in the vote, both in the committee recommendation and in

the official vote during the regular meeting.

Kesterson's comment came after a presentation from city personnel director Janice Wiese regarding the pay raises. The mayor's seat does not come open for election next year. Kesterson received a salary of \$11,250 when she took office last year.

Councilman Michael Harris, who was elected into office at the same time, receives \$9,000. Both their salaries were approved by council before the last election.

The three councilmembers whose seats open next year currently make \$6,000 annually. Municipal Court judge D. Jim Jensen now receives about \$23,400.

Wiese said council was due a raise based on the time de-

voted to their positions. She noted a section in the ordinance for the raise would include a process for the salary to be reviewed every two years prior to each election.

She also informed council the salary for the judge's position would be reviewed the third year of each four-year term. A provision for an automatic wage adjustment was deleted, she told council.

The personnel director listed some of the situations that have called for more time and commitment from the elected officials.

That included "a large number of official council meetings," Wiese related. She said such meetings the past 12 months included a total of 31 committee meetings, 22 recessed meetings and 11 special

meetings.

She added that did not account for hours spent at the meetings nor preparation time. In addition, she noted there are 22 other boards and commissions which councilmen are required to attend.

"Your position is a seven-day, 24-hour position," she told councilmembers, adding they are on call at all times.

In addition, they have to deal with short staffing levels in the city and the community's growth. She described a nearly 50 percent increase in the city's population in the past six years.

Wiese also said the city's municipal court judge should receive a salary comparable to similar jurisdictions.

"The amount of time that the current judge has to spend on

the bench and in his chambers has increased," Wiese told council.

Since 1982 the court's caseload has increased 58.4 percent in drunk driving cases, 37.5 percent in parking offenses and 30.9 percent in misdemeanor violations, among others, she detailed.



# Henderson officials hope beautification project will change image

By Jay D. Evensen 6-22-86  
Review-Journal

In her most famous work, poet Joyce Kilmer said she thought she would never see a "poem lovely as a tree." Now Henderson officials are hoping trees and grass will add rhyme and reason to the brown and bleak drive through their city.

The future of the Boulder Highway beautification program, first introduced three years ago, hinges on a \$3 million bond issue Henderson voters will be asked to approve in September.

City leaders, citing informal opinion surveys, say the project has the support of Henderson residents. They hope the landscaping, complete with jogging trail and recreation areas, will provide a psychological lift that will lead to increased growth and civic pride.

"I think Boulder Highway will become a commercial shopping strip,"

said Gary Johnson, executive director of the Henderson Chamber of Commerce. "We're making an inviting environment to make people want to venture off the highway."

Johnson said the psychological benefits may extend to the entire valley.

"Henderson is the southeast welcome mat for the Las Vegas Valley," he said. "It's what people see first and it has a lot to do with their impressions of the valley."

The plan calls for a green belt ranging from 70 to 300 feet wide of trees, shrubbery, bike and jogging paths and shaded rest areas along a 4½-mile stretch of the road between Sunset Road and Horizon Drive.

But the project, started three years ago, involves more than just planting trees. What Henderson residents perceive as delays in construction have been time spent in working out details, Johnson said.

When Chamber of Commerce leaders announced in 1983 that the project could be completed within six months, they were unaware of the many intricacies and variables to be considered.

"The land in question belongs to

the BLM (Bureau of Land Management) for one thing," said Gary Johnson, executive director of the chamber. "We still haven't crossed that hurdle."

Now officials say construction on the project may not begin until a

year after the vote in September. A feasibility study of the project was recently completed.

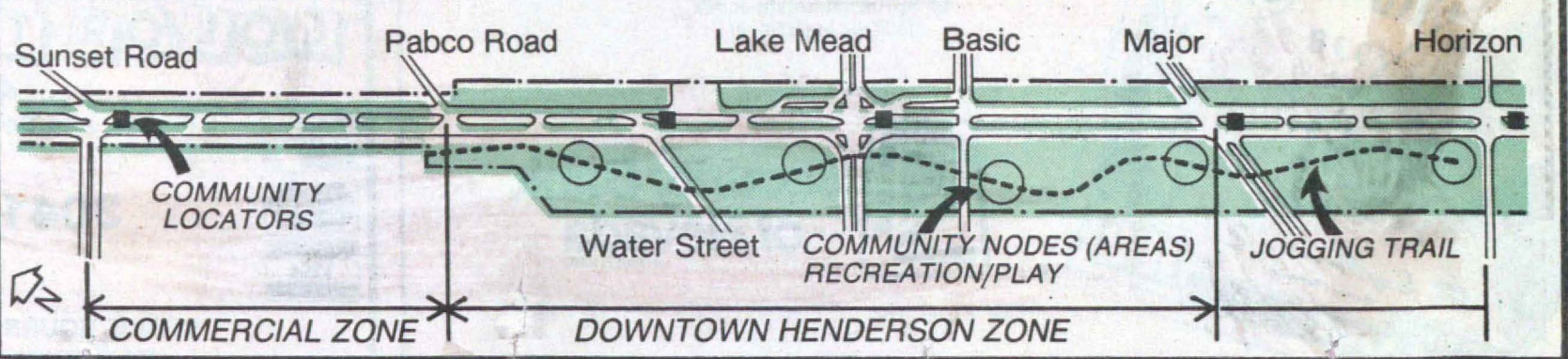
Backers are counting on another \$2 million in federal assistance, but the \$3 million in bond money will be enough to "go a long way," according

to the Rev. Caesar Caviglia, chairman of the beautification committee.

Caviglia, like other Henderson officials, said the beautification project will become more important with the addition of the East Leg Freeway.

Please see IMAGE/5B

## BOULDER HIGHWAY BEAUTIFICATION PROJECT



John Hancock/Review-Journal

## Hotel firm looking at downtown

by Scott Dickensheets  
Home News Staff Writer

The Pannos Development Group will give a formal presentation to the Henderson City Council Tuesday night concerning their proposal for a downtown hotel.

In a similar presentation to some city officials last week, the developers said they wish to construct an approximately 200-room hotel next to the Henderson Convention Center, on Lead Street.

According to the city's economic development director Ann Barron, the facility would be an upscale, atrium-type, full-service hotel.

"It would provide space for

conventioneer lodging," she said, "allowing fuller use of the Convention Center. It would be very beneficial to downtown."

This, she said, is the first group to come forward with a formal presentation for a downtown hotel, though the idea has been bandied about before.

The developers have hired an architect who has executed drawings based on a hotel he designed in Mesa, Arizona.

Councilman Carlton Lawrence put the item on the agenda and said Tuesday he was impressed by their presentation.

"They've been working on this a long time," he said. "It's quite impressive. I think it would help the downtown area."



**FIRST STEP**—Demolition of several buildings at the Civic Center site of the new city hall began last week. Completion of a new city building and library is expected by late summer 1987.



# Former building official calls for further investigation

HHN  
p-5-86  
Editor's note: Ronald Maynock was a former city of Henderson Building Division superintendent.

Dear Editor:

As a party to the circumstances articulated in your recent article of May 22 and dealing with Paul Yakubik's investigation by the State Contractors Board, I believe that I hold standing which gives credibility to comments on his actions and dealings with the City of Henderson.

I have been on the receiving end of Yakubik's childish tantrums and emotional tirades, so I do not come to the matter as an expert without portfolio.

I am not the first, nor will I be the last, city employee whose job was threatened or terminated by this self-proclaimed city councilman or mayor on Horizon Street. (sic)

Your article was another in your effective expose' which,

when coupled with the entire chronology of events, reveals a pre-neanderthal intellect that haunts the halls, corridors and offices of city hall.

"Might is right" appears to be the norm, much to the disadvantage of those who believe that doing an honest job with dedication and empathy is reward enough.

Assuming, for the moment, that the die is cast insofar as the municipal government goes, there is another aspect of the Yakubik scenerio that needs to be investigated.

It is common knowledge that Yakubik holds a brokerage license in the real estate industry. I would ask just one question of the many honest and dedicated Realtors who are a credit to their profession, "Who let the fox in the hen house?"

Surely, those business practices which Yakubik affects are as repugnant to the real estate

field as his practices at city hall are to public employees.

I would like to make a request of appeal to those Realtors who are embarrassed by the stigma of the Yakubik legacy.

Show the citizenry that your industry is not a paper tiger and enforce your *Code of Ethics*.

Let it be shown that your membership cannot be maligned

or held to ridicule because of the antics of a single member.

Take those steps necessary to immediately initiate a censure of American Family Realty.

Then, and only then, will

Yakubik get the message that "no man is an island" and, hopefully, he will respond accordingly.

Ronald C. Maynock  
Needles, Calif.

## Henderson and Boulder City sign pact for railroad

HHN 6-26-86

Officials of Henderson, Boulder City and the Department of Museums and History recently signed an agreement for the maintenance of a strip of railroad track between the cities.

The track is owned by the Department of Museums and History, and with the signing of the

pact, each city will maintain the portion of railroad which is within their city limits.

The agreement was initiated by Nevada Development Authority for the overall good of industry within the area. Greater Buffalo Press, a company considering locating in the area, is expected to proceed with acquisition and construction plans, since the agreement has been ratified.

"The signing of the agreement is a perfect example of the state and cities working together for the overall good of industry and ultimately our citizens," stated Bob Culp, president of Nevada Development Authority. "The interlocal agreement will insure that needed rail service is provided to industrial properties in southeast Henderson and Boulder City.

Mayors of both cities and the Administrator of the Department of Museums and History were involved in the signing of the pact.

## Plastics firm eyes Henderson

HHN 6-24-86

by Scott Dickensheets

Home News Staff Writer

A Florida-based plastic company is eyeballing a Henderson site for a new injection-molding plant which would employ over 100 people at its peak.

According to Henderson Chamber of Commerce director Gary Johnson, Barry Plastics, of Winterhaven, Florida, is currently in escrow on a 12-acre parcel of land at the corner of Arrowhead Trail and Horizon Drive.

Johnson said Monday that the company hopes to construct a 69,000 square foot facility there to house their injection-

molding operation.

The company will ship from two to four railroad cars full of plastic beads, which will be melted and injected into molds.

Barry Plastics will employ between 65 to 75 employees to begin with, expanding to 125

to 150 employees at peak operation, according to Johnson, who added that the company hopes to be operational within a year.

He also said that company representatives were in the area last week conferring with contractors and engineers.

## Henderson statistics

RJ 6-22-86

Henderson is also crashing records in the construction industry, issuing more than \$70 million in building permits during the first five months of 1986.

The figure broke the city's previous record for one year. In 1978, \$69 million worth of permits were issued.

The total for valuation at this time last year was \$30.7 million.

Retail and commercial permits have also increased from \$749,000 last year to \$4.8 million so far this year.



# Sky Harbor getting ready to make transition into 1990s

*For I dip't into the future, far as  
human eye could see,*

*Saw the Vision of the world, and all the  
wonder that would be;*

*Saw the heavens filled with com-  
merce, argosies of magic sails,*

*Pilots of the purple twilight, dropping  
down with costly bails;*

— Locksley Hall, 1842

— Alfred Lord Tennyson

By LYNN BERK  
SUN Staff Writer

**HENDERSON** — Arby Alper can see into the future as keenly as he looks into the past.

His present is 1,600 dusty acres in the southwest pocket of Las Vegas. A blue and steel control tower sits in the middle of those acres, but it's empty. No one looks out at the shiny rows of Cessnas and Beechcrafts from this barren perch except Alper. Downstairs, ragged rolls of carpet are stacked around upside down chairs and a gold-tinted bar that used to beckon customers at the Golden Nugget. Nobody sees these yet, either — except Alper.

But Alper's eyes are special. He looks at those chairs and at that bar and he sees an oasis where weary travelers can gather around a wide, clean window to watch the gentlemen of the skies. And he looks through that observation deck, now

(See **ALPER**, Page 3B)



SUNphoto by DC

Arby Alper, owner of Sky Harbor in Henderson, stands on new apron full of private aircraft

## Council to consider salary

HHN 6-3-86

The Henderson City Council will consider boosting salaries of future elected city office holders by 25 and 30 percent during their regular meeting tonight at city hall.

Henderson city manager Gary Bloomquist mentioned in a recent interview that although council's salary was increased last year, they still earn less than other cities in the state.

He added Henderson's council does not receive enough compensation for the amount of time required to perform their duties.

However, he felt having a full-time council would not be in Henderson's immediate future.

Bloomquist pointed out councilmen currently in office cannot receive a raise.

Three seats will be open in elections next spring and those elected then will benefit from the raise increase if passed.

Mayor Lorna Kesterson and Councilman Michael Harris were the only councilmembers to benefit from last year's salary increase.

Kesterson currently earns \$11,250 and Harris gets \$9,000.

Salaries for the three councilmen whose seats did not come open last year remain at \$6,000 per year.

If the current salary increase does not pass then those who fill the three seats next summer would receive the \$9,000 salary.

Bloomquist is recommending salaries for councilmen be increased to \$11,500. The mayor's salary would be raised to \$15,000.

Kesterson would receive \$250 less than the other three councilmen until and unless she is reelected in 1989.

In addition, Bloomquist is asking for a nearly 50 percent pay

## increases tonight

hike for the municipal court judge, to \$35,000.

At the last pay increase for the judge's post, the salary was set at \$21,050 with a cost of living adjustment.

The judge currently receives about \$23,400 in salary, according to the city's personnel department.

If passed, the increase will take effect July 1. It also includes a cost of living adjustment.



# Trustee work program may be funded by council

HHN 6-3-86  
by Katherine E. Scott

The Henderson City Council will consider a proposal at their regular meeting tonight which could result in hiring a new employee to supervise jail trustees and drunk driving offenders in community service work.

"The expense incurred in hiring an individual would be minimal when compared to the work accomplished and immediate results from the proposed program," according to the program proposal submitted by Kathleen Young, director of

court programs.

Young noted the city currently uses four non-profit organizations for community service referrals. Those include the Salvation Army Thrift Store, St. Rose de Lima Hospital, Clark County Southern Nevada

Museum and the Triangle Club of Las Vegas.

She stated the hospital only likes to use four or five people at a time, the museum wants those only with particular skills, and the Triangle Club involves primarily Las Vegas residences.

"Thus," Young stated the program gives "virtually no direct benefit to the city of Henderson."

She suggests "trustees of exceptional character, skill, and most importantly, the jailer's recommendation, be used in the community as described in the proposed program."

She pointed out, "their housing expense absorbed by the city could be reduced (by using) the available, idle, manpower in a productive and cost-effective manner."

The program could also be used for first-time offenders convicted of driving under the influence of alcohol, Young noted.

"All city department heads would have the opportunity for assistance," Young states in her proposal.

She added thorough and accurate screening of participants would be performed by her department prior to any assignment.

Among the work that could

## Council from page one

be performed are cleaning of alley ways, highways, churches and other non-profit organizations, painting and minor repairs.

"Aside from the maintenance in the community," she continued, "workers could also offer such skills as, but not limited to, clerical, janitorial and light carpentry."

In addition, Young noted such workers would be covered by the State Industrial Insurance

In other business, council will conduct two public hearings. One involves the regional flood control plan while the other concerns vacation of a portion of Hamilton Avenue between Bismark Way and Albany Way.

Council will also consider authorizing the purchase of a building and land on Gibson Road for use as a fire station, training facility and city shop.

City attorney Shauna Hughes stated the location of the facility is ideal for such use. The purchase price is \$1.25 million, \$35,000 under the appraised value of \$1.6 million.

Also on the agenda is authorization to obtain bids for equipment to be used for the city-wide communications system, and dedication of four easements for directing flood waters across Sunset Road.

Council will also consider a proposal to enter into an interlocal cooperative agreement with the Las Vegas Valley Water District to supply a second water source to the Green Valley neighborhood of Hender-

son to meet peak demands.

Two other items on the agenda involve salary increases for the city council and for the municipal court judge. The judge currently receives about \$23,400 per year, which would be increased to \$35,000.

Council received a pay raise last year, although three councilmembers whose seats did not come open continue to receive

the previous salary of \$6,000.

Councilman Michael Harris, who was elected last year, receives \$9,000 and Mayor Lorna Kesterson, earns \$11,250.

Under the proposal before council tonight, those elected next year would receive \$11,500, while the mayor's salary would go up to \$15,000. The mayor's office does not open for election until 1989.

## City seeks wash discharge approval

HHN 6-19-86  
by Scott Dickensheets  
Home News Staff Writer

The first step has been taken by city officials in an effort to obtain state permission to discharge wastewater into Las Vegas wash, which Henderson is now prohibited from doing.

The Clark County Commission agreed Tuesday to amend their wastewater plan to allow that discharge, but city engineer Mark Calhoun said that was only the first step in a months-long process.

He explained that the amended wastewater plan has to be submitted to the state Health Department for approval. If it's

approved, Henderson can apply to that agency for permission to discharge into the wash, should it be necessary.

It's not necessary yet. "We're looking to the future," Calhoun said. "We're trying to cover all bases."

What might make it necessary is continued growth and a winter excess of reuse water.

Reuse water is wastewater that is used again for nondrinking purposes, such as watering golf courses. In the winter, there is a drop in such uses, and a resulting excess of reuse water.

Currently the wastewater treatment plant can handle the

load, Calhoun said, pointing out that it can process 6.3 million gallons per day, and the current rate is around four million.

With expanding population, however, in the future the excess could exceed the plant's capacity. The city would have to either discharge into the wash or build new storage basins. Discharging is less expensive.

"We just don't want to wait until the last minute on this," Calhoun said, adding that the discharged water would be fully treated, filtered and chlorinated wastewater.

See council page two



## Council approves railroad resolution

by Katherine E. Scott

HAN 6-5-86

The Henderson City Council unanimously passed a resolution at their regular meeting Tuesday night adopting a cooperative agreement between Henderson, Boulder City and the state of Nevada.

The resolution deals with the railroad line running through the two cities.

However, while council was relatively sure the state, through the Department of Museums and History, would approve the agreement, members were not certain Boulder City was ready to sign. Council therefore unanimously approved a motion to authorize staff to negotiate a two-party agreement with the state if Boulder City does not approve the resolution.

City attorney Shauna Hughes told council Boulder City requested a clause that the agreement would not be effective until the two cities finalize their interlocal agreement for details involving maintenance and operation of the track.

She said that clause was not included because it could stall the three-party agreement for several months while details are worked out. That could cause a delay for Greater Buf-

falo Press, a company that plans to locate in Henderson, she said.

Gary Johnson, director of the Henderson Chamber of Commerce, mentioned to council the timing might not be right for Boulder City at this time.

He said Boulder City could be added into the agreement at a later date.

The Chamber director also told council another business is looking at 12 acres in the neighborhood of Horizon Drive and Arrowhead Trail. He mentioned availability of the railroad track is of interest to them.

Also during the council meeting, city solons selected Barnard Dunkelberg and Company to complete a master plan for Sky Harbor Airport. The Oklahoma-based firm expects to complete the plan within seven months.

Council also approved staff to submit a plan to put drunk driving and other law offenders to work community service jobs to fulfill their sentences.

If council accepts the final proposal, a new employee could be hired costing the city some \$28,000 per year.

Three items on the agenda were tabled for discussion at future meetings. Those in-

cluded a policy for tuition reimbursement of city employees, deferral of offsite improvements on Boulder Highway and revocation of a home use permit.

Councilmembers were concerned employees could use city funds to obtain college degrees. City manager Gary Bloomquist explained employees could only take courses directly relating to their employment.

He said bringing in someone to teach individuals or having one person trained to show others how to perform a job was not as effective as tuition reimbursement.

Part of the stringent requirements are that employees take classes on personal time.

Council voted unanimously to table the subject for further study.

Also during the meeting, council voted to bring back before them staff's recommendation to revoke a home occupation permit issued to C.J. Myers on Nevada Way.

Councilmembers noted Myers had been ill but had attempted to clean up outdoor storage violations since ordered to do so by council in April.

The Myers' were not present at Tuesday's meeting, but Myers' wife had attended the

previous meeting when she was granted a 45-day time limit to clean up the property.

Council approved a motion to contact the Myers and bring the item back at a future date.

Council agreed to place a request for extension of time for completing offsite improvements for The Liquidators on Boulder Highway on the agenda for the first meeting in July.

Councilman Michael Harris noted he had no problem with granting the extension for improvements including a sidewalk at the site, but complained about outdoor storage there.

Liquidators proprietor Dick Ratti said some items were stored outside after being unloaded and inventory was taking place.

However Harris, who works in the neighborhood, said he sees items "out there every day that appears to be for sale."

Items approved by council that were on the consent agenda included approval of a business license for a tavern for Todd's at 846 E. Lake Mead Drive, and approval of an interlocal cooperative agreement with Las Vegas Valley Water District to provide a second water source to the Green Valley neighborhood to meet peak demands.



# Oklahoma firm selected as Sky Harbor Airport consultant

HHN 6-5-86  
by Katherine E. Scott

An Oklahoma firm was selected by the Henderson City Council during their regular meeting Tuesday night as consultant for the Sky Harbor Airport master plan.

Bob Barnard of Barnard Dunkelberg and Company from Tulsa, Okla. gave a slide presentation at the meeting, describing elements and approaches of the firm's plans.

Barnard mentioned the present airport was made with a proper design and quality construction. He discussed the airport's development along with the community's.

"The airport is a community facility, a community asset," Barnard remarked.

He said their original estimate was to complete their study within 10 months. However, they now feel it could be done in six or seven months because the Federal Aviation Administration is very interested and will expedite their part in the procedures.

He said Sky Harbor has the potential to be a "reliever airport" to McCarran International Airport in Las Vegas, citing a potential crowding of air space over the Las Vegas valley. He displayed a map showing those two airports plus the fields in North Las Vegas and Nellis Air Force Base.

"Access is a particular attribute" of Sky Harbor Airport, he said. The facility is located

near the freeway leading into Las Vegas.

Barnard said his company will use a "building block" approach, building a foundation for each succeeding level.

The plan developmental plan they develop will be "flexible, yet controlling and guiding."

The company will consider requirements, analyze land use and noise impact, and set up a development plan and program, he said.

Then they will set up schedules and cost estimates, plus a management and financial program.

Once particular projects are identified and costs are estimated, he said they will apply for funds from the FAA, which is expected to pay for 93.75 percent of the project.

Barnard Dunkelberg and Company was recommended to council by a committee consisting of three city staff members and the owner of Sky Harbor Airport, according to the background material supplied with the council agenda.

City manager Gary Bloomquist, public works director Geoffrey Billingsley, economic development director Ann Barron and airport owner Arby Alper selected four consultants to submit proposals from 11 firms that applied.

The four companies made their presentations on May 22, according to the material, and the Oklahoma firm was selected as first choice.

# HPD lieutenant completes course at FBI National Academy

by Katherine E. Scott  
Home News Staff Writer

Henderson police lieutenant D.E. "Kip" Botkin returned to work yesterday after completing an 11-week training course at

the FBI National Academy.

Nearly 20,000 law enforcement officers have graduated from the academy since it began in 1935. Botkin attended the 145th session of the Academy.

Foreign students have been admitted since 1938. Botkin's roommate there was an officer from the Carribean island of Barbados.

Botkin, who has been with the Henderson Police Department since 1968, received his graduation certificate from Federal Bureau of Investigation director William H. Webster in ceremonies that concluded the training session.

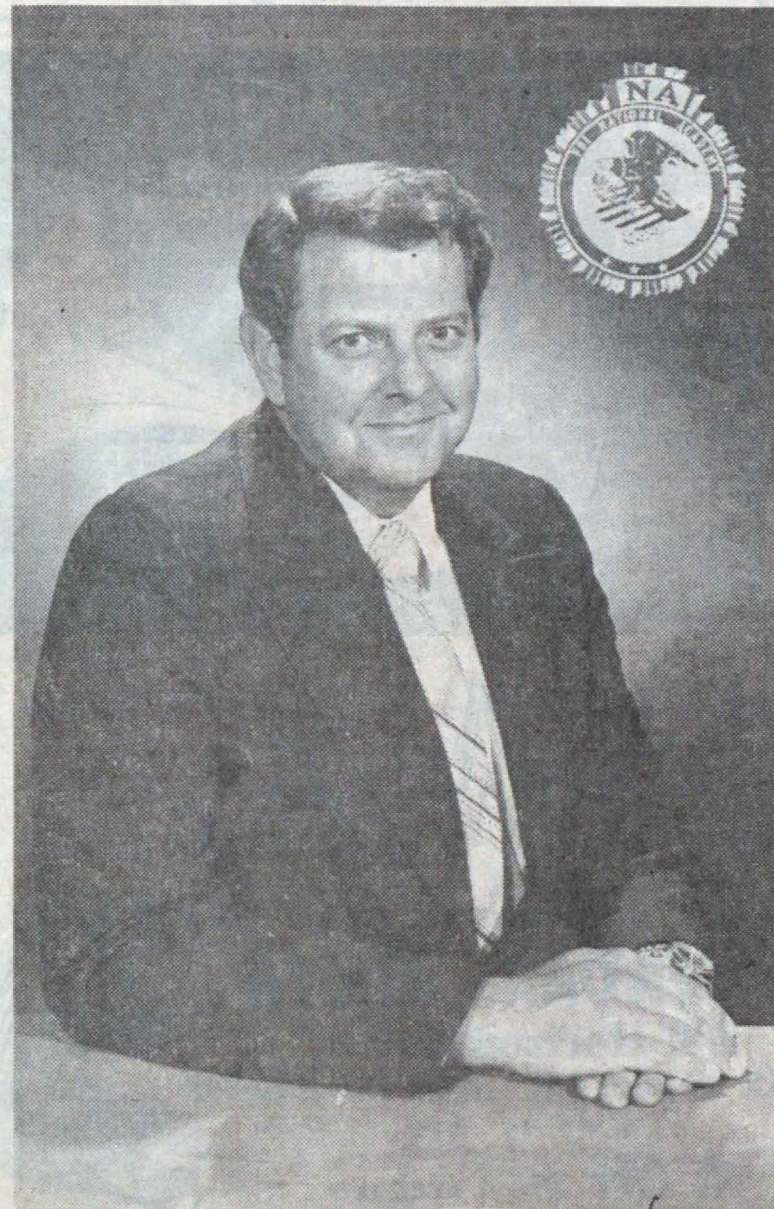
The lieutenant mentioned in a telephone interview yesterday that he learned "several new and innovative (administrative) techniques... in reference to updating law enforcement." He noted those "can be usefully applied to the Henderson Police Department."

The course curriculum includes education and communication arts, behavioral and forensic sciences, management and police administration, and law, according to information supplied from the Las Vegas FBI Field Division.

Botkin, who lives in Henderson with his wife Laura, attended the classes from March 30 to June 13.

The lieutenant is a 1965 graduate of Rancho High School in Las Vegas and received his A.A. and B.A. degrees from the University of Nevada at Las Vegas.

The father of four children also attended the California Western School of Law from 1983 to 1985.



D.E. "Kip" Botkin

HHN 6-24-86





# Mayor's

## memo

HHW  
6-5-86

In case your tempers are as hot as the weather over the upheaval caused by construction of roads and other construction, I guess we can only remember that it will get better.

In the Valley View area where new water lines, fire hydrants, and streets are being installed, the people are particularly fiesty with good reason. The water pressure, which should have been better with the installation of new lines, turned out worse.

---  
A suggestion has been made to me that residents over the age of 65 be permitted to license their animals free. Sometimes, they tell me, it is a matter of having food for the animals and themselves.

I will take the suggestion to the city council.

---  
A sad commentary of our times was a story told to me by a long-time lady resident who is in her 60s.

On May 6, she had attended a function and being out of milk she decided to stop by a convenience store and get it

before she returned home. Having diabetes, it was necessary for her to have the milk.

It was about 11 p.m. when she stopped at the convenience store. As she exited her car, she noticed a young man standing at the phone booth. She noted it but paid no attention and proceeded into the store.

When she came out of the store and proceeded to open her car door, the man grabbed her arm and twisted it until she was in excruciating pain. The man took her purse which contained \$10 and left in his vehicle.

She was in pain lying in the parking lot crying for help. Finally the one clerk in the store saw her plight and called the police. A splint was put on her arm and she was transported to St. Rose de Lima Hospital where she remained for two days. Her arm and shoulder were broken in two places.

Later her credit cards were found in the Green Valley area near Pecos.

The pain will continue for my friend for a long time, but the event will remain with her forever. She warns everyone to be careful when approaching a public place alone at night.

"I will never walk in the dark again," she said.

She and I both remember when no one in Henderson ever locked their houses or cars, but those days are gone. Police Chief Jim Goff and his officers are trying to cover the city but there is too much city and not enough officers.

---  
There are a number of projects going on in Henderson at the present time that should start winding down. Others will continue for some months.

The paving in Valley View should be completed within two weeks with the exception of the seal coat. It is progressing ahead of schedule according to Public Works director Geoff

### Billingsley.

The Sunset Road project will probably take close to a year to complete, and Gibson Road approximately two months. Both of these streets are major arterials of the city.

Boulder Highway, for which we get a lot of complaints will probably be under construction for eight months. The completion date is set for October. We might as well face the fact that we will be crossing ridges for quite awhile.

The demolition of the city's buildings that will have to be torn down prior to the construction of the new city hall is expected to begin on June 16. The buildings to be eliminated are the juvenile services building, a recreation services building, and another minor building. The senior citizens rooms will stay. Juvenile services have already moved to another location on Pacific Street, but room will be provided for them in the new city hall.

Work is expected to start on the public safety antenna site on June 16. It is located in section four and is expected to correct communications problems suffered by the police.

A 30-inch pipeline along Warm Springs Road is expected to begin around July 1 to serve the people in the Green Valley area of the city.

Last, but most certainly not the least, the outdoor swimming pool should be completed on schedule July 1. This work is being done by Post Construction Co.

---  
The city manager and I have discussed in the past, having a day for us to be available to answer any complaints of our citizens. However, we are always available to hear your problems and hopefully do something about them. We are not always able to answer the questions as our residents would like them, but we certainly will try.



## State to consider

### Yakubik case

HHN 6-5-86  
by Scott Dickensheets

The state attorney general has agreed to "accept and review" evidence concerning possible violations of contracting regulations by Henderson developer Paul Yakubik.

The evidence, gathered by the state contractor's board, was initially presented to Henderson city attorney Shauna Hughes, who forwarded it to the state on May 1.

To avoid any conflict of interest, the state will decide if prosecution is warranted.

Yakubik's wife, Charlotte Yakubik, sits on the Henderson City Council, which according to Hughes poses a conflict of interest problem for her office.

"As city attorney, I represent all Council members," she said Tuesday. "So it would be a conflict for me to handle forwarding of criminal charges or any eventual prosecution in this case."

The evidence in question concerns improvements Yakubik made on the house at 35 W. Basic Road in his attempt earlier this year to convert it to a duplex, allegedly without holding the proper contractor's license.

Such a violation is a misdemeanor and carries the possibility of a \$1,000 fine and six months in jail.

John Redlein, chief deputy attorney general for Southern Nevada, confirmed that he has accepted the case, but said it would probably take him around 10 days to decide if prosecution is called for.

Bob Macke, an inspector for the state contractor's board, who collected most of the evidence, said the case against Yakubik is much stronger now than it was when he initially investigated it.

"When I first turned in a report, we didn't know what the final use on the house would be," he said Monday. Without that information, the case was weakened and Macke said it was determined that the case lacked prosecutable appeal.

"Now however, we can determine the final use of the house and it makes our case much stronger. He's not covered by owner builder exemptions."

# Concept of offender work program approved

HHN 6-12-86

by Katherine E. Scott  
Home News Staff Writer

Henderson's director of court programs is devising a formal plan to put drunk driving and other law offenders to work to benefit the city following council's approval of the concept last week.

The Henderson City Council at their June meeting voted unanimously to approve the concept that would put some law offenders including jail trustees to community service work that would benefit the city, according to information presented to council.

The program could cost the city some \$28,000, council was told.

Kathleen Young, director of court programs, was authorized to develop a final program including cost estimates

to bring back to council for final approval.

"I see a great amount of potential there for the city of Henderson," remarked Municipal Court judge D. Jim Jensen, who would be ultimately responsible for the program.

He noted that it would be supervised by Young. In addition, an employee would need to be hired to supervise the workers on a daily basis.

He mentioned the employee would cost some \$28,000 including benefits, and asked for council's approval to submit a final plan.

Henderson city manager Gary Bloomquist mentioned similar programs have had problems in the past, but called this proposal "excellent" and said it "can be made to work."

Problems have included inefficient use of personnel, and some equipment loss and damage, Bloomquist mentioned.

Judge Jensen mentioned a previous program in the city did not work because offenders were placed under supervi-

sion of individual department heads rather than a person hired for the job. He added Clark County currently uses a similar program.

Jensen described three types of offenders who could be used for the program. He noted first-time DUI offenders have the option to serve two days in city jail or 48 hours community service work.

Currently such offenders serve out the work with St. Rose de Lima Hospital, the Salvation Army and Clark County Southern Nevada Museum, he said.

In addition, trustees in the jail earn "good time" off for their work. Such people could be used for community service under the new employee's supervision, he said.

Jensen also noted people who cannot afford to pay fines or choose not to do so pay them off by serving time. They are

credited with \$25 per day, and cost the city through housing, food and supervision, according to Jensen.

The judge suggested such people could work eight hours and go home to earn their \$25 credit.

The judge said that method could "relieve the overcrowdedness in the jail" and be less work for police employees.

Now, he said, there is no choice except for them to sit in their cells.

## Study OK'd for Sky Harbor

By LYNN BERK 6-8-86  
SUN Staff Writer

HENDERSON — Sky Harbor Airport edged one step closer to becoming a sophisticated relief point for McCarran International Airport with a boost from the Henderson City Council.

The council unanimously approved the beginning stages of a 6 to 7 month study by a Tulsa, Okla., firm to bring the privately-owned terminal under the auspices of a master plan. Without such a plan, Sky Harbor will not be eligible for funding by the Federal Aviation Administration.

At the recommendation of Ann K. Barron, economic development director for Henderson, Barnard Dunkelberg and Associates was selected over 10 other companies that responded to letters of interest.

Dunkelberg will be assisted by the Las Vegas firm of URS Engineers, along with Mestre Greve & Associates of Newport Beach, Calif.

Dunkelberg gave a brief slide

presentation on how his company will approach the problem of turning the southwest Henderson facility into a terminal that can effectively pick up traffic from an increasingly congested McCarran.

"This airport is no accident," Dunkelberg told the council. "It has served the test of time...and is uniquely positioned to become a reliever facility, with access to and from being one of its particular attributes."

The Henderson city staff and Dunkelberg will first work with the FAA to "work out the scope of the planning study," the council was told, and a contract with the firm will then be negotiated. Afterwards, a formal application will be submitted to the FAA for approval and funding. If given the green light, the study will then begin.

Dunkelberg said he first anticipated a 10-month study because of probably time delays in dealing with the FAA, but has since pared his estimates down to six or seven months.



# Greater Buffalo submits plant plans

by Scott Dickensheets  
Home News Staff Writer

It's been one step forward and one step sideways in recent efforts to lure Greater Buffalo Press to Henderson.

Progress is indicated by an item on next weeks Henderson

HAN 6-12-86

Planning Commission agenda: an architectural review of the proposed Greater Buffalo facility.

According to city economic development director Ann Barron, if everything holds to schedule, construction will

begin September 1, with a completion date of April, 1987.

The sideways movement involves uneasiness on the part of Boulder City officials with a three-way railroad maintenance agreement vital to Greater Buffalo's operation.

The company needs use of the 12-mile section of old Union Pacific track now owned by the state. The three-way agreement, between the state, Henderson and Boulder City, gives both cities permission from the state to use the track. It was to be accompanied by an interlocal agreement between the cities detailing specific maintenance and operational responsibilities.

B.C. officials were apparently uneasy signing an agreement without some detailing of responsibilities.

At their Tuesday night

meeting, the Boulder City Council amended the agreement with a clause stating that each city would be responsible for the section of track within its city limits.

The Henderson City Council has already approved the three-way agreement, but will have to approve the amended version at their June 17 meeting for it to take effect.

If the two cities cannot agree on the document, it might mean a delay for Greater Buffalo. Boulder City has no client waiting for use of their section of track.

B.C. city manager George Forbes said he has gotten positive feedback from Henderson officials on that clause, and Ann Barron said the Hender-

## Plant 6-12-86 from page one

son City Council would probably approve it.

She also said that Greater Buffalo has delayed finalization of their land purchase pending the outcome of the architectural review. The company is interested in a site near the GTE and Levi Strauss facilities on Boulder highway.

See plant page two

## 6-12-86 BMI pool should be ready by Fourth of July

by Katherine E. Scott  
Home News Staff Writer

Nobody knows for certain when the new pool at the Henderson Youth Center will be ready for swimmers, but the director of Henderson Parks and Recreation is almost sure it will be available by the Fourth of July holiday weekend.

The BMI swimming pool was condemned in 1984, beginning a refurbishing plan that escalated from a \$30,000 repair job to a nearly \$1 million total renovation.

The original completion date was set July 1, according to HPRD director Dundee Jones. Several revised estimates have placed opening day at various dates between June 21 and July 1, he said, noting the fluctuation has caused some confusion.

"We can't even set a grand opening yet because we don't know," he remarked. However, he does feel the swimming pool complex will be open by the holiday.

"Once they complete all their construction... they want about a week operation time" to test the pool equipment, Jones mentioned. He continued, "But I think we'll shorten that time down to about two or three days."

He doesn't think some of the minor details, such as the landscaping, will be completed. However, "all the operational equipment will be working and in place."

Two shifts of lifeguard staff have been hired and are ready

See pool page two

## Pool from page one 6-12-86

to get to work, he said.

He described the complex will include a recreational swimming pool that will be a maximum of five feet deep. It tapers from both ends and is deepest in the middle, according to Jones, who added one end would be shallower than the other.

"The shallow end will have steps all the way across the end of the pool," he remarked, noting that would benefit younger swimmers.

The recreational pool will

also include three exercise lap lanes, he said.

In addition the complex will include a wading pool for young children, "and then we have a whole new diving tank, that will have a three-meter board and a one-meter board in it,"

he explained.

The size of the diving pool will be about one-half the surface space of the previous swimming pool, he mentioned.

"We're going to have a lot more water surface area there" with the three pools, Jones said.



# Council scheduled to grant right-of-way, encroachment permit for freeway extension

HHN 6-17-86  
by Katherine E. Scott

Home News staff writer

Among items slated for approval on the consent agenda at the regular meeting of the Henderson City Council tonight are an encroachment permit and grants of right of way for the extension of the east leg of the U.S. 95 freeway.

Council meets at 7 p.m. in council chambers, following a 6 p.m. committee meeting at the same location. A portion of the committee meeting will be closed due to a personnel session involving labor negotiations.

According to maps supplied with the council agenda, the encroachment permit and the grants of right of way involve a portion of the proposed freeway from Stephanie Street to the interchange scheduled for Lake Mead Drive.

Also to be discussed during the council meeting is an update on nuclear waste and emergency management.

According to information supplied with the council's agenda Jack Finney, emergency management coordinator, will update his activities and involvements with committees appointed by the state legislature and governor.

The committees have studied nuclear waste repository, hazardous materials handling and emergency management, according to the agenda item.

Council is also to discuss and possibly take action on a modification of the contract for the new city hall. No further information was supplied with the agenda.

In addition, council is scheduled to pass a resolution adopting an agreement with

Boulder City pertaining to the management of the railroad tracks that passes through both cities.

Other action to be taken by council could result in improvements to the road leading to the Clark County Southern Nevada Museum, and the purchase of a vehicle to support the Black Mountain Nutrition Program run by Catholic Com-

munity Services.

Council is also expected to adopt a resolution to place three bond issues on the ballot at the same time as the state primary election on Sept. 2.

The three questions will call for general obligation bonds in the amounts of \$3 million for

**See council page eight**

# New building record set

6-10-86

by Scott Dickensheets  
Home News Staff Writer

Total estimated building valuation for the first five months of 1986 has surpassed \$70 million, and city manager Gary Bloomquist said Monday that figure is greater than the total for any previous year.

According to recent figures from the Henderson Building

and Safety Division, from January-May, 1,579 building permits have been issued, with a total valuation of \$70.34 million.

The highest previous record was set in 1978, Bloomquist said, when \$69.32 million in permits were issued *for the entire year*.

"This is totally remarkable,"

Bloomquist said. "I don't think anyone could have predicted it."

He said that several factors had a hand in this explosive growth, including sinking interest rates.

"No one could have predicted what would happen to interest rates," he said. "And in Henderson we were in an unusual position, because we had many builders ready to build at the same time."

He also pointed out that business growth this year is outpacing that of last year by almost \$4 million.

Much of the boost in building figures was provided by skyrocketing building in April. More than \$27 million in estimated valuation was racked up in April, doubling any previous month's total.

The figures for May slipped by more than half from April, falling to \$12.44 million. While that might look grim in comparison to April's numbers, in the context of average monthly building activity it is a healthy figure.

Between April and May there was a \$9 million drop in multi-family housing permits issued and a \$5 million drop in single family housing permits.

May, 1985 saw \$5.26 million in total valuation.

## Council from page six

street improvements, \$3 million for improvements to Boulder Highway and \$500,000 for fire protection.

Two other resolutions expected to be passed by council are sewer and water bonds,

which will be attached to the state's revenue supported general obligation bonds to be issued this summer.

The sewer bonds will be sold in the amount of \$4 million, and water bonds will be issued

in the amount of \$5 million, according to the agenda.

In addition, council will consider action to increase the rates charged for sewer and water in order to pay for the revenue supported bonds.



# Council approves bond issues, increases water, sewer rates

HHS 6-19-86

by Katherine E. Scott  
Home News Staff Writer

Local residents will vote on three bond issues in September while water and sewer rates will be raised to support two other bonds following action at the Henderson City Council meeting Tuesday night.

Council voted unanimously for two-step rate increases on water and sewer rates which will be effective next month.

According to information supplied to council before the meeting, sewer rates will increase 5.42 percent and water will go up 4.64 percent. The

average homeowner would see a raise of some 53 cents per month in sewer payments and 85 cents per month in water bills.

In one year the sewer rates will go up 9.26 percent, adding another 95 cents to the bill, according to the information prepared by city public works director Geoffrey Billingsley. Water rates will increase 6.39 percent, bringing the payment up about \$1.22.

The rates will be raised to support revenue supported general obligation bonds the city expects to be sold this summer.

Also during the meeting,

Council passed two resolutions of intent proposing the issuance of bonds to improve the water and sewer systems. The resolution also authorizes staff to begin the public notice process regarding the bond issues.

Billingsley told Council that if local residents successfully oppose the revenue supported bonds in favor of holding an election for the work that needs to be done, the ordinances raising the rates would need to be repealed.

Council also passed a resolution for a special election to be held at the same time as the primary election on Sept. 2. Three questions on the ballot will call for \$3 million in street improvement bonds, \$3 million for Boulder Highway improvements and \$500,000 in fire protection bonds.

Council voted unanimously on all the bond issues, although Mayor Lorna Kesterson had previously voted against the two revenue supported bonds.

She explained Tuesday that she had felt all five of the issues should be voted on in a special election. However, she agreed the job needs to be done and announced before the vote that she would support the bond issues.

## Other business

In other business during the meeting, council approved changes in a resolution involving a three-party agreement over the railroad tracks that travel through Henderson and Boulder City.

City attorney Shauna Hughes explained to council there were "minor language changes put in at Boulder City's request." The changes included putting in specification that "each is assuming responsibility of that portion of the tracks that lies in our respective community boundaries."

The state of Nevada has yet to approve the agreement. Greater Buffalo Press has awaited the agreement to begin bringing

their business to the Henderson community.

Council also voted unanimously to modify the time schedule in the contract for the new city hall. The schedule has been slightly delayed due to bonds that are to be sold for the Henderson District Public Library.

The library and city hall, both designed by local architect Dennis Rusk, will share a cooling tower when completed.

In addition, council voted four to one to enter into an interlocal agreement with Clark County to improve the road to the Clark County Southern Nevada Museum.

Councilman Ronald Hubel explained he voted against the request because it was not on the capital improvement priority list.

The city's share of the project, which Billingsley estimated to run some \$35,000, will come from street improvement bonds.

Friday, June 6, 1986

LAS VEGAS SUN 3B

## Henderson approves prisoner work program

By LYNN BERK  
SUN Staff Writer

HENDERSON — A pilot program to bring convicted misdemeanor offenders into the streets to clean up what the city cannot was approved at least in principle by the Henderson City Council.

Municipal Court Judge D. Jim Jensen asked the council to sanction the program that would take some 35 offenders a month out of the jail and make them part of a city beautification program.

The Community Service Program would be under the direction of Kathleen Young, who currently oversees the city's use of trustees and community service workers. But Young does not believe such use in the Salvation Army Thrift Store, St. Rose de Lima Hospital,

the Southern Nevada Museum, and the Triangle Club of Las Vegas is enough.

Jensen pointed out that those workers could be effectively put to work in other areas of the city — cleaning up cluttered alleyways, for instance, or aiding in the relocation of the new city hall. In addition to such street work, clerical, janitorial and light carpentry skills could also be utilized.

The workers, including first-time DUI offenders, would be culled from the misdemeanor jail population serving out a prescribed sentence or unable to pay a fine.

The program would involve one full-time employee at a salary of \$28,000 a year who would be with the inmates at all times. That

money includes benefits, Jensen said, and existing equipment could be utilized.

A similar program that was supervised by city personnel bombed badly, City Manager Gary Bloomquist said, but gave a program run through the courts an excellent chance to succeed. Details still need to be worked out, he told the council, including questions of liability and equipment since the previous effort ended up with losses and damage. But he asked the council to approve the program in theory and he would come back with a finalized agenda.

Jensen told the SUN all the workers would wear distinctive garb and identification badges. He said he thought the residents of Henderson would be happy with the idea and could even work with it to help clean up unsightly areas of the city.



# Council follows through on water, sewer rate increase

HHN 6-17-86  
by Katherine E. Scott  
Home News Staff Writer

Rate increases expected to finance water and sewer bonds for improvements within the city of Henderson are on the agenda Tuesday for consideration by the Henderson City Council.

Also on the agenda for the meeting in council chambers at city hall are two resolutions of intent to obtain the general obligation bonds.

Council voted 4 to 1 at their regular meeting May 13 to attach the two general obligation bonds to revenue supported bonds to be issued by the state of Nevada this summer.

According to information supplied council by city Public Works director Geoffrey Billingsley for the June 17 meeting, "a single family residence sewer bill would increase 5.42 percent (53 cents) in July 1986 and another 9.26 percent (95 cents) in July 1987."

Regarding water payments, Billingsley stated the "rate for a single-family residence would go up 85 cents per month for a typical bill increase of 4.64 percent in July . . ."

He continued a rate hike effective in July 1987 "increases the usage rate from 67 cents per 1,000 gallons to 74 cents per 1,000 gallons." He went on, "A typical single-family residence bill would increase approximately \$1.22 per month or 6.39 percent over the July 1986 bill."

Henderson city manager Gary Bloomquist mentioned in a telephone interview Tuesday that money from the increase will go toward paying for the re-use water line, plus improvements at the sewage treatment plants and rapid infiltration basins.

In addition, funds would provide a 24-inch water main from Gibson Road and Horizon Drive to the area near the foot of Green Valley Parkway, Bloomquist described.

"What that does is give us one major loop system," the city manager remarked. "It should guarantee adequate water pressure" downtown, in Mission Hills and Section 27, among other areas.

Bloomquist feels the sewer programs are the most important, and credits previous city leaders for their foresight in not discharging wastes into Las Vegas Wash.

He cited current efforts to get phosphorous and ammonia out of the Wash area, which is

**See increase page two**

## Increase from page one

costing area governments \$20 million initially and could run as high as \$300 million.

Bloomquist claims that due to the city's rapid retention basins and its proposed re-use water lines, "We may never have to discharge into the Wash."

In addition, he said the re-use water could be sold for 31

cents per thousand gallons rather than the 74 cents for fresh water to which rates would increase next month.

"Right now, the golf course will be using the reuse water, as soon as the ponds are complete," Bloomquist noted. He cited the Boulder Highway beautification project as another possible use for the water, "and we'd like to put it into our own parks."

He noted the use of treated water "means we don't use up an existing resource, we get money for the reuse water ... and will avoid for several years having to discharge into the Las Vegas Wash."

Henderson Mayor Lorna Kesterson was the lone

dissenter in the May 13 vote to include the water and sewer bonds in the state's procedure.

She stated at the time she knew that method was the best for the city and its residents as it would save taxpayers money. However, the mayor felt a bond election would provide residents a better voice in the matter.

Councilmen had discussed that issue in detail during the meeting and eventually agreed the process allowing residents to petition against the revenue supported bonds gave citizens a voice in the matter.

The procedure allows citizens thirty days to collect signatures from the time council approves the resolution to secure the bonds.



# Plans for emergencies management, nuclear waste

HHN 6-24-86

by Katherine E. Scott  
Home News Staff Writer

Imagine a disaster has hit Henderson: a chemical spill, earthquake, or an explosion at one of the plants.

There are a number of possi-

ble calamities that could conceivably strike Henderson, and Jack Finney probably knows them all. The city's emergency management and nuclear waste coordinator updated the city council on his activities at their

regular meeting June 17.

Finney's position, established by council last year, is twofold. One part of his job is to establish and maintain a program for emergency management.

"In addition," he informed

council, "I dedicate approximately 50 percent of my time as the city representative to the "State and Local Government Planning Group" under the guidance of the Nevada Nuclear Waste Project Office."

He explained the group "was organized from potentially affected Southern Nevada counties and cities" who form an informal advisory group all involving the high-level nuclear waste repository which may be

## underway

located at Yucca Mountain in Nye County.

"Henderson is a potentially affected community," he

See emergencies page 2

## Emergencies from page 1

stated, "because, until interstate routing of truck-laden nuclear waste is changed by (state and federal agencies), it will continue from the east directly through our city."

He told council part of his job is "to intelligently gather facts, with background information, and bring them forth to this arena to allow you to make sound decisions."

Finney also meets monthly with a Cooperative Emergency Management Group consisting of his counterparts from neighboring communities in the Las Vegas Valley. He mentioned they coordinate plans for mutual aid, exchange ideas and resources, schedule and attend training forums and promote

informative seminars.

"Much work still remains to be accomplished before Henderson's emergency management program is fully in place," he told council.

"In fact, it will never be a completed document to just sit on a shelf. It must be a continuing effort of updating and incorporating new ideas and methods."

Some of the most likely emergencies that could be faced by Henderson residents include severe flooding, a massive fire, and high-wind damage. Riots or terrorism are other possibilities Finney will help the city prepare to handle.

Others include an explosion at a storage facility, an aircraft

crash in the community, a railway accident and water contamination or mass poisoning.

In the seven months Finney has had since coming into the position, organized under the auspices of the Federal Emergency Management Administration, he has laid much groundwork in preparing the city for an emergency. He plans to develop long-term planning schedules for training and works, and for short-notice requirements.

Funds for travel and training expenses are provided by an annual grant from the state, Finney mentioned to council, after noting travel to Carson City and other sites for conferences and training will be necessary.



# Council considers 25, 30 and 50 percent salary hikes

✓ HHS 5-29-86  
The Henderson City Council will consider in their June 3 meeting boosting their salaries by 25 and 30 percent while giving the city's judge a nearly 50 percent pay hike.

Among a number of other items before the council at their regular meeting Tuesday is authorization to purchase a building and land on Gibson Road for use as a fire station, training facility and city shop.

The council meeting begins with a dual public hearing in council chambers at city hall beginning at 7 p.m. It will be preceded by a committee meeting starting at 6:30 p.m.

Following is a public hearing on vacation of a portion of Hamilton Avenue between Bismark Way and Albany Way.

City attorney Shauna Hughes stated in a memorandum to the mayor and city council that the location of the Gibson Road

facility is ideal for its intended use as a fire station, fire training facility and city shop.

The purchase price is \$1.25 million, \$35,000 under the appraised value of \$1.6 million.

Regarding the item regarding council's salaries, Henderson city manager Gary Bloomquist mentioned in a recent interview that although council's salary was increased last year they still earn less than other cities in the state.

He added Henderson's council does not receive enough compensation for the amount of time required to perform their duties.

He also pointed out councilmembers currently in office cannot receive a raise. Three seats will be open in elections next summer and those elected then will benefit from the raise increase if passed.

Mayor Lorna Kesterson and

Councilman Michael Harris were the only councilmembers to benefit from last year's salary increase. Kesterson currently earns \$11,250 per year and Harris get \$9,000.

Salaries for the three councilmen whose seats did not come open last year remain at \$6,000 per year. If the current salary increase does not pass then those who fill the three seats next summer would receive the \$9,000 salary.

Bloomquist is recommending salaries for councilmembers be increased to \$11,500. The mayor's salary would be raised to \$15,000. Mayor Kesterson would receive \$250 less than the other three councilmen until and unless she is reelected in 1989.

Bloomquist is also recommending the salary of the municipal court judge be increased to \$35,000.

At the last judge's pay in-

crease, the salary was set at \$21,050 with a cost of living adjustment. The judge currently receives about \$23,400 in salary. If passed, the increase will take effect July 1.

In other business, council will consider a proposal to enter into an interlocal cooperative agreement with the Las Vegas Valley Water District to supply a second water source to the Green Valley neighborhood of Henderson to meet peak demands.

Also on the agenda is authorization to obtain bids for equipment for the city-wide communications systems, and dedication of four easements for directing flood waters across Sunset Road.

Council will also consider reallocating \$35,000 from Community Development Block Grant funds originally intended for the Salvation Army to

instead help fund improvements to the Henderson Boys' and Girls' Club.

The Salvation Army was deemed ineligible because they intend to conduct joint religious and community services in the building, according to information supplied in the council packet.

Another item on the agenda is a policy to reimburse tuition and textbook expenses for employees to further their education. Requirements include a course of study directly relating to the employee's position with the city and successful completion of the course.

Other items on council's agenda include selection of a consultant for a master plan of Sky Harbor Airport, and discussion regarding use of prison trustees and community service workers for work around the city.

## Dirt pile stirs up controversy in Henderson

By LYNN BERK  
SUN Staff Writer

7-3-86  
HENDERSON — A pile of dirt became a bone of contention for the Henderson City Council, but both the city and Stanton Construction came to an amicable agreement before the night was over.

Geoff Billingsley, director of public works for the city of Henderson, told the council that pile of dirt, or berm, posed a serious traffic hazard and the city could be held liable if there was an accident.

It was ordered removed as a condition of approval for a time extension requested on a tentative map for Stanton's 120-unit La Mancha Townhomes.

Ironically, the final map for the project has already been approved by the same council.

Stanton Jones, Jr., had objected to the condition and said later that the same berm had been there when the city gave its approval to the map almost exactly one year ago. He said it posed a hazard only for construction vehicles and since there was no construction going on at that location, the question was academic.

Holding up approval with that condition hurt their bargaining power in applying for a construction loan, Jones added, and the request for grading should have been made when the approval was originally granted.

"That costs a hard dollar," Jones told the council. "People seem to think that builders have vast sums

of money available that we can just go into it when needed. We don't. We get our money only when the project is completed. We're just like farmers."

Councilman Mike Harris said they were not questioning the quality or integrity of the project, only the safety; asked if it was indeed a problem, Billingsley stated, "It's not a problem as long as we don't have an accident that someone can hold us accountable for."

Jones later said that all he wanted was for the city to be interested enough to work with Stanton to solve the problem so the project could go ahead. He asked for, and received, a promise from the council and Billingsley that the improvement plans be rushed through official channels so the financing could be completed.



# Development group relates recent news

HN 7-3-86

The fourth and last quarterly newsletter of the 1985-86 Henderson Development Association year reports that many industry recruiting efforts are underway and that fruits of past efforts are now being seen in new facilities in the community.

Construction work continues on one of the newest industries, Gold Bond Ice Cream. All is still on target for a Fall 1986 opening.

Details continue to be resolved for Buffalo Press and their proposed Henderson location. After an unusual amount of time and effort, and the cooperation of many people, this new industry is close to becoming reality, the newsletter reports.

Currently active are relationships with several new industries, including another printing company, a plastics company and a chemical company. Prospects continue to be strong for the Henderson area, the newsletter says.

Spec space, including 100,000 square feet by Warehouse Distribution Services in Green Valley, is being filled almost as quickly as it is built.

In response to several questions, HDA is very sensitive as to assuring that new industries that they assist do meet all pollution requirements.

"Before we go all out in assisting a potential industry, we assure ourselves they will

most probably be a good corporate citizen to the Henderson community. We are seeking quality growth, and not growth at any cost," the newsletter states.

The pace of HDA work continues, with 64 new contacts and 40 follow-up contacts during the quarter.

By action of the HDA board, \$15,000 has been applied for

state economic development funds for the 86-87 year. The odds for receiving all, or even a significant portion of this, are probably not good, even given our success rate at recruiting industry, the newsletter reports.

Outgoing HDA president Robert Campbell ended the newsletter with his personal thanks to those in the com-

munity dedicated to the organization's success and the Henderson Chamber of Commerce staff.

Campbell urged businessmen to support the group with their annual dues because "the new jobs, payrolls and local purchases do put money in your cash register, whether you realize it or not."

## Henderson council approves 3.4 percent cost-of-living raise

R-J 7-3-86

A 3.4 percent cost-of-living raise for Henderson administrators and appointed officials has been approved by the City Council.

The increase, which took effect Tuesday, raised the salary ranges of personnel from laboratory technicians to the city manager. An additional one-half percent increase will be paid into the Public Employees Retirement System, said City Manager Gary Bloomquist.

In other action, the council formally approved a comprehensive master plan that was approved piecemeal over the past two years. The plan, which caused considerable debate 18 months ago after some landowners expressed concerns it would limit growth on their property, was amended Tuesday to include a provision allowing it to be changed when

necessary.

Changes in the plan can now be proposed by the city's Planning Commission, City Council, staff members, or by one or more of the landowners in the area of the proposed changes.

A provision of an ordinance that prohibited political candidates from erecting signs more than 60 days before an election was removed during Tuesday's meeting. The law was unenforceable and may have left the city vulnerable to lawsuits, Bloomquist said.

The council also passed a resolution granting the state the right of way to build the rest of the East Leg Freeway through the city. The resolution was necessary before state officials could begin soliciting bids for the project, Bloomquist said.

## No decision yet in Yakubik case

HN 7-3-86

by Scott Dickensheets  
Home News Staff Writer

Although a decision was expected in mid-June, the state Attorney General's office will not render a decision on whether to prosecute Paul Yakubik until mid-July.

John Redlein, chief deputy attorney general for Southern

See decision page 2

## Decision from page 1

Nevada, cited a hectic schedule as one reason for the delay.

He has also set up a July 17 meeting with undisclosed persons associated with the Yakubik issue, and he said Tuesday that no decision would come until after that meeting.

On May 1, Henderson city attorney Shauna Hughes asked the Attorney General's office to review information against Yakubik gathered by the state

Contractor's Board.

Since Yakubik's wife Charlotte sits on the City Council, Hughes felt a conflict of interest would arise should she pursue allegations that Yakubik made improper improvements on a rental property.

In converting the house at 35 W. Basic to a duplex, Yakubik may have done work for which he lacked a proper contractor's license.



# Downtown hotel presentation highlights council meeting

by John Dailey  
Home News Editor

Presentation of plans by a firm that wants to build a downtown convention-compatible hotel highlights the Henderson City Council agenda tonight.

Mayor and councilmen meet at 7 p.m. in city hall at 243 Water St.

Pannos Development Group has told city officials they wish to obtain

HHN 7-1-8  
acreage within the city's Civic Center for a 200-room hotel.

The group has expressed interest in a location near the Convention Center on Lead Street, a site that had been previously designated by architect's plans as the logical area for a downtown hotel.

"It would provide space for conventioner lodging," city Economic

Development Department director Ann Barron said recently, "allowing fuller use of the Convention Center. It would be very beneficial to downtown."

Barron said Pannos officials were the first to make formal presentations for a hotel although the idea has long been discussed as a possibility with the advent of the new city hall.

Developers have hired an architect

whose design of a Mesa, Ariz., hotel has been used to draft designs for the Civic Center location, Barron said.

She added the facility would be an upscale, atrium-type, full-service hotel, anywhere from six to eight stories tall.

Councilman Carlton Lawrence has seen the company's presentation and said long work on this proposal has

made their program "quite impressive."

## Other business

The city council will also vote to give a 3.9 percent cost-of-living boost to administrative, managerial and appointed employees for the upcoming fiscal year.

See council page 6

## Council from page 2

Thursday Finance Department director Stephen Hanson said the wage increase will cost a total \$54,287.

City legislators will also review Planning Commission recommendations, including the denial of a zone change request from Gerald D. Mummer.

Mummer has asked to change the zoning of his RR (rural residence

district) lot to R-1 (one-family residence district) in order to allow his construction of four single-family lot homes west of Crestway Road and north of Country Club Drive.

Council also decides Tuesday if Richard and Sharon Ratti and Arnold and Peggy Cole should be given a second deferment to delay construction of offsites at 1100 North Boulder Highway.

# Henderson building boom

HHN 7-8-86  
by Scott Dickensheets  
Home News Staff Writer

June was another big month for building in Henderson; more than \$22 million worth of new construction was initiated.

A total of 390 building permits of various types were issued by the city, with a total estimated valuation of \$22.48 million.

Total valuation for the year is approaching \$100 million. Currently it stands at \$92.76 million.

The June total is a \$10 million increase over May, and falls about \$5 million short of April's record-setting \$27 million valuation.

A surge in multi-family building accounted for most of the increase over May; valua-

tion in that category jumped more than \$12 million, offsetting a \$2 million drop in single

family residential building.

In June, 1985, the city issued a mere \$2.22 million worth of

## continues

building permits, and the total valuation for the first six months of 1985 was \$33.01 million, slightly over a third of the 1986 total for the first six months.



## Green Valley water users meeting set

7-3-86

By LYNN BERK  
SUN Staff Writer

HENDERSON — Irate residents in prestigious Green Valley who turn on their faucets to find small trickles of water will have a chance to find out exactly what's going on next Wednesday.

The explanations will come from the mouths of Henderson officials, including the city council, which will host the informal get-together at 7 p.m. at the Green Valley Fire Station, Valle Verde and Warm Springs Road.

The problem will be eased in about three to five weeks when a third pressure reduction station will be installed, according to Henderson Public Works Director Geoff Billingsley. The pipes for that station are available, but the city is waiting for valves and "We can't make the connection without the valves," Billingsley told the city council at their Tuesday night meeting. "There is no way we can go in immediately."

Councilman Ron Hubel, who has been on the receiving end of angry telephone calls, told the council, "We should go out there and tell those people like it is ... all we need is a couple of dry houses, or rumors of dry houses, and all hell is going to break loose there."

Billingsley said, however, that people he had talked to "are not the least bit interested in cooperating with the city ... They want service, and they want it NOW." He said such a meeting would be valuable only if people showed up and if they were willing to listen, but conceded it was at least worth a try.

In other council business, custom home owners and tract home residents squared off in a heated debate centering around a request for a zone change in the Black Mountain area.

Gerald D. Mummer had requested a zone change from R-R, rural residence district, to R-1, one family residence districts, in order to develop four R-1 single family lots where only one lot is currently allowed. The seemingly innocuous request from the owner of the property at 491 Crestway Road sparked a round between custom home owners who said they built their homes to get away from tracts and the tract residents who said their area was better maintained than some of the custom homes around them.

The request was denied by the Henderson Planning Commission after two letters and a petition with 21 names was presented to oppose Mummer's plan.

At the council meeting, area resident Wesley Miller first denied saying in a local publication that tract homes were "degrading," but later admitted he might have said that, or something like that. He did admit to being against such homes, which brought calls of "What's wrong with tract homes?" from other factions in the audience.

Another Henderson resident, Mary Cavish, pointed out that the city had benefited in tax dollars from tract homes and too much of the desert area around the custom lots had become only dump sites for concrete and junked cars.

Councilman Ron Hubel took the feisty custom home owners to task for believing their R-R designation was engraved in stone.

## Pannos group proposes downtown hotel

HH 20

7-17-86

by Scott Dickensheets  
Home News Staff Writer

The Henderson City Council Tuesday night listened to a presentation by the Pannos Development Corp., who outlined their plans for a major downtown Henderson hotel-casino.

The proposal locates the facility next to the Henderson Convention Center, near the site of the new City Hall.

Pannos executives presented architectural drawings detailing much of the hotel and casino complex. The plans call for a 70,000 square foot ground floor, which includes 10,000 square feet of casino space holding 500 slot machines and various table games.

The building is to be seven stories high; rising through the center of the entire building will be an atrium, seven stories of open space ringed by rooms.

There will be several restaurants and lounges, as well as a race and sports book, a bingo area and a swimming pool on the second floor.

Current plans call for 180 rooms, about 40 of them suites. Pannos execs told the Council that the typical room runs about 400 square feet.

They also said they intend to donate to the city a 4,500 square foot senior citizen's

center, to compensate for buildings that will have to be torn down. Portions of an old school now occupy the site.

The hotel facility as planned also cuts into a proposed civic center gymnasium, and city manager Gary Bloomquist assured the Council that problem would be looked into by city staff members.

The hotel-casino itself will occupy 2.1 acres, according to the Pannos presentation, and they plan to build a three level parking garage to house more than 500 spaces.

When asked about room rates, Mert Smith, a Pannos executive tagged to be general manager of the hotel, told the Council "Whatever we have to charge to keep the hotel full, we'll charge. We intend to keep it full. If we have to give rooms away for \$10, that's exactly what we'll do."

After the presentation, Chris Pannos, head of the company, said the hotel and casino will cost an estimated \$16 million. Another Pannos official added that financing has been offered by the Lyon Corp.

If built, the hotel would expand the potential uses of the Convention Center, and the presentation called for an enclosed connection between the hotel and the Convention Center.



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## Public officials listen to support for flood control

By MARY MANNING  
SUN Staff Writer

As federal and state funds dry up, local Southern Nevada government leaders joined forces Thursday to protect Las Vegas Valley against flash floods, "a natural menace" threatening life in this desert city since 1905.

The Nevada Division of Emergency Management sponsored a conference for public officials at Las Vegas City Hall to discuss ways to secure funding for more than \$300 million in vital flood control projects.

Fortunately, Las Vegas City Manager Ashley Hall said, no major flooding has occurred in Southern Nevada this year.

Assemblyman James McGaughey, R-Las Vegas, who sponsored legislation forming the Clark County Regional Flood Control District and more flexible ways to raise money to support it, said voters will approve a ¼-cent sales tax Sept. 2 if they understand the problem.

"Hopefully, we'll have a little rain by Sept. 2," Las Vegas City Councilman Ron Lurie said.

State Sen. James Gibson, D-Henderson, said most newcomers to Southern Nevada don't know what an inch of rain does when it falls. Gibson has been involved since the first Clark County flood control district formed in the 1960s.

"The flooding issue is a frustrating one for public officials," Gibson said. "It comes and goes with the weather. The public has been turned in and out like the weather itself."

"People may live on a hill, but you may drown in Charleston underpass on the way home," McGaughey said.

"We know floods will come again and more people will drown because more people are coming into the valley," he added. "It's our last chance."

McGaughey launched his crusade to flood-proof Southern Nevada after a series of seven devastating flash floods in 1984 that killed a total of seven people. His legislation allowed Clark County to choose either sales or property taxes to pay for flood control projects.

Gibson recalled past elections when voters turned down federal funding, especially in 1961. "That summer there was no rain in the valley — much like this summer — and the flood control district folded its tent and went home for 24 years," the state Senate leader said.

Flood Control District Chairman Bruce Woodbury said an average family of four will pay about \$12 per year, instead of \$45 a year, if local governments had decided to seek a property tax hike.

The current sales tax is 5¼ cents and the extra ¼ cents will round the rate to 6 cents, something local businessmen like, Woodbury said.

Voters face a "critically" important date on Sept. 2, Woodbury said. That election day was chosen, because normal flash flooding in July and August will still be fresh in the public's mind.

However, the federal funding umbrella has folded, said Bob Andrews, state Division of Emergency Management director.

Instead of paying 100 percent for a natural disaster, federal shares have dropped to 50 or 75 percent, he said.

And the state's funding faucet has dried up, Assemblyman Marvin Sedway, D-Las Vegas, said.

"The Nevada State Legislature is not the fount from which all knowledge and funding flows," Sedway said, congratulating city and county governments for a well-planned flood control program.

"It's an absolute necessity we cannot provide you with \$10 million a year for flooding," Sedway said. "Property damage and loss of life will continue unabated and the state is able to help only under limited resources, only if you are willing to help yourselves."

North Las Vegas challenged the federal government's flood control studies — and won, Gary Holler, NLV public works director, said.

Instead of preventing flood waters from washing into the city, North Las Vegas officials managed the flood plain, he noted. Once land uses and land needs were defined, the city went to work, he said.

Henderson City Manager Gary Bloomquist arrived at his new job from Alaska during the first of the 1984 floods. "I actually dug out my Alaska rubber boots and visited people in their flooded homes," Bloomquist said.

"It never gets wet in Las Vegas if you're an outsider," he added, referring to visitors who see sunny desert landscapes. Yet 6,000 new people have moved to Henderson since 1984, "and they don't think it floods in Southern Nevada, either."

Gibson warned local officials to prepare for future floods and furious complaints from citizens. "This year," he said, "is an opportunity to put the lessons of history to work."

### New pipeline, pressure station on way

## Residents, city reach accord on water gripes

By LYNN BERK  
SUN Staff Writer

HENDERSON — Between 40 and 50 Green Valley residents turned up at a special Henderson City Council session Wednesday night to find out why their master-planned community in Southern Nevada is having such drastic water problems.

Councilman Ronald R. Hubel had expected at least that many, since his office has been on the receiving end of angry telephone calls.

Green Valley, he said, has had a history of low pressure problems. But he thinks the community at least now understands the problem and knows the city is not just ignoring the complaints.

At the last council meeting, Hubel had expressed concern that if officials did not meet directly with Green Valley residents, rumor would only fuel their anger. He said he thought the people left the Wednesday meeting appreciative and knowledgeable.

Director of Public Works Geoff Billingsley had said previously that the immediate problem would be alleviated when a third pressure reduction station was installed, but the

installation had to wait for delivery of certain valves.

Hubel said it was important for residents to understand the problem wasn't an actual lack of water, only a temporary lack of equipment to funnel that water. The pressure station, he said, will ease the trickling faucets within five to six weeks.

Long-term solutions will include replacement within a couple of months of the main 24-inch pipe on Warm Springs Road with a new 30-inch pipe, and a loop/reuse system that he said will end all water problems permanently, probably within two years.

Some questions aimed at city officials Wednesday included, "Why have you allowed continued growth in an area that has water problems?" and, "Who's responsible?"

The three major Green Valley developers who put in that 24-inch pipe knew at the time it only had a short-term life expectancy, Hubel said, but the cost of the 30-inch pipe was prohibitive. Those developers have now agreed to use their surplus assessment monies to bring the new pipe in at a total cost of approximately \$1.3 million.

Residents also expressed concern that water would again run short when the land south of the railroad tracks is developed, Hubel said, but it was pointed out at the meeting that the southern area is served by an entirely separate system. When the pending water and sewer bond issue goes through, both the north and south sides will be looped together and "No one will ever have water problems again," Hubel said confidently.



